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# **TEA TREE GULLY TOWNSHIP HERITAGE STUDY**

## **REPORT 1**

### **FEB 1980**

**IAN L AUHL AUA Heritage Consultant**



TEA TREE GULLY TOWNSHIP  
HERITAGE STUDY

Prepared for the Corporation of the  
City of Tea Tree Gully

by

Heritage Consultant

Ian L. Auhl, A.U.A.

February 1980

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TOWNSHIP OF STEVENTON/TEA TREE GULLY

1867

Steventon, or Tea Tree Gully (Co. Adelaide) is a postal township in the electoral district of Gumeracka, and under the control of the Tea-tree gully district council. It is situated on the Tea-tree gully creek, the Little Para river being 3 miles N.E. of the Tea-tree gully, which is situated at the foot of the Gawler ranges. The district is an agricultural one, wheat being the chief product, whilst the culture of the vine is particularly attended to. The farmers are also in the habit of grazing sheep and cattle, but only in small numbers. There is an iron ore mine about 1 mile S.E. of the township, and 5 good freestone quarries in the neighbourhood. There is also a flour mill (Mahon's). The nearest places are Modbury, 2½ miles distant S.W.; Houghton, 2½ miles E.; Golden Grove, 4 miles N.W.; Hope Valley, 3 miles S.W.; and Adelaide, 12 miles S.W., there is communication by means of Rounsevell's daily mail coaches. Steventon has a post office, a district council chamber, used also as a local court, a Wesleyan and a Baptist chapel, each containing 150 sittings, a licensed day-school, a lodge of the M.U. of Oddfellows' (the Highercombe) and a Foresters' court (the Tea-tree gully). There is a licensed carrier in the town, and a booking-office for Rounsevell's coaches to Adelaide or port Mannum. The township is very prettily situated, and commands a fine view of the gulf and the plains. It is elevated about 500 feet above the level of the sea, and a view for 70 miles N. may be had on a clear day. To the E. of the township there is a range of mountains, whilst to the N.W., and S. the country is of a gently undulating character. The population is small and scattered.

ex South Australian Gazetteer 1867

Two miles beyond Modbury, at the mouth of Tea tree Gully is the township of Steventon, which has Anglican, Methodist, and Baptist Churches, public school, the Council Office of the District of Tea tree Gully, and other public buildings. There are excellent gardens, orchards, and vineyards in the immediate neighbourhood, the St. Agnes Vineyards in particular having more than local fame. Extensive deposits of pipeclay are being worked with success, and dairying is a progressive industry. The road through the gully is picturesque, some of the gradients being exceptionally steep, and the deep cutting at Breakneck Hill is particularly impressive. The mail route makes a sharp detour in order to serve Houghton, which is at a high level, east of the direct line.

In one respect the name of Tea tree Gully is something of a misnomer, for the town does not lie in the gully from which it takes its name, but on the adjacent slopes. The gorge itself would be an eminently unsuitable locality for building sites, and whatever may have been the case formerly, the tea-tree is not conspicuous among its vegetation. From the township, however, magnificent views are to be obtained that are both extensive and beautiful. Good roads lead each way along the foot of the range, and there are numberless places that seem almost ideal for excursions and picnics, which are consequently very popular. There is, moreover, great diversity, for while a large extent is under high cultivation, there are large plantations, vineyards, fruit plantations, and gardens; grazing paddocks are also enclosed, where indigenous trees and shrubs may be found and wild flowers bloom in profusion. In viticulture the St. Agnes Vineyards hold the foremost position, but the neighbourhood has a great variety of products, which form the basis of its local industries. Pipeclay of excellent quality is used for pottery and other purposes; honey and wax, jam and preserved fruit, wattle bark and gum, may all be included, in addition to agriculture and dairy produce. The Tea tree Gully district extends over about thirty-four square miles, and its office is in the town. The District Hall serves also as a Courthouse and an assembly-room. Good churches and school, a telegraph and post office, are among its public buildings. For a considerable distance the road leading into the town passes through what seems to be an almost continuous fruit-growing area, and the handsome residences to be seen on either hand are covered with climbing plants or embowered in flowers.

# TEA TREE GULLY TOWNSHIP HERITAGE STUDY

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Tree Gully, Mrs. Ian Auhl.

## PREMISE OF BRIEF I

The 'Village Centre' of the early Township of Tea Tree Gully (or Steventon) presents a remarkable opportunity to preserve both physically and visually an historic precinct of the local government district of the City of Tea Tree Gully.

Australia is one of the few countries in the world where the very beginnings of European settlement are, to any extent, still readily visible and distinguishable. Much of our pioneer past remains intact. Some of this heritage is readily discernible, often still serving its original purpose. Research of historical records can help to identify other early buildings, constructions, areas and sites. It can also help to separate the indigenous from the introduced items in the field of flora and fauna.

South Australia is particularly fortunate in that many of its earliest pioneer buildings and constructions - public buildings, houses, sheds, bridges and other buildings - were constructed of stone. This is particularly so in the district of Tea Tree Gully where so much good building stone was readily available.

The time-span of European settlement in South Australia is relatively short. Until recently this has led us to ignore, and even to despise, our colonial heritage. We have thought it necessary for those of European origins to return to our European 'homelands' to see historical buildings, sites and monuments.

In recent times, however, Australians have 'come of age' in their attitude to their own history and heritage. After all, in 1988 Australia will be celebrating 200 years of white settlement. In 1986 South Australia will have its sesquicentennial. The settlement of the district of Tea Tree Gully itself began in 1841.

The relatively brief time-span of European settlement in South Australia, however much it has prevented us, until recently, from viewing our own history in perspective, has left us with one over-riding advantage. Whereas the beginnings of settlement in most countries, and even in America, can only be recorded and their study, at best, become a matter for archeological research, our own beginnings in South Australia remain relatively intact, identifiable and authentic. Fake reconstructions should be unnecessary when, with a little research and money and above all care and concern, so much of our pioneering heritage can be saved and protected. The National Trust of Australia and their branches resulted from this care and concern.

The local branch of the National Trust (S.A.) with its headquarters in the old Highercombe Hotel has led the way in developing an awareness of the local heritage. The Council of the City of Tea Tree Gully has shown its concern by authorising publications on the history of the district from its beginnings. The Tea Tree Gully Township Advisory Group, after two years of voluntary effort, has identified the boundaries of an Historic Township Study Area and many of the historic sites, constructions and buildings within that area. It has submitted its final report and recommendations to Council. A final report of the Tea Tree Gully Fauna and Flora Study Group commissioned by Council in 1977 and formed with the aims of investigating, preserving and reintroducing indigenous flora and fauna of the district, was submitted to Council in December 1977.

As one result of these reports and the recommendations contained therein, Council has commissioned this Conservation Study, the area and boundaries of which are to be investigated by the heritage and planning consultants. This Study is named the Tea Tree Gully

Township Heritage Study. If acceptable to Council, it will form the basis for future conservation and preservation, planning and action by Council. It can also serve as a basis for applications to the S.A. Heritage Unit for grants for funding specific projects for the preservation or enhancement of Heritage Items or Areas, or for the nomination of specific buildings, sites or areas for inclusion on the list of State Heritage Items under the South Australian Heritage Act of 1978.

In the section of the Heritage Study which follows (Brief I) it will be the task of the Heritage Consultant to provide the basis for the work of the Planning Consultant (Brief II).

In addition to identifying heritage items within the agreed Conservation Zone, it is the task of the Heritage Consultant to suggest precincts which have some historic 'commonality'. A map (Map 4) will show these historic precincts.

These historic precincts will however differ from the planning precincts, which although taking cognizance of the historic precincts, are based on planning criteria.

Brief I is therefore more descriptive and less prescriptive than Brief II. It is able to stand on its own as a research document, but its primary objective is to assemble the historical facts which are to become the subject of planning controls as suggested by the Planning Consultant.

SECTION I

HISTORICAL DEVELOPMENT OF TEA TREE GULLY TOWNSHIP AREA

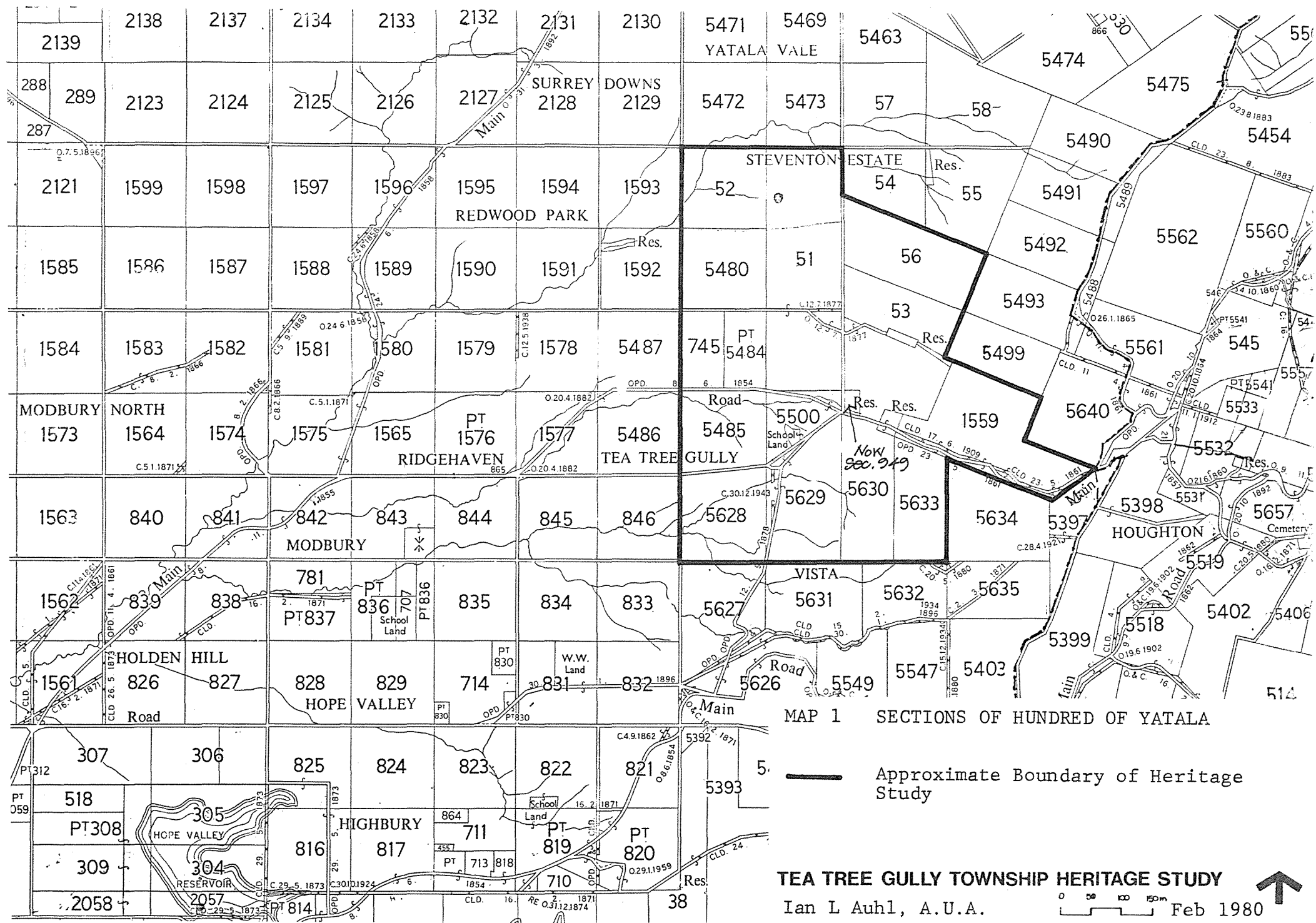
1836-1979

The Sections involved in this study are those situated mainly within the boundary of the survey (vide Map 1)

i.e. Sections 1559, 50, 51, 5630, 5500, 5629, 5484, 5487, 5486, 5485, 5628, 5681, Hundred of Yatala

The original purchasers and title date of purchase of each of these Sections is, in chronological order:

SECTION	PURCHASER	DATE
1559	Morphett, John	18.6.1842
5630	Cronk, James	12.8.1850
5628	Stevens, John	17.12.1850
5629	Cooke, W.R.S.	24.12.1850
5484	Hector, John	31.1.1851
5485	Millsteed, Edward	10.2.1851
5486	Hector, John	1.3.1851
5487	Hector, John	1.3.1851
5500	Millsteed, Edward	3.7.1852
51	Stevens, John	18.7.1854
50	Hardy, Alfred	16.10.1854



## GENERAL CHRONOLOGY

- |           |   |
|-----------|---|
| 1836 Dec. | Proclamation of Colony of South Australia   |
| 1839 Jan. | Thomas Williams and J.B. Hack take up a Special Survey on the Little Para at Hermitage and Paracombe  |
| 1839      | Track through Tea Tree Gully to Hermitage and Paracombe made passable for vehicles  |
| 1841      | Village of Houghton laid out  |
| 1842      | John Morphett takes up Section 1559 in the Tea Tree Gully which included the natural springs in the gully   |
| 1842      | Village of Hope Valley named  |
| 1849      | Formation of first District Road Board  |
| 1850      | Unofficial line of road from Hope Valley divided into 2 lines of road - present Government Road and Main North East Road                                  |
| 1853      | District Council of Highercombe proclaimed  |
| 1853 Dec. | Flour Mill being erected at entrance to Tea Tree Gully (Section 5630)   |
| 1854      | Line of road through Tea Tree Gully declared Main North East Road   |
| 1854      | John Stevens purchases Section 51 and subdivides it as Steventon Estate<br>William Haines subdivides Section 5500<br>John Stevens subdivides Section 5629 |

1855	District Council Chambers erected
1857/8	Village of Modbury established
1858	District of Tea Tree Gully separates from District of Highercombe
1862	Government Road into Steventon declared a main line of road
1880	Haines Perseverance Road opened
1888/9	Dr. W.T. Angove plants vineyard
1909	Haines Memorial Park dedicated
1936	Centenary of State. Population of District of Tea Tree Gully - 2200
1950	Memorial Drive, Tea Tree Gully dedicated
1967	New Council Chambers and Civic Centre opened at Modbury
1968	District of Tea Tree Gully becomes City of Tea Tree Gully - Population 27,000
1979	Population 63,500 (approx.)

TOWNSHIP OF STEVENTON OR TEA TREE GULLY  
CHRONOLOGY OF PUBLIC OR COMMERCIAL BUILDINGS  
(vide Map 4)

1853	Flour Mill
1854	Tea Tree Gully Hotel Highercombe Hotel T.E. Cooke's Store (later Dunn's Cash Store) John Opie's blacksmith's shop
1855	District Council Chambers Wesleyan Chapel
1862	Baptist Church (first)
1870	Tea Tree Gully School
1880	Haines Perseverance Road Bridge
1880	Highercombe Hotel becomes Tea Tree Gully Post Office and Telegraph Station
1881	Cooke's Store becomes William Dunn's Cash Store
1886	St. Wilfred's Church of England
c.1890	Angove's Cellars built
1896	Tea Tree Gully Institute
1913	Medcalf Memorial Baptist Church

SECTION II

BOUNDARY OF HERITAGE SURVEY

(vide Map 3)

## BOUNDARY

For historic reasons the boundary of this section (Brief I) of the Tea Tree Gully Heritage Study has been made to approximate the boundary of the Tea Tree Gully Township Study Area (vide Map 1 - Tea Tree Gully Township Advisory Group Report, March 1979).

This boundary approximates to the limits of what was historically the Township of Tea Tree Gully, originally known as Steventon.

In the area enclosed by this boundary were the public, private and commercial buildings, amenities and sites which once constituted the original Township of Steventon.

## HISTORIC SURVEY AREA

The survey area is a 'man-made' area rather than a geographical area and is visually heterogeneous and diverse. The only real unity possessed by the area is an historic one based on the origin and development of the original township.

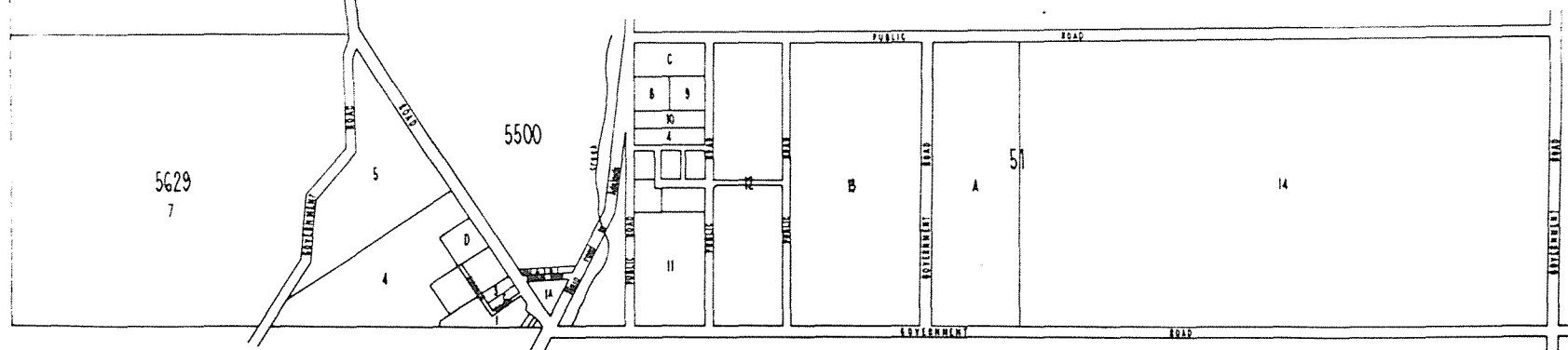
Any other unity the area has as a whole is that given to it by its quite numerous stands of trees, both native and exotic. These stands of trees may well be fundamental to any future plans for the enhancement and establishment of the concept of an Historic Township and to unify and give visual definition to the old Tea Tree Gully Township area.

A further visual unity is given to the area by the mere fact of the transition from low-profile medium suburban development to the longer established early township area and its higher rise of established native and introduced stands of trees. Visitors to this area, especially those travelling via the Main North East Road, are probably aware, after passing Hancock Road, of entering a different visual zone, even if they remain unaware of its historic significance.



No	Section	Name	Area
5628 and part 5629	6	Opie	86 2 19
	7	P. J. Prankerd	71 1 32
	5	Do	13 3 0
	4	Do	12 0 5
	3	Do	0 1 20
	2	Do	0 0 11
	1	Wm Haines	1 2 14
	A	Opie	
	B	Cooke	
	C	Collison	
	D	Cooke	
	E		
	1a	Wm Haines	0 2 29
	8	Thos. Edw. Cooke	0 0 12½
	8a	Do	0 0 13½
	A	Cooke	
	9	Jas. Wicks	1 0 0
	10	Thos. Knuckey	1 0 0
	11	John Hicks	6 2 30
	12	Geo. H. Parr	16 3 8
	13	Do	32 3 4
	14	Do	128 2 30
	A	J. Forster	
	4	T. Knuckey	
	B	Wesleyan Chapel	
	C	Rickard	

Details of section 5629, Township of Steventon (Tea Tree Gully) with names of occupiers in 1863.



Plan of Steventon Estate as laid out (1854) by John Stevens

MAP 2 STEVENTON ESTATE AS LAID OUT BY JOHN STEVENS - 1854

TEA TREE GULLY TOWNSHIP HERITAGE STUDY

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Feb 1980



SECTION III

CONSERVATION ZONES

### 3.1 CONSERVATION ZONES

The boundary of the Tea Tree Gully Township Study (1979) encloses an area which, in terms of this brief (I), could be regarded as a Conservation Zone. As stated previously (p.12) the boundary approximates to the limits of what was regarded until c.1950 as the Township of Steventon/Tea Tree Gully. Until the advent of closer development, the components of the Township - its public buildings, town centre, shops and business premises and concentration of private dwellings - were visible and readily identifiable. The composition of the Township of Steventon/Tea Tree Gully was apparent by the 1860's and changed little over the next century (vide Historical Development of Township Area 1854-1954 p.5).

However, this general Conservation Zone, for the purposes of the present Study, needs to be divided into two zones - an Outer Conservation Zone and an inner Conservation Zone.

Historically this is acceptable, as the Inner Conservation Zone (vide Map 3) contains the original Village Centre of Steventon, while the Outer Conservation Zone represents the subsequent extension of the original Township Centre.

Today a distinction between the inner and outer zones is imperative. From a heritage point of view, there is little obvious 'commonality' between the two areas. The historic 'commonality' has largely disappeared and been lost in modern housing and commercial development.

However, there are strong visual and physical links, as well as historic links which still bind the inner zone to the outer zone. A case exists for the Outer Conservation Zone to supplement and enhance the integrity of the Inner Conservation Zone.



### 3.2 INNER CONSERVATION ZONE

Within the suggested boundary of the Tea Tree Gully Heritage Study Area is a zone of considerable historic and visual integrity. This zone (vide Map 3) may be usefully referred to as the Inner Conservation Zone.

This zone is of primary significance and relevance to the concept of a Tea Tree Gully Township conservation area. Not only is it the nucleus of the original Village of Steventon (or Tea Tree Gully), but it retains an essential nucleus of public buildings of the original township - its hotel, Council Chambers, general store, post office, with the school and institute on its periphery.

Despite some alteration either in appearance or use, these buildings are still readily identifiable as components of the early township. They suffer comparatively little from any competing modern building development. Visually this inner conservation zone is isolated from the outer conservation zone.

Central to the integrity of the area is the retention of its triangular 'village green' and of its road system.

This road system was fundamental to the establishment of a township at the entrance to Tea Tree Gully itself and the township is the meeting place of four historic roads - Government Road (1839), Tea Tree Gully Road (1839), Main North East Road (1854) and Haines Perseverance Road (1880) (vide Map 3). Walters Street and Park Street, although not then named, are also shown in the original plan of Steventon (G.R.O. No. 154 of 1868) as laid out by John Stevens in 1854.

The credibility of this inner zone as a conservation zone is dependent almost equally on two fortuitous factors:

1. the retention of the nucleus of original public buildings of the township
2. the retention of the system of roads responsible for the establishment and development of the township of Steventon/Tea Tree Gully and so of the local government district of Tea Tree Gully.

A further factor which supports the credibility and integrity of this Inner Conservation Zone is that it includes what may be termed a 'Visual Zone'. Within this zone are situated some of the original village components. This 'Visual Zone' is isolated visually, partly because of geographical location but mainly because of natural and planted stands of trees and vegetation, form the Outer Conservation Zone.

The retention and enhancement of this visual zone and the whole of the Inner Conservation Zone and the gradual elimination of unsympathetic structures and sites could well result in the City of Tea Tree Gully being one of the few suburban areas, to retain the identity of its original township.

Ways and means of retaining this historic identity will be suggested in this section (Brief I) of the Heritage Study. Closer examination of these Conservation Zones will be undertaken in section two (Brief II) of the Study and recommendations made to reinforce and promote the heritage of this area.

The Inner Conservation Zone can also be separated, for the purpose of this section of the Heritage Study into identifiable precincts, each needing special consideration.

### 3.3 OUTER CONSERVATION ZONE

From a heritage viewpoint, this outer zone is an area of diminished and steadily diminishing integrity.

This is due, not only to increased residential, shopping and commercial development. It is also due to the disappearance of some historic township components. The 1855 Tea Tree Gully Wesleyan Chapel was demolished\* in the 1960's and Heitman's century old bakehouse a few years later. Other buildings such as the 1886 Anglican Church of St. Wilfred's and the Tea Tree Gully Primary School have been almost obscured by modern additions.

However to balance this lack of 'commonality' in the outer zone, especially with the commercially developed precinct (Precinct 2 Map) there are buildings and precincts within the outer zone which, from a heritage viewpoint, have a readily identifiable integrity.

An overall cohesion is given to this outer zone by its historic stands of native and planted trees, its reserves and its vineyards.

It would appear to be possible

- either (a) to enhance the integrity and cohesion of all precincts of this outer zone, including the commercial zone, as an identifiable and acceptable Outer Conservation Zone
- or (b) to allow present commercial and residential development to continue to the point where the outer zone can no longer be acceptable as a Conservation Zone and recognisable as an integral part of the original Township of Tea Tree Gully.

\*Demolished visually as a church, although part of its walls were incorporated in a new construction.

If this latter event (b) is allowed to happen, it would become difficult to preserve the integrity of the Inner Conservation Zone and of the 'Village Centre'. This zone is small and its integrity therefore fragile. It needs as much support from the Outer Conservation Zone as can be planned in order to remain identifiable.

The precincts which make up this Outer Conservation Zone are dealt with separately in Section IV of this Study.

SECTION IV

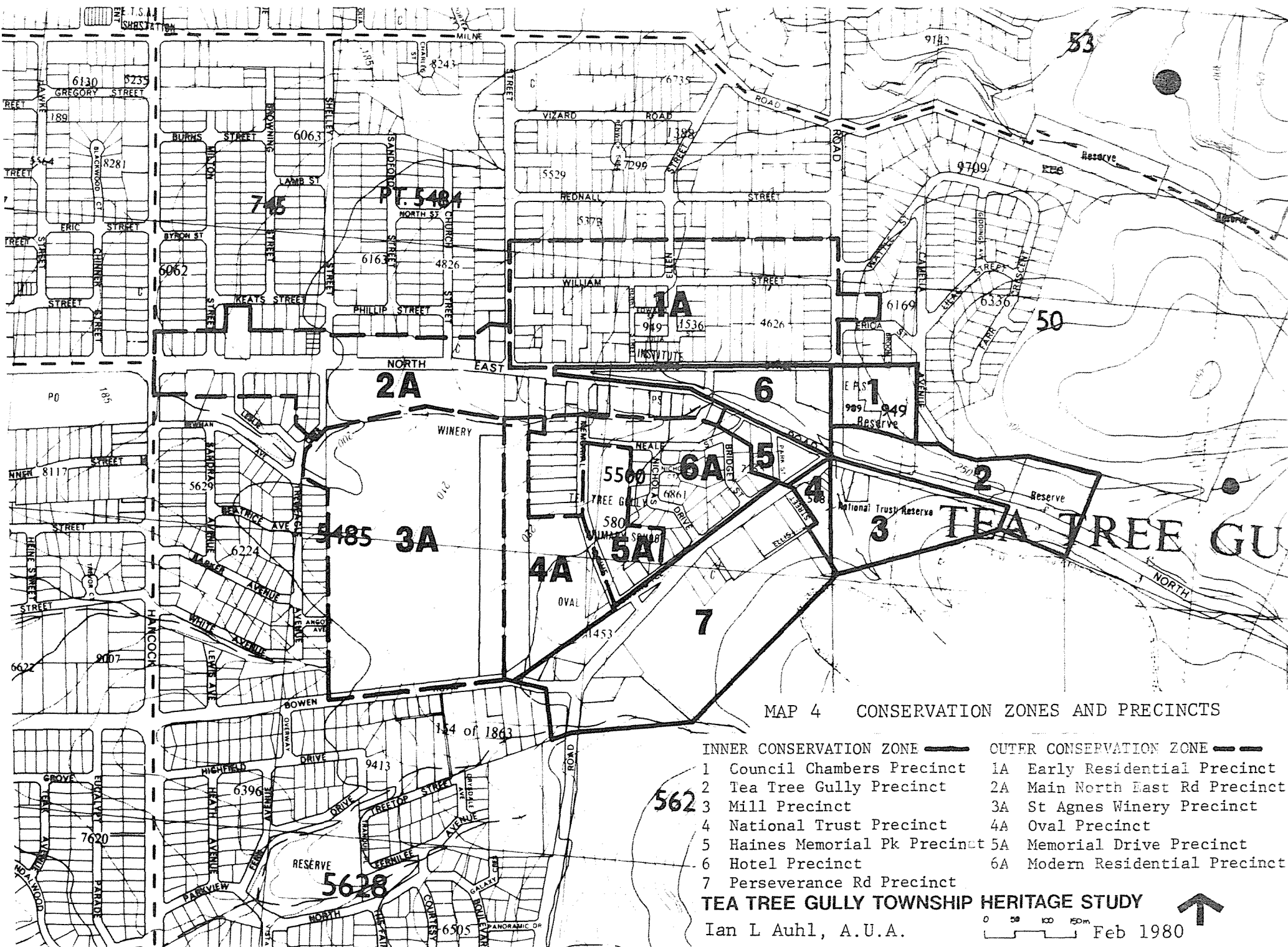
HISTORIC PRECINCTS

## PRECINCTS

### INNER CONSERVATION ZONE

(vide Map 4)

1. Council Chambers Precinct
2. Tea Tree Gully Precinct
3. Mill Precinct
4. National Trust Precinct
5. Haines Memorial Park Precinct
6. Hotel Precinct
7. Perseverance Road Precinct



INNER CONSERVATION ZONE

PRECINCT 1 - COUNCIL CHAMBERS PRECINCT (Pt. Section 50)

CATEGORY - TOWNSHIP/LANDSCAPE

HISTORICAL SIGNIFICANCE

This precinct contains the earliest local government Council Chambers and Council Offices erected specifically for that purpose in South Australia.

As such the precinct is not only of district, but of State, significance.

Locally the building played an integral part in the life of the Township of Steventon and the District of Tea Tree Gully. At various times it served as schoolroom, polling booth, courtroom and Assembly Room for district meetings. The original building contained two cells which were occasionally used as a police lock-up.

PRESENT SIGNIFICANCE

No longer used as Council Chambers, the 125 year old building is, however, still owned by the Tea Tree Gully Council and serves as a Branch Office of the State Emergency Service.

As part of the district's local government heritage; as the first District Council Chambers to be erected in South Australia; and as one of the earliest buildings in the Township of Steventon, the building ranks as a highly significant item of the State and District's cultural heritage.

## DESCRIPTION

The precinct is small in area and includes only buildings and land either owned by or under the control of the Corporation of the City of Tea Tree Gully.

Included in the precinct are the original Council Chambers, the present headquarters of the C.F.S. and a public reserve, which is occupied by a pine plantation and an adventure playground.

## HISTORY

Local Government in South Australia began with the passing in November 1852 of 'An Act to appoint District Councils'. By July 1853, seven district council areas were proclaimed and on June 23, 1853 an eighth district, the District of Highercombe was proclaimed. In 1858 the District divided into two districts - the District of Tea Tree Gully and the District of Highercombe. In 1930 the two districts amalgamated again. In 1976 two hills wards seceded to the District of Gumeracha.

The District Council of Highercombe met in different local hotel rooms from 1853 until 1855, when Council Chambers were erected in the new Village of Steventon. Steventon was more central to the district.

Minutes of a Council meeting held on May 28th, 1855, state:

"The Clerk was directed to procure from Mr. Weir, Architect, by the next meeting, a rough sketch with the estimated cost of the most economical sort of building of a room for the use of the Council and district generally with 2 or 3 rooms attached. The Council were of the opinion that the room should be 30 feet long."

Council was the first District Council in South Australia to erect its own Council Chambers and Offices.

The building remained the Council Chambers and Offices for 112 years. After 1967 when new Council Chambers and Offices were erected on their present site, the old Council Chambers became the Council Works Office. At the present time part of the building is used as an office and depot of the local branch of the State Emergency Service.

#### RECOMMENDATIONS

1. The Council Chambers have been nominated for inclusion on the Register of State Heritage Items. If the building is placed on the Interim List of Heritage Items, application should be made by the Corporation for funds for restoration of the building.
2. Restoration should be along lines suggested by the Tea Tree Gully Township Advisory Group in its Report of March 1979 (p.28) and by the Planning Consultant of the Heritage Study. The building, both externally and internally, should be restored to its original condition.
3. As a long-term project, it is recommended that the building become a centre for a permanent display to illustrate the history of local government in the district. The Tea Tree Gully Branch of The National Trust of South Australia has also suggested a similar use for the Council Chambers.
4. In anticipation of such use being made of the building for a permanent display as suggested (vide 3 above), the present parking area should be retained for public use.

5. The precinct and the building would be greatly enhanced by the removal of the C.F.S. buildings and the continuation of the programme of planting of local, native flora in the vicinity of the Chambers. The eventual removal of the C.F.S. building is advised to make this precinct more acceptable historically. The building is a visually disturbing element in the Inner Conservation Zone. Obviously, this is a long-term project.
6. As the plantation of pine trees is an historical event in its own right, it should remain and be maintained, along with the adventure playground.

INNER CONSERVATION ZONE

PRECINCT 2 - TEA TREE GULLY PRECINCT (Pt. Section 50 and  
Pt. Section 1559)

CATEGORY - LANDSCAPE

DESCRIPTION

This precinct includes the extension of the Main North East Road through the Tea Tree Gully. It also includes a section of the Tea Tree Gully Creek, the natural springs in the creek, a stone quarry and three reserves. One reserve contains the underground tanks which once stored water led from springs in the E. & W.S. Water Reserve further east in the gully. These holdings tanks provided the Township of Steventon/Tea Tree Gully with its first reticulated water.

While much of the precinct retains its native vegetation, there have been roadside plantings of exotic trees, some of which still survive, and recent creekside plantings of the species of tea tree (*Leptospermum pubescens*) which originally existed in the gully and gave the creek, gully, township and city their name.

There is a good example of random stone walling in the precinct acting as a retaining wall on the southern section of the main road.

Part of this precinct close to the bridge and creek was once the Public Pound.

## HISTORY

A track through the Tea Tree Gully and up over the Tea Tree Gully Range was first constructed in 1841. The only other track over the Mt. Lofty Ranges at that time was via Glen Osmond.

A small cutting was made through the top of the range in 1841 and a deeper one in 1858.

Apart from a slight deviation, the present road through Tea Tree Gully follows the original road. In 1854 the Gully Road became the official extension of the newly proclaimed Main North East Road. Although the Anstey's Hill Road was also declared a main line of road in 1854, the route through Tea Tree Gully carried most of the through traffic from Adelaide and still does. This was originally not only because of the easier gradient, but because of the presence of natural springs in the gully. The tea tree grew thickly around these natural springs and along the creek.

The Tea Tree Gully Council, in 1860, arranged for a tree on the water reserve to be felled and for a large wooden trough to be hollowed from its trunk. This trough served as a watering trough for horses and bullock teams.

In 1865 the springs were made an official Water Reserve under the control of the Central Road Board.

In 1880, as a result of submissions made by William Haines on behalf of local residents, Parliament passed the 'Tea Tree Gully and Waterworks Act' (No. 176 of 1880). It was proposed that 'a dry-brick well be sunk to gather water from the springs in Tea Tree Gully. Earthenware pipes will lead water away to a covered tank to be constructed at a sufficient elevation to give fair pressure in the township of Tea Tree Gully'. By 1882 water had been laid on to homes in the townships of Tea Tree Gully and Modbury.

It was not until 1926 that reticulated water from the Millbrook Reservoir system was connected to the original system of supply.

#### HISTORICAL SIGNIFICANCE

The significance of the Tea Tree Gully was not merely local. The Gully provided South Australian settlers with one of the two of its earliest outlets over the Mount Lofty Ranges to the newly opened lands east of the ranges. The road linked Adelaide with the developing townships of Houghton, Chain of Ponds, Blumberg (Birdwood), Gumeracha and Mount Pleasant.

Locally, the Gully gave settlers an outlet to Hermitage, Paracombe and Houghton.

The natural springs, as we have noted in the previous section, were of great importance both to through traffic and to the local townships.

Historically, the road through Tea Tree Gully carried, first in coaches and later in buses, most of the passenger traffic from as far east as the River Murray. It is a road familiar over the past 140 years to most South Australians.

Also the proclamation of this road as a main line of road led directly to the establishment of the Township of Tea Tree Gully in 1854 and of Modbury after 1857.

#### PRESENT SIGNIFICANCE

The road through the Tea Tree Gully still provides one of the main outlets to the townships and country east of the Mt. Lofty Ranges and to Mannum.

The natural springs are still part of a Government Water Reserve and the original underground holding tanks of the early water supply are still in existence, although no longer functioning.

The Tea Tree Gully precinct is a highly important element in the Tea Tree Gully Township Study and is included as part of the Inner Conservation Zone. As the name of the Township, District and City all derive from this gully, its significance is not merely local.

#### RECOMMENDATIONS

Although this precinct has been in use for over 140 years, it is still an area of high integrity. The area of reserve has ensured natural regrowth on the hillsides; the road follows its original route through the gully and exotic growth has remained relatively undisturbed.

1. A continuation of the current programme of plantings of the species of tea tree which once grew in the gully, will enhance the value of this area as an historical precinct.
2. The value and contribution of this precinct to the overall appearance and historic acceptability of the area of this Study must be appreciated and any alterations to the intersection of the roads at the entrance to the gully or to the road through the gully carefully planned so as not to detract from the integrity of either the entrance or the precinct itself. Council should negotiate and liaise with the Highways Department to ensure that the significance of this entrance point is given consideration.
3. A bridge super-structure more in keeping with other historic structures in the vicinity of the bridge over the Tea Tree Gully Creek near the Haines Perseverance Road intersection should be considered in conjunction with any future development of the Tea Tree Gully Hotel Precinct (vide Precinct 6).

4. The retention of the underground holding tank is advised. Its historical function and existence could be indicated either
  - (a) by a plaque at the entrance to the underground tank; or
  - (b) in any information centre Council may decide, in future, to construct.

Access to the underground tank should be strictly limited.

5. The random stone retaining wall in the gully should be retained.

## INNER CONSERVATION ZONE

PRECINCT 3 - MILL PRECINCT (Pt. Section 5630)

CATEGORY - TOWNSCAPE/LANDSCAPE

## HISTORICAL SIGNIFICANCE

This precinct is an integral part of the original Township of Steventon.

It includes the flour mill, begun in 1853 and completed in 1854. The mill, named the Tea Tree Gully Steam Flour Mill, no doubt because of its position at the entrance to the Gully of that name, was not actually in Steventon but situated in Section 5630 adjoining. Nevertheless it can be considered as part of the Township of Steventon/Tea Tree Gully. Its *raison d'etre*, was the same as that of the Township - the gazettal of the road through the gully as the main line of road.

The flour mill qualifies as Steventon's first building. It owes its situation to the presence in the Gully itself, of those two essential requirements of a steam mill, viz. water and fuel. Its presence also is an indication of the extent of agriculture in the district by 1854.

The steep hills face section of this precinct limits the eastward extension of the township.

## HISTORY

In early attempts to find a suitable route for traffic through the barrier of the Mt. Lofty Range, two acceptable passages were found - one via Glen Osmond and the other via Tea Tree Gully.

The route through the Tea Tree Gully was first cut privately by Thomas Williams of Hermitage in 1840/41. In 1852 the route through the gully became an official road and came under government control. Springs in the gully were responsible for this decision. They were also responsible for the decision to erect a flour mill at the gully's entrance in 1853. The declaration of the road from Adelaide via Walkerville, Klemzig and Hope Valley and through the Tea Tree Gully to Houghton as the Main North East Road in 1854, led to the decision by John Stevens to subdivide a township at the entrance to the Tea Tree Gully.

Originally of three stories, the mill was acquired in 1881 by Richard Ellis for a butcher's shop. Ellis later dismantled the top storey of the building, using the stone to build his residence and butcher's shop alongside.

The present owners of the historic 'Tea Tree Gully Steam Flour Mill' are Mr. & Mrs. Don Allnutt. Plaster has been stripped off part of the walls to reveal the original stonework. Apart from the absence of the third storey, the mill is authentic in appearance and structurally sound.

There are two residences in this precinct, one the original residence and butcher's shop of Mr. Ellis. The second, modern residence of Mr. & Mrs. D. Allnutt is densely planted with trees and shrubs designed to accord with the general leafy entrance to the gully.

#### PRESENT AND FUTURE SIGNIFICANCE

The reservation of the Hills Face Zone in this, as in other precincts, assures the preservation of the identity of the historic township.

As an example of one of South Australia's earliest flour mills and as part of the visible architectural heritage of the Township of Steventon, the retention of the mill is not only desirable generally but important to the integrity of the historic township area and to its acceptability as such.

Any visible extension of present day quarrying in this section could seriously damage the visual acceptability of the whole of the Inner Conservation Zone.

#### SUGGESTIONS CONCERNING PRECINCT 3

1. The retention of the Mill is strongly recommended. Such a building would be readily acceptable for inclusion in the Register of State Heritage Items.
2. It is also suggested that the full visual impact of these vital units (mill and early house and butcher's shop) of the Township of Steventon/Tea Tree Gully should not be lessened by the planting of any roadside trees which might obscure them.
3. There are many details, such as the wording 'Old Tea Tree Gully Steam Flour Mill' or the restoration of the existing wall sign 'Amgoorie Tea', which might be considered to heighten the authenticity and identification of the structure.
4. It is perhaps advisable to allow the quarry road to remain open after quarrying ceases. This road goes to one of South Australia's early silver and lead mines, worked as early as 1853. There are interesting remains of the workings of the 'Tea Tree Gully Silver Mining Company'\* of 1888/89 still to be seen above the present stone quarry. Access to this mine is made via the present quarry road.

\*Reference: Journal of the Historical Society of South Australia, Vol. 2, 1976, pp. 61-62

INNER CONSERVATION ZONE

PRECINCT 4 - NATIONAL TRUST PRECINCT (Pt. Section 5681 -  
originally 5629)

CATEGORY - TOWNSCAPE/LANDSCAPE

DESCRIPTION

A small self-contained precinct consisting of two historic buildings and some outbuildings. The buildings occupy a dominant position in the Township of Steventon/Tea Tree Gully, both architecturally and historically.

Known for nearly a century as 'Dunn's Cash Store' the present North East Highway Restaurant has undergone some changes externally and internally. The original verandahs have been removed and other minor alterations made to the facade of the building. However, the building still retains its three gables and generally, in external appearance and in the internal arrangement of its rooms, is a building of considerable historic integrity.

The 'Old Highercombe Hotel', dating from 1854 is a building of very great integrity. The authenticity of the building architecturally has been enhanced by recent restoration work carried out by the Tea Tree Gully Branch of the National Trust of South Australia. Necessary improvements such as the picket fence on the southern boundary of the property and the restoration of the stone fabric of the building are in keeping with the architectural style and period.

Without the integrity given by this one single building, the surrounding area would lose much of its credibility. Both the 'Old Highercombe Hotel' and 'Dunn's Cash Store' are vital to the present and future identification of the Township of Steventon/Tea Tree Gully as an historic entity.

## HISTORICAL SIGNIFICANCE

Both buildings played a vital part in the life of the village from its establishment - one as the main general store and the other as an accommodation hotel, meeting place and, later, as a Post Office and Telegraph Station. Much of the early village life centred around this area. A blacksmith's shop which existed initially adjoining the general store and later opposite the store on part of what is now Haines Memorial Park, also focussed community life on this precinct.

## PRESENT SIGNIFICANCE

Because of the integrity of the buildings, the National Trust Precinct highlights and gives meaning to the whole of the Inner Conservation Zone. As obvious, highly visible and well preserved items of local heritage, the buildings attract attention and invite question.

As a repository and museum of items of local history, the 'Old Highercombe Hotel' plays an important educational role. Its value in this role will become of increasing significance to the district as a whole with the passing of time. As the North East Highway Restaurant, 'Dunn's Cash Store' reinforces the historical unity and continuity of this precinct. Other early outbuildings also help to reinforce the visual unity.

## HISTORY

Both buildings in this precinct date from 1854 and are therefore contemporary with the establishment of the Township of Steventon/Tea Tree Gully. The original ownership of the building known as 'Dunn's Cash Store' is difficult to establish, as the Assessment Book of the District Council (of Highercombe) for 1854 names four shops and four owners all on Section 5629. However by 1855 only two shops were still listed and by 1862 only one general store.

However, we do know for certain that the building known as 'Dunn's Cash Store' (North East Highway Restaurant) was, by 1866, leased by Annie Cooke, widow of T.E. Cooke, as a general store.

In 1881, William Dunn Jnr. of Hermitage acquired the general store. It remained in the Dunn family until 1965, but ceased life as a village store in 1961. The third gable and section of the building was not added until the early 1920's. In 1965 the building became the North East Highway Restaurant. The approximate date of erection (1849) given on a sign on the building is incorrect.

The 'Old Highercombe Hotel', erected in 1854 as the Highercombe Hotel remained a hotel in possession of the Haines family until 1875. It was then taken over in 1879 by the S.A. Government and in 1880 was reopened as a Post Office and Telegraph Station. Much of the building served as a headmaster's residence until 1934 and part of it as a schoolroom in the 1890's. The building finally closed as a Post Office in 1963. In 1967 the building was taken over by the Tea Tree Gully Branch of the National Trust of South Australia as a Folk Museum.\*

#### COMMENTS

As both buildings have been saved, renovated, maintained and restored and both treated with high regard for their historical significance, few suggestions are needed. The enhancement of the 'Old Highercombe Hotel' continues as funds become available and the maintenance of the

\*vide National Trust publication available from the Tea Tree Gully Branch, for further details

historic 'flavour' of the North East Highway Restaurant is given due consideration. It is suggested that the date 1849 on the Restaurant sign should be corrected to 1854. The present owners of the building have given consideration to:

- (a) the restoration of a verandah of the original type
- (b) to the removal of the paint and plaster which now hides the original random stonework of the walls.

Parking facilities for both buildings present a problem which the second part of this Heritage Study will consider.

In any enhancement of the Inner Conservation Zone, the visual contribution of these two historic buildings to the general acceptability of the area, must be kept in mind. Anything which obscures the ready perception, identification and obvious historic value of this precinct will detract from the credibility of the Conservation Zone as a readily identifiable entity.

The efforts of the Tea Tree Gully Branch of the National Trust of South Australia over many years, to preserve and enhance their building and to make it the repository of the District's historical artefacts, undoubtedly gave the initial impetus to a concern for the district's history as a whole. The suggestions (vide Appendix 1) in the report made to the Tea Tree Gully Township Advisory Group by the Branch should be given every consideration.

It is recommended that Council liaise with the Trust with a view to finding what help can be given in the maintenance of the old Highercombe Hotel, the operation of the Museum and the solution of parking difficulties.

INNER CONSERVATION ZONE

PRECINCT 5 - HAINES MEMORIAL PARK PRECINCT (Pt. Section  
5500)

CATEGORY - LANDSCAPE

HISTORY

The triangular allotment of land, known today as Haines Memorial Park, is part of Section 5500, Hundred of Yatala. Section 5500 of 42 acres was originally purchased by Edward Millsteed in July 1852 for 42 pounds (\$84.00). In August of the following year the Section was purchased from Millsteed by William Haines Snr., gardener, for the sum of 140 pounds (\$280.00), partly for the position adjoining the North East Road and partly because of the good soil and permanent water provided by the Tea Tree Gully creek.

With the subdivision of the Township of Steventon by John Stevens in 1854, Haines set aside the north west corner of Section 5500 for subdivision, reserving some allotments for himself and his sons.

Although Haines allowed public use of the small triangular allotment which is today a park, it was not common land. William Haines Snr. died in 1863 and his sons inherited various sections of his land. William Haines Jr. inherited most of Section 5500, including the small triangular section.

William Haines died in 1902 at the age of 71, leaving the triangular allotment for public use in perpetuity, but stipulating that the area should not be fenced. He also left a larger area of Section 5500 as a recreation ground for the District of Tea Tree Gully (vide Oval Precinct - Outer Conservation Zone).

Within the precinct on the western side of Haines Memorial Park were, until recent times, the original homes of three of Steventon/Tea Tree Gully pioneers - Thomas Edward Cooke, Robert and Ephraim Haines and William Haines Jnr, M.P., the donor of the Memorial Park.

The only one of these three original residences still remaining is that of William Haines Jnr., M.P., No. 1360 Main North East Road. The home, externally little altered, is now the residence of Mrs. Marie Clark.

The original residence of the Cooke family, which was also Steventon's first Post Office, has been replaced by the modern residence of Mr. & Mrs. Lindsay Cooke. Mr. Cooke is a descendant of the Thomas Edward Cooke. The pioneer home of Mr. Ephraim Haines, a brother of William Haines, M.P. was demolished in recent times to make way for a car park for the Tea Tree Gully Hotel. Old photos show that this allotment of land was densely planted with trees.

A right of road or way was granted in March 1856 (ref. G.R.O. 97/340) to 'T.E. Cooke, his heirs and assigns and for his horses, cattle, carts, carriages through over and along a certain road or way of a width of 30 feet' (i.e. present day Park Street).

#### USE OF HAINES MEMORIAL PARK

From 1854 until 1902, the triangular allotment of approx. 1 hectare was merely a small unfenced paddock. In the north west corner of the allotment was a smaller allotment occupied by a blacksmith's shop.

Following the death of William Haines Jnr. in 1902, the area was used by travelling shows and circuses, by local children and by the general public for picnics.

The area became an eyesore and following a Supreme Court case in which Council gained full control of the piece of land, a Committee was formed with the express purpose of creating a planned public park for the Township of Steventon/Tea Tree Gully. The area was fenced to keep out animals, vehicles and circuses. A park was planned and Mr. F. Newman of Newman & Sons "selected the most suitable trees and shrubs to secure a succession of blooms all the year round"\* (Only a few of these original trees - a grafted crabapple tree and a prunus tree - remain today.)

A post and wire fence with wire netting to keep out dogs and rabbits was erected around the park, a drinking fountain commissioned, and on July 30, 1909 in the presence of the Governor, Sir Day Hort Bosanquet and most of the residents of Tea Tree Gully, the park was opened and named Haines Memorial Park. Palm trees were planted by the Governor, his wife and daughter and flowering trees by members of the Park Committee.

In 1913 a row of Plane trees and English Oak trees were planted along Perseverance Road from the Main North East Road towards the school. Only one plane tree remains, although on subsequent School Arbor Days other Plane trees were planted along North East Road to the Tea Tree Gully Hotel. Two pine trees planted in 1914 also remain today.

Earlier in this century areas of the Park were planted with beds of roses. Recently footpaths have been laid across Memorial Park and the Park completely lawned over. Fortunately the fountain and its plaque have been preserved, although it is no longer in working order.

\*vide 'Observer' 7th August, 1909

## HISTORICAL SIGNIFICANCE

vide under 'Use'

## PRESENT SIGNIFICANCE

At present Haines Memorial Park has little obvious significance, except to those who know its story. It appears to be little more than another small well-established park.

Except for an insignificant plaque on the fountain, and a small information sign, there is little to distinguish the park or to give effect to the wishes of William Haines or the original park committee.

The rather bland appearance of the area entirely covered with green lawn, with few remnants of its original trees, shrubs and roses, 'intended to secure a succession of blooms all the year round', contributes little to the surrounding historic precincts. The park should become an obvious historic precinct in its own right.

Above all, Haines Memorial Park Precinct is a visual centre of most of the Inner Conservation Zone of the Tea Tree Gully Township Study.

## SUGGESTIONS

As stated above, Haines Memorial Park should become an obvious historic precinct. This requires it to have far more of the flavour of a park of the period when it was first dedicated.

Suggestions for the restoration of the area as a period piece of the early part of this century might be:

1. Restore the name of the park either at the entrance steps or along the retaining wall.
2. Highlight the fountain\* by concentric beds of some acceptable flora, e.g. beds of roses of the period.
3. Retain any flowering shrubs or trees.
4. Replant non-flowering shrubs or trees with flowering ones - not native but exotics in keeping with the original intention.
5. Plant along the retaining wall section a continuous bed of annuals typical of the period of the park's establishment.
6. Replace the present pine bollards with a boundary of ornamental bollards - the bollards to be small replicas of the fountain to reinforce its presence.
7. Restore the fountain to working order.
8. Restore period seating to the area.

These suggestions are made only to draw attention to the type of treatment which seems necessary to restore this precinct to an acceptable historic area and to highlight its significance.

\*Haines in his will stated: 'to fence in or enclose a piece of land containing not more than six perches in or near the centre of the piece of land for the purpose of erecting a Public Drinking Fountain.'

A landscape designer/architect is required in order to give the restoration of this area professional attention and planning. The area belongs to Council and therefore lends itself to immediate and expert conservation and restoration.

Any effort to concentrate attention on, and public enjoyment of, Haines Memorial Park must inevitably lead to increasing attention upon the historic buildings and precincts surrounding it and of which it should be the centrepiece.

The small residential area within the precinct and facing the park on its western side requires urgent attention.

The presence of a car park, especially in the present condition, seriously detracts from the acceptability and credibility of not only the Haines Memorial Park Precinct but from all the precincts of the Inner Conservation Zone. Visually, at present, it is a disaster and seriously undermines all efforts to retain the concept of an historic township centre.

Various suggestions, e.g. of the Tea Tree Gully Township Advisory Group and of the Tea Tree Gully Branch of the National Trust are all based on the recognition that the present park in this area frustrates attempts to establish an historic township area, acceptable as much to either the general public, Council or the Heritage Act.

The priority is not so much the drawing up of plans for its future use and appearance, but the acquisition by Council of this vital component of the historic area under consideration.

It is also important to point out that the presence of such a car park is becoming increasingly intolerable to residents in its immediate neighbourhood.

Such suggestions for the future use of this allotment as a site for:

- (a) other suitable residences
- (b) an information centre, public toilets and park
- (c) additional parkland area

all have merit. Any suggestion of the retention of the area as a car park, however concealed, is inimical to the aims of this heritage study, to the purposes of other local groups and to the wishes of adjoining residents.

## INNER CONSERVATION ZONE

PRECINCT 6 - HOTEL PRECINCT (Pt. Section 5500)

CATEGORY - TOWNSCAPE/LANDSCAPE

## HISTORICAL SIGNIFICANCE

The Tea Tree Gully Hotel, built in 1854 was the second building to be erected in the Township of Steventon/Tea Tree Gully. The Hotel was completed and licensed by March 13, 1854. It stood on 1½ acres (0.6 hectares) of land for which its owners paid 100 pounds (\$200.00).

With the completion of another hotel (the Highercombe Hotel) a few months later, Steventon had two hotels in fierce competition. The fate of the hotels in such a small township was decided within a few years by the route taken by the mail coach. The entrance to Steventon via the Main North East Road rather than via Hope Valley and Government Road (now Bowen Road) was preferred. The Tea Tree Gully Hotel became the coaching inn, and Steventon's main hotel.

Within the precinct, from 1861 until 1922, were situated the stables of the coaching company. The first change of horses after leaving Adelaide on the Gumeracha run was made at the Tea Tree Gully Hotel. The stables were situated behind the hotel, approximately where the Council Works Depot shed now stand.

The home of Walter Beames, the ostler for the coaching firm of Hill & Co. was once situated in this precinct.

## DESCRIPTION

The triangular precinct, as a whole, is at present in a rather neglected condition. As the point of entrance to the Inner Conservation Zone it is unattractive and rundown in appearance, especially as observed by the residents of Walters Street.

Within the precinct is the hotel itself, the now disused Council Works Depot, and two residences, one a modern two storeyed home and the other an early stone residence, built in the 1890's by a local mason, Robert Gilmour. The Tea Tree Gully Creek runs through the precinct.

The original Tea Tree Gully Hotel is now incorporated within a larger modern construction. Fortunately a commendable attempt has been made to maintain the architectural style of the original building at least in the facade and profile of the hotel. The result is an acceptable compromise.

Detracting from the acceptability as a whole of this historic precinct are the Council Works Depot and the modern two storey residence.

## PRESENT SIGNIFICANCE

The importance of this precinct as part of the Inner Conservation Zone is primary. It includes the main approach from Adelaide to the early township zone. Well established plantations of trees along the creek and around part of the perimeter identify the precinct as an early and separate self-contained area. The presence of the stone residence and particularly of the historic hotel add greatly to the credibility of the precinct.

## COMMENTS AND SUGGESTIONS

The ultimate appearance of this precinct as a whole, is crucial to the acceptability of the Inner Conservation Zone. Unfortunately, however, the future of this precinct is somewhat insecure. As a large component of the Inner Conservation Zone and the most public precinct by virtue of the traffic which passes through it, the visual appearance and effect of this precinct is a dominant one.

At present, viewed from any surrounding precinct of the Inner Conservation Zone, the Hotel Precinct, despite its unkempt appearance and its temporary galvanised iron structures, possesses a pleasant unplanned country atmosphere. Its neglected vacant land is largely obscured by a great variety of well established native and exotic trees.

Seen from the Outer Zone Precinct of Walters Street, the area is, however, an untidy eyesore.

Too great a formality in the future development of this area would lead to a lack of balance with Inner Precincts 1, 3 and 4. It would also detract from the historical plantings in this area which have been of a haphazard nature.

Obviously the precinct, as an entrance to the early township area, must continue to contrast strongly with the Main North East Road shopping area to retain its credibility as part of an historic conservation zone.

This precinct should be made the subject of very careful study and scrutiny by the planning consultant. Any final planning suggestions must not only keep in mind the enhancement of the precinct itself, but the balance with other precincts. It is suggested that the informality in this area provided by the scattered buildings, the Tea

Tree Gully Creek, the variety of trees, if retained in future development, can be used to contrast with and highlight the formality of Haines Memorial Park.

The upgrading of part of this area as a hotel car park is probably inevitable. It is certainly highly desirable. If and when a car park is established, careful planning could result in the transformation of this area into a park-like, rather than a merely formal arrangement of shade trees in keeping with the present aspect of the precinct.

Various suggestions for the future of the area of the old Council Depot on Haines Road have been made by the Tea Tree Gully Township Advisory Group in its Report and by the Tea Tree Gully Branch of the National Trust.

If pro tem the buildings have to be retained to serve some community purpose, the sheds should be painted green. If it is intended to retain the buildings for any length of time, heavy plantings of shrubs should be used to obscure them. At present, with the Park Street hotel car park, the buildings constitute a disturbing element in the Visual Precinct of the Inner Conservation Zone as viewed from Haines Memorial Park.

The residence at the Main North East Road entrance to the Hotel Precinct, established the historic nature of the precinct. The retention of this building should be strongly encouraged. Its situation and appearance could be greatly enhanced by giving care to the type of trees needed to make this entrance to the Inner Conservation Zone noticeably attractive.

Consideration should be given to the planting of large gum trees along the Walters Street boundary of the Hotel Precinct.

INNER CONSERVATION ZONE

PRECINCT 7 - PERSEVERANCE ROAD PRECINCT

CATEGORY - STREETScape/LANDSCAPE

HISTORICAL SIGNIFICANCE

Haines Perseverance Road, gazetted as a main line of road in 1878, was not opened for traffic until 1880 and played only a minor role in the development of the Township of Tea Tree Gully. Its significance, however, was much greater in 1880 than it is today. It provided a direct link between the Main and Lower North East Roads. The road ran to the foot of Anstey's Hill thereby giving the farmers of the District of Tea Tree Gully and Highercombe ready access to the District of East Torrens. Only 2.5 kilometres (1½ miles) long, it saved through traffic from Steventon a roundabout journey of some 6.5 kilometres via Government Road (now Bowen Road), present day Tolley Road (there was no Hancock Road in 1880) and Hope Valley.

The section of Perseverance Road from the Main North East Road to St. Wilfred's Church of England was originally part of Government Road. Government Road, which passed on the eastern side of Section 5500, and continued along present day Bowen Road was originally the main connecting road with Hope Valley. It was declared a main line of road in 1862 but from 1842 had been the main connecting line of road between Hope Valley and the road through Tea Tree Gully. Government Road thus pre-dates the Main North East Road and played a great part in the initial development of the Township of Steventon in 1854. It was a coaching road and the traffic on this road provided the main reason for locating the Highercombe Hotel (now the National Trust Museum) in 1854 on Government Road.

Following the gazettal in 1854 of the more northerly and less hazardous line of road known as the Main North East Road, Government Road was neglected and gradually lost its importance as a point of entry to the Tea Tree Gully and the Township of Steventon. Government Road only regained its importance after it became part of Haines Perseverance Road in 1880.

#### PRESENT SIGNIFICANCE

Haines Perseverance Road still provides the most direct link between the foothill residential subdivisions of Tea Tree Gully and Anstey's Hill and the Lower North East Road. Government Road (now Bowen Road) no longer provides a main point of entry to the area of the present Conservation Study.

Perseverance Road, especially in its approaches, provides a most significant point of entry to both the Outer and Inner Conservation Zone. It can either enhance or detract from the concept of an historic Tea Tree Gully Township and from the perception of the existence of the area as an historic one by people passing through it.

Included within the precinct are two buildings which constitute a significant part of the heritage of the original township, i.e. the original 1855 Steventon (after 1874, Tea Tree Gully) Primary School and the 1886 St. Wilfred's Church of England.

Also it includes two reserves - one planted by Mr. M. Sharrad in 1962 with native trees and a second used as a children's playground. Several modern homes adjoining Perseverance Road on the eastern side also have their own attractive plantations of native trees and shrubs.

The boundaries of the precinct are drawn to include, also, the historic Perseverance Road Bridge and portion of the Anstey's Hill Flora and Fauna Reserve. The bridge was erected in 1879/80 with part of the money (800 pounds - \$1600.00) allotted for construction of the road.

#### HISTORY

The first portion of this precinct to come into existence was a track from Hope Valley, which in 1842 joined the road, cut in 1841/2, through Section 1559 in the Tea Tree Gully. The road was in use for more than 12 years before the Township of Steventon existed. The road became a Government Road in 1862 and now forms part of Haines Perseverance Road.

William Haines Jnr. of Tea Tree Gully and M.P. for the district agitated in Parliament for many years for a direct road linking Steventon with Anstey's Hill Road. This road was finally opened for traffic on Thursday, May 20th, 1880 in the presence of Haines and officially named 'Haines Perseverance' in recognition of his many years of effort to have the road constructed.

#### FUTURE SIGNIFICANCE

'Haines Perseverance' Road will continue to have great significance. It embodies in its name a significant event and personage in local history.

As a precinct it will have great visual significance along with the Main North East Road as a point of entry into the historic township area. Its historic connections with the township, first as Government Road, then as part of Haines Perseverance Road makes the precinct highly relevant. The existence of two historic township buildings within the precinct and of an historic bridge, greatly increase this significance.

#### CHARACTER TO BE DEVELOPED

The function of Haines Perseverance Road Precinct should be to enhance the approach to the Inner Conservation Zone. The natural stands of gum trees, the background of the Hills Face Zone and the stands of native flora both along the footpath and in private gardens, especially on the eastern boundary, should be further enhanced by further plantations, perhaps of callitris, in the children's playground reserve. The presence of the historic structures, i.e. the school, church and bridge should be much more strongly indicated. Easy access to the historic Perseverance Road Bridge should be provided. A strong link with the Inner Township Zone should be planned (vide Recommendation 4 below).

#### RECOMMENDATIONS

1. Additional plantation of native trees in the reserve fronting the school.
2. A stand of callitris edging and surrounding the children's playground reserve.
3. Plantation of native trees and shrubs on the eastern boundary of the road, both on the public footpath and in private gardens in order to harmonise with the natural flora of the hills face zone.
4. A linkage row of plane or oak trees from Haines Memorial Park along the western boundary of Perseverance Road to the school. This was the character initially intended for the township and is therefore historically justifiable.

5. A separate plan for the Bridge area in order to make it accessible and visible. A special reserve on the eastern side of the bridge is advised as a longer-term project.
6. It is strongly recommended that the kerbing in this precinct, particularly on the eastern side of Perseverance Road be of local bluestone. Massive slabs of stone as a retaining wall for the footpath on this upper side would be preferable to any lowering of the path. If carried from the bridge along to the National Trust building, such kerbing would do much to identify the precinct as an historic one.

PRECINCTS

OUTER CONSERVATION ZONE

(vide Map 4)

- 1A. Early Residential Precinct
- 2A. Main North East Road Precinct
- 3A. St. Agnes Winery Precinct
- 4A. Oval Precinct
- 5A. Memorial Drive Precinct
- 6A. Modern Residential Precinct

OUTER CONSERVATION ZONE

PRECINCT 1A - EARLY RESIDENTIAL PRECINCT (Pt. Section 51  
Pt. Section 50)

CATEGORY - STREETScape

HISTORICAL SIGNIFICANCE

The original section of land (Section 51) of which this precinct forms a part, was first purchased by John Stevens, flour miller, of Adelaide. The section was of 227 acres for which Stevens, who speculated in land, paid the sum of 633 pounds (\$1266.00).

A small area of Section 50 has been included in the precinct in order to include one early residence in Erica Street. Section 51 formed part of Steventon Estate which also included part of Sections 5628, 5629, 5500 and 51 (vide Map 1) owned by John Stevens.

Stevens intended Section 51 to be subdivided as the residential component of Steventon Estate (vide Plan of Steventon Estate) (vide Map 2) and the first allotment to be taken up was one of 2 acres by Wm. Rickards at the corner of Walters Street - then Government Road - and Elizabeth Street - then non-existent.

By mid-1855 several allotments fronting Walters Street had been taken up and two houses, those of William Haines and Thomas Knuckey had been built. Neither of these remain. In 1855 a Wesleyan Chapel was erected on an allotment presented by John Stevens (vide Map 4). In 1896 the Tea Tree Gully Institute was erected on an allotment (vide Map 4) presented by William Haines Snr.

Although Section 51 remained the main residential section of the Township of Steventon/Tea Tree Gully, its aggregation of houses was never great. By 1950 there were less than 70 residences in the whole of the Township and fewer than 50 of these in Section 51. More than half of these 70 early residences have been demolished in the past 30 years.

#### PRESENT SIGNIFICANCE

Although so few of the early residences of Steventon/Tea Tree Gully remain today, nevertheless the presence of a number of well preserved examples in Walters Street, Elizabeth Street and William Street warrant the inclusion of this precinct in the Outer Conservation Zone.

In addition the precinct includes one of the most important components of the Township of Steventon - the 1896 Institute. This has been nominated for inclusion on the Register of State Heritage Items. Also the precinct includes an early home in Erica Street, facing Perseverance Road, the home of Mrs. D. Newman. The Wesleyan Chapel has been partly demolished and incorporated in a private residence.

Detracting from the visual acceptability of this precinct, as an historical residential area, is the commercial section which has been allowed to develop fronting the Main North East Road.

The various private residences which give credibility to this precinct as an historic area (vide Map 4) are listed separately in Section V of this Brief. An outstanding example of one of these historic cottages is that of Mr. and Mrs. H.D. Sandford sited at the corner of William and Elizabeth Streets. This residence has been nominated within the agreement of its owners for inclusion in the Register of State Heritage Items. More importantly its

owners have consciously set an example in conservation which it is hoped owners of other historic buildings in the City of Tea Tree Gully, both private and public will emulate. The conservation of humbler cottages and pioneer homes is equally important, if indeed not more important than the conservation and restoration of more pretentious 'stately homes'. They are more representative of the pioneering days of the early settlers of the district.

#### CHARACTER TO BE ENCOURAGED

The only overall character of the precinct which can be retained is that which it has always possessed - residential. The presence of the Institute strengthens this character. The presence of any extension of the modern commercial development, will continue to detract from this residential character.

#### RECOMMENDATIONS

1. The integrity of the Institute as an historic building of great significance should be maintained and enhanced by a close study of its original architectural details, e.g. the porchway is not original and obscures the architectural features of the main entrance.
2. It is recommended that presence of the precinct be accentuated and its extent and limits be defined by the regular planting of some one species of tree along the streets bordering the precinct - preferably a flowering tree.
3. If the extent and existence of the precinct is highlighted in some manner (e.g. as in 2 above), then more attention will be drawn to the individual

historic cottages within the precinct and provide a further incentive to their owners to retain and preserve these homes.

4. Mr. and Mrs. H.D. Sandford of 1 William Street have already expressed their desire to have a plaque erected on their residence to indicate something of its history and its connection with their pioneering family. This idea may appeal to other householders in this and other precincts. The houses could be included on the Council 'Historic Walk' brochure.

OUTER CONSERVATION ZONE

PRECINCT 2A - MAIN NORTH EAST ROAD PRECINCT

CATEGORY - STREETScape

HISTORICAL SIGNIFICANCE

Although Government Road (now Bowen Road and part of Perseverance Road) was the earliest entrance road to the Tea Tree Gully, by 1850 the more level route known as the 'Hay Road' became the official Main North East Road in 1854.

The sections bordering this road (5484, 5485) from present day Hancock Road to Elizabeth Street were never part of the Township of Steventon/Tea Tree Gully, except for the Baptist Church site. Until the late 1880's, the 80 acre sections on each side were open arable land with no more than five houses sited on them.

By the end of the decade, much of the land had been planted by vineyards. Dr. William Thomas Angove had purchased 33 acres of Section 5485 for vineyard and Henry Hall, second son of the Norwood cordial manufacturer, had acquired 38 acres of Section 5484 on the northern side of the Main North East Road.

The first Baptist Church had been erected in an allotment of Section 5484 in March 1863 and a second larger church alongside in 1913.

PRESENT SIGNIFICANCE

The Main North East Road still functions as the main entrance road to the Tea Tree Gully and thence to the townships of the sources of the River Torrens and to the River Murray at Mannum.

The Angove family still maintains vineyards on their original section of land and the original Angove cellars are still in use.

Both the original 1863 Baptist Church and the 1913 Medcalf Memorial Church are still in use and the integrity of both buildings has been visually maintained. An early cottage alongside has been acquired and incorporated successfully in the church allotment.

With the Baptist Churches still intact, Angove's cellars being maintained and enhanced in keeping with its history, and particularly with the retention of vineyards, this precinct possesses a high degree of acceptability as a visible historic precinct. It serves to sharply differentiate the entrance to the old township area from the modern development west of Hancock Road.

Unfortunately such careful maintenance by the Baptist Church authorities and by Angove Ltd. of their original heritage is diminished by the indifferent and unsympathetic conglomeration of commercial development beginning at Hancock Road and spreading into the early residential area of Precinct I.

The fine 1890 home of Henry Hall, 'Warboys', however still remains and apparently will be retained and its present surroundings and neglected appearance restored and enhanced.

Another early residence immediately west of the Baptist Church, is still occupied and retains much of its original appearance.

#### CHARACTER TO BE ENCOURAGED

It is obvious to anyone entering this precinct via the Main North Road at Hancock Road that there is a sharp change from the area of the modern planned development of Modbury and Tea Tree Gully to an area of haphazard appearance and development.

With the continued narrowing of the road through to the Tea Tree Gully itself, the increasing historic character of this entrance area becomes more obvious and more acceptable. Awareness of a change is brought about not only by the narrowing of the road and the presence of historic buildings but by the increasing density of older plantations of trees, many of them the exotics so much favoured a century ago. The magnificent stand of pines in Angove's vineyard are a preliminary to the variety of exotic and native stands of trees along the road.

This effect is brutally broken by the treeless and sterile appearance of a small but significant amount of commercial development on the northern side of the precincts.

The character of this precinct as entry area to the old township area has evolved slowly. This character - contrasting strongly with the modern development previously encountered to Hancock Road - can very easily be effaced.

#### RECOMMENDATIONS

In order to retain as much as possible, the historic character of this precinct, it is recommended that:

1. The narrowing of the road beyond Hancock Road be maintained, and that the Council negotiate with the Highways Department to ensure that any future roadworks do not detract from the present character of the precinct and township.

2. That an area of the historic Angove vineyard, at least back to the line of pine trees, be retained as a vineyard.
3. That the consideration given to the historic heritage by Angove Ltd., the Baptist Church and some private householders, be recognised and properly acknowledged and encouraged. This might best be done by some form of photographic record of renovation and restoration work achieved being officially undertaken or sponsored by Council.
4. That tree planting of the types of exotic trees once in favour be continued to obscure as much as possible those commercial developments which have shown little consideration for the obvious historic nature of the precinct.

OUTER CONSERVATION ZONE

PRECINCT 3A - ST. AGNES WINERY PRECINCT

CATEGORY - LANDSCAPE

DESCRIPTION

This precinct consists of open land, mainly planted with vineyards, but enclosing along its southern boundary (Bowen Road) an extensive and notable section of regrowth of native vegetation. It also encloses a small Reserve of native vegetation and an interesting section of the course of the Tea Tree Gully Creek. The northern boundary of the precinct is marked by a well established row of pine trees. North of this to the Main North East Road is the section of vineyard included in Precinct 2A.

HISTORY

This precinct lies wholly within Section 5485 of 80 acres (approx. 32 hectares) originally purchased in February, 1851 for 80 pounds (\$160.00). By 1888, 33 acres (approx. 14 hectares) of the section had been purchased by Dr. William Thomas Angove for the establishment of the vineyard to which he gave the name of the St. Agnes Vineyards after the village of St. Agnes, near his family home in Cornwall. The 33 acres have been in possession of the Angove family since 1888.

A portion of the property at the southern end adjoining Government Road (now Bowen Road) was worked as underground and open clay-mines at the turn of the century. When these deposits were abandoned there was subsidence in the area as well as open pits and the area was allowed to revert to waste-land. Natural regrowth of a variety of native flora has turned this section of the precinct into a pleasant sanctuary for birds, small animals and mainly indigenous plants.

#### PRESENT SIGNIFICANCE

The area of Angove vineyard in Precinct 2A (q.v.) is highly important both visually and historically to the credibility of the Main North East Road Precinct.

The remainder of the vineyard has a similar historical connection with the Township of Steventon/Tea Tree Gully although it is not visible to the passing public. The area of natural regrowth along the Southern boundary is however of visual significance.

As an introduction via Bowen Road (old Government Road) to the Inner Conservation Zone, it is of great importance. It also has potential recreational value as a sanctuary area for fauna and natural regrowth.

#### COMMENTS

While much of this precinct has little visual connection with the Conservation Zone, except historically, its presence as a 'token' vineyard and one of increasing heritage value is highly desirable.

Perhaps, with the 'token' vineyard surrounding Tolley's Winery at Hope Valley, the Angove vineyard, will become the last of the vineyards not only of the District of Tea Tree Gully but of the Adelaide Plains. It could justifiably become a matter of State concern to ensure the preservation of this last substantial remnants of a once-flourishing local industry.

It is certainly in the interests of the City of Tea Tree Gully to preserve a little of the heritage of vineyards. Priority of course should be given to the preservation of the section of vineyard bordering the Main North East Road in Precinct 2A.

The preservation of the section of natural regrowth in this Precinct (3A) is highly desirable partly for reasons already outlined and also for reasons set out in the 'Report of Tea Tree Gully Flora and Fauna Study Group of December, 1977'.

OUTER CONSERVATION ZONE

PRECINCT 4A - OVAL PRECINCT

CATEGORY - LANDSCAPE

DESCRIPTION

The Oval Precinct contains the Tea Tree Gully Memorial Oval Reserve and an area of some 4½-5 acres (2 hectares) of adjoining land. This strip of land, running from the Main North East Road to Bowen Road, is currently owned by De Rivers Pty. Ltd. Intended by this company for residential development, the area is at present being offered for sale as a whole. The area contains a fine natural stand of gum trees adjoining the Memorial Oval. Domestic animals - horses, cows etc. - have prevented an understorey of native vegetation from developing.

A section of the Tea Tree Gully Creek runs through the precinct.

HISTORICAL SIGNIFICANCE

The oval reserve was a gift of William Haines, Junr. M.P., to the District Council of Tea Tree Gully. Haines, who died in 1902, stipulated in his will that the land 'should be available to the people of Tea Tree Gully for all time'.

With the exception of a piece of land adjoining the oval, donated in 1949 by Mr. Claude Ellis of Tea Tree Gully to enable the Memorial Drive to be extended through to Haines Memorial Drive, the oval area has remained the same in area since 1902.

The strip of land adjoining the oval on its western boundary has always been private property, restricting the extension of the Memorial Oval.

## PRESENT SIGNIFICANCE

It would be difficult to exaggerate the importance of this precinct which at present unwittingly acts as a buffer zone linking the Main North East Road with Bowen Road and giving visual definition, by virtue of its fine natural stand of large gum trees, to the Conservation Zone. This stand of trees, linked with the stands of long-established trees in Inner Zone 6 and with Inner Zone 2 (Haines Perseverance Road Precinct) and the natural stands of trees of the Hills Face Zone helps to set the whole area apart from the tremendous spread of modern development adjoining the Conservation Zone on the west. Without this stand of trees the old Township of Steventon/Tea Tree Gully would lack any western definition. (An aerial photograph of the old Township area will substantiate this.)

Additionally, it is logical to attach the private area of land to the present area of the Memorial Oval to enlarge it for modern requirements. At present no vehicle can fully circumnavigate the oval and the oval provides little or no shade, or shelter or anything in the way of a picnic area.

## COMMENTS AND RECOMMENDATIONS

Two earlier private gifts have retained and opened up this area of oval to the public. It is strongly recommended that the addition of the available and adjoining strip of land will accomplish three very important and desirable aims, i.e.

1. to extend the area of the oval reserve and enable access from the western side
2. to enable the recommendations of the Tea Tree Gully Township Advisory Group for this area to be implemented
3. to unite two major and vital precincts (i.e. 2 and 6) of the Inner Conservation Zone.

#### The loss of the opportunities

1. to complete what is at present an oval which can function virtually on three sides only
2. to complete the recommended Historic and Township Walk (Ref: Map 1, Tea Tree Gully Township Study Report, 1979)
3. to ensure the continuing function of this area as providing visual definition to the western side of the 'triangle' of the Conservation Zone.

could never be reversed. If this strip of land becomes residential, it will seriously endanger the credibility and acceptability of the Tea Tree Gully Township Conservation Zone. It would also frustrate the efforts and aims of the Tea Tree Gully Township Advisory Group.

#### RECOMMENDATIONS

1. It is strongly recommended that the City of Tea Tree Gully purchase the De Rivers Estate in its entirety as an adjunct to the 'Memorial Oval'.
2. It is recommended that the planning consultant suggest
  - (a) means of public access from Bowen Road and from the oval area
  - (b) means of retaining the present informality of the islands of gum trees in the precinct while providing for an understorey of native vegetation and picnic facilities and bikeway.
3. Access, except for a bikeway, from the North East Road is not recommended. Allotments of the section facing the North East Road could be sold for commercial development as part payment of the purchase cost of the De Rivers Estate.

## OUTER CONSERVATION ZONE

### PRECINCT 5A - MEMORIAL DRIVE PRECINCT

#### CATEGORY - STREETScape/TOWNScape

#### DESCRIPTION

This precinct includes within its boundaries two historic sub-precincts.

1. Memorial Drive sub-precinct.
2. Tea Tree Gully School sub-precinct.

As Memorial Drive impinges on the Primary School Precinct, the two areas can, for planning purposes, be considered as complementary. Historically of course their origins are very separate.

#### HISTORY

Part of the Tea Tree Gully Primary School sub-precinct dates back to the 1850s. In 1854, William Haines, Senr., donated a piece of land as a site for an Institute and in 1858 the foundations of the building were completed and a foundation stone was laid. The Institute was never completed and in 1870, the Tea Tree Gully School was erected on the foundations of the old Institute. The building, originally named the Steventon School, still forms part of the present Tea Tree Gully Primary School.

Memorial Drive was not opened until 1950. Local citizens gave portions of land to enable the drive to be taken through from the Main North East Road to Haines Perseverance Road. Pine trees were planted along each footpath of the roadway and a memorial archway with two brass plaques inscribed with the names of local servicemen of World War I and World War II, was erected.

#### PRESENT SIGNIFICANCE

Memorial Drive presents a permanent feature of this precinct as does the Tea Tree Gully Primary School sub-precinct.

The well-established row of pine trees and the considerable plantings of shrubs and trees, serve to screen the newer residential area.

Memorial Drive also is a valuable link road uniting the Main North East to Haines Perseverance Road Precinct and to the Memorial Oval.

The most historic building in this precinct is of course the original Steventon/Tea Tree Gully School. This building has been nominated by Council for inclusion in the Register of State Heritage Items.

#### COMMENTS

There is a proposal by the Tea Tree Gully School (presumably by the School Committee) to set up the old school building as an historical (pre-1900) classroom. This proposal and the course of action as set out by the School Principal in a circular of August, 1979 is strongly commended.

The implementation of this proposal would add much to the authenticity of an Historic Township. It would also provide future generations of children attending schools in the City of Tea Tree Gully with a rare opportunity to reverse and relive the school days of past generations of school-children.

The retention of this building is most important - without it the collection of public buildings which now makes the old historic township so complete, would be lacking an essential item.

OUTER CONSERVATION ZONE

PRECINCT 6A - MODERN RESIDENTIAL PRECINCT

CATEGORY - RESIDENTIAL

HISTORICAL SIGNIFICANCE

Nil - previously open paddocks.

PRESENT SIGNIFICANCE

As a precinct of the Outer Conservation Zone, this precinct has significance only as it contributes or detracts from the acceptability of the whole historic area.

Fortunately this residential area is so situated that it does not obtrude visually on the main historic precincts.

Its separation even from Haines Perseverance Road Precinct (7A) can be further intensified by the type of tree planting suggested for this precinct (q.v.).

The tree population of this precinct is already well-established enough to begin to obscure the presence of this residential area. It is likely that before long that the heavy coverage of trees and large shrubs in the precinct will contribute significantly to the overall impression of a heavily vegetated Conservation Zone blending in with the natural vegetation of the Hills Face Zone.

SECTION V

BUILDINGS, STRUCTURES, RELICS,  
NATURAL FEATURES, SITES, RESERVES

Buildings

Public Buildings  
Commercial Buildings  
Private Buildings

Structures and Relics

Natural Features and Sites

Reserves

Nominated Heritage Items

Unnominated Heritage Items

Heritage Item Assessments, Brief History  
and Recommendations

## HERITAGE ITEMS

(vide Map 5)

Item No.	Name
----------	------

## I BUILDINGS

## Public Buildings

- |    |  |
|----|--|
| 1. | Old Council Chambers   |
| 2. | Institute  |
| 3. | Old Post Office and Telegraph Station<br>(Old Highercombe Hotel) |
| 4. | Steventon (Tea Tree Gully) School                                |
| 5. | St. Wilfred's Church of England                                  |
| 6. | Baptist Churches   |
| 7. | Police Station   |

## Commercial Buildings

- |     |   |
|-----|---|
| 8.  | Old Flour Mill                            |
| 9.  | Dunn's Cash Store (North East Restaurant) |
| 10. | Tea Tree Gully Hotel                      |
| 11. | Angove's Winery                           |

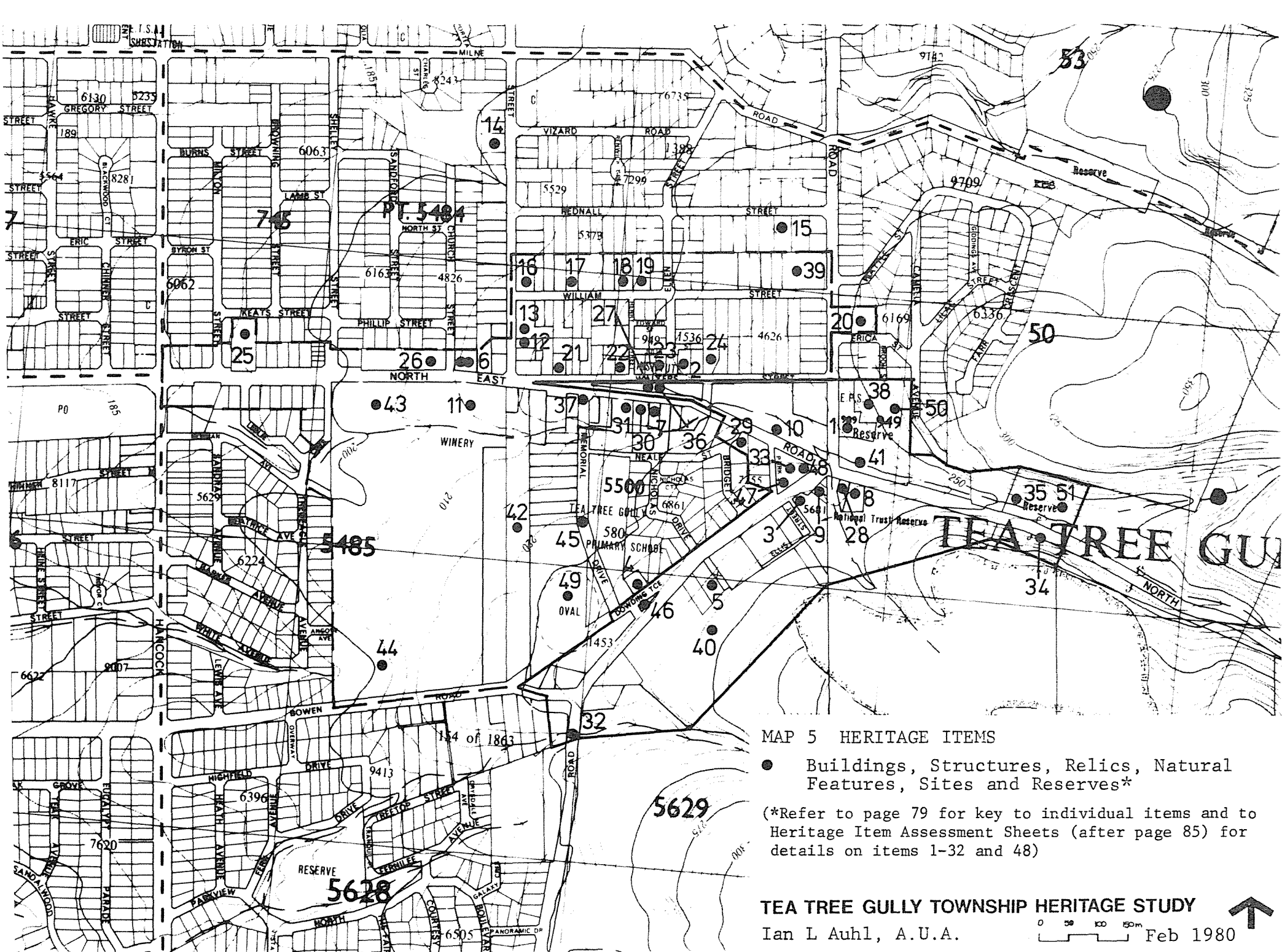
## Private Buildings and Houses

## Elizabeth Street

- |     |        |
|-----|--------|
| 12. | No. 10 |
| 13. | No. 12 |
| 14. | No. 25 |

## Rednall Street

- |     |        |
|-----|--------|
| 15. | No. 34 |
|-----|--------|



William Street

- 16. No. 1
- 17. No. 9
- 18. No. 21
- 19. No. 23

Haines Perseverance Road

- 20. No. 10

Walters Street

- 21. No. 9
- 22. No. 23
- 23. No. 29
- 24. No. 37

North East Road

- 25. No. 1291
- 26. No. 1321
- 27. No. 1333
- 28. No. 1368
- 29. No. 1360
- 30. &
- 31. Nos. 1344/1346

## II STRUCTURES AND RELICS

- 32. Bridge - Haines Perseverance Road
- 33. Fountain - Haines Memorial Park
- 34. Walling - Tea Tree Gully
- 35. Holding Tank - Reserve - Tea Tree Gully
- 36. Blacksmith's Shop - No. 1333 North East Road
- 37. Archway - Soldier's Memorial Drive

## III NATURAL FEATURES AND SITES

- 38. Pine Plantation - Inner Precinct I
- 39. Regrowth Native and Pine Trees - Cnr.  
William St./Perseverance Road

- 40. Hills Face Zone - Inner Precincts 2, 3 and 4
- 41. Tea Tree Gully Creek
- 42. Gum Trees - De Rivers Pty. Ltd. Estate
- 43. Vineyards - Angove's St. Agnes Winery
- 44. Regenerated native vegetation - St. Agnes vineyards off Bowen Road
- 45. Pine Trees - Memorial Drive
- 46. Native shrub plantation - Perseverance Road
- 47. Haines Memorial Park and vicinity - Remnants of early exotic plantings, e.g. plane trees, pine trees, pepper trees, crab-apple tree etc.

#### IV RESERVES

- 48. Reserve No. 27 - Haines Memorial Park
- 49. Reserve No. 31 - Tea Tree Gully Oval
- 50. Reserve No. 3 - Council Chambers and Creek
- 51. Water Reserve - Tea Tree Gully

## NOMINATED HERITAGE ITEMS

The following buildings and items have been nominated for inclusion on the Register of State Heritage Items under the South Australian Heritage Act 1978. The buildings and items were nominated by the Corporation of the City of Tea Tree Gully, October 1979, following identification and recommendation in the Report of the Tea Tree Gully Township Advisory Group Report, March 1979.

A heritage assessment and/or brief history of each item is given in the data sheets at the end of this Section of the report.

Item No.	Name of Item	Owners Consent Given
----------	--------------	----------------------

## PUBLIC BUILDINGS

1.	Old Council Chambers	
2.	Institute	Yes
3.	Old Highercombe Hotel	
4.	Steventon School	Yes
5.	St. Wilfred's Church of England	
6.	Baptist Churches	

## COMMERCIAL BUILDINGS

8.	Old Flour Mill	
9.	Dunn's Cash Store	Yes
10.	Tea Tree Gully Hotel	
11.	Angove's Winery	

## PRIVATE BUILDINGS

16.	No. 1 William Street	Yes
25.	No. 1291 North East Road	Yes

## STRUCTURES AND RELICS

32.	Bridge - Haines Perseverance Rd.	Yes
-----	----------------------------------	-----

## RESERVES

48.	Haines Memorial Park	
-----	----------------------	--

## UNNOMINATED HERITAGE ITEMS

As part of this Brief (Brief I) a number of additional buildings and items within the Conservation Zone (vide Map 4) have been identified as heritage items of significance. Where it has been considered necessary, recommendations have been made for buildings and items to be nominated for inclusion on the Register of State Heritage Items.

A heritage assessment and/or brief history of each item is been given in the data sheets at the end of this Section of the report.

Item No.	Name
----------	------

## I BUILDINGS

## Public Buildings

7. Police Station & Cells, 1348 North East Road

## Private Buildings

## Elizabeth Street

12. No. 10

13. No. 12

14. No. 25

## Rednall Street

15. No. 34

## William Street

16. No. 1

17. No. 9

18. No. 21

19. No. 23

Haines Perseverance Road  
20. No. 10

Walters Street  
21. No. 9  
22. No. 23  
23. No. 29  
24. No. 37

North East Road  
25. No. 1291  
26. No. 1321  
27. No. 1333  
28. No. 1368  
29. No. 1360  
30. &  
31. Nos. 1344/1346

## II STRUCTURES AND RELICS

33. Fountain - Haines Memorial Park  
Brief History - The fountain was placed in position and dedicated on July 30th, 1909 in accordance with the wishes of William Haines Jnr., M.P., as expressed in his will, viz. 'to fence in or enclose a piece of land (in Haines Reserve) containing not more than six perches in or near the centre of the piece of land for the purpose of erecting a public drinking fountain thereon'.
34. Walling - Tea Tree Gully  
Brief History - vide Precinct 2
35. Holding Tank - Tea Tree Gully  
Brief History - vide Precinct 2

- 36. Blacksmith's Shop - No. 1333 North East Road  
Brief History - From 1892-1895 was Coachbuilder's  
Shop. From 1895-1927 was used as Blacksmith's  
Shop of Richard Hawke (vide Item 27)
- 37. Archway - Soldier's Memorial Drive (1950)  
Brief History - vide 'From Settlement to City',  
I.L. Auhl, pp. 184-185

### III NATURAL FEATURES AND SITES

- 38. Pine Plantation - vide Precinct 1
- 39. Regrowth Native and Pine Trees - Cnr.  
William St./Perseverance Road - vide Advisory  
Group Report 1977
- 40. Hills Face Zone - vide Precincts 3, 7
- 41. Tea Tree Gully Creek - vide Precincts 2, 6, 3A
- 42. Gum Trees - De Rivers Pty. Ltd. - vide Precinct 4A
- 43. Vineyards - Angove's St. Agnes Winery - vide  
Precincts 2A, 3A
- 44. Regenerated Native Vegetation - vide Precinct 3A
- 45. Pine Trees - Memorial Drive - vide Precinct 5A
- 46. Native Shrub Plantation - Perseverance Road -  
vide Precinct 7
- 47. Haines Memorial Park - vide Precinct 5

### IV RESERVES

- 49. Reserve No. 31 - Tea Tree Gully Oval  
- vide Precinct 40  
- vide also Flora & Fauna Study Group Report 1977
- 50. Reserve No. 3 - Council Chambers and Creek - vide  
Precincts 1, 2
- 51. Water Reserve  
- vide Precinct 2  
- vide also 'From Settlement to City', I.L. Auhl,  
pp.320-321

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Old Council Chambers*

ITEM NO.: *1*

FORMER NAMES/OWNERSHIP: *District Council Chambers of Highercombe and later District Council of Tea Tree Gully*

PRESENT OWNERSHIP: *Corporation of the City of Tea Tree Gully,  
1020 North East Road, Modbury*

Telephone: *264-2355*  
Postcode: *5092*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Haines Road*

SIDE OF STREET: *Eastern*

STREET NO.: *2*

POSTCODE: *5091*

HUNDRED: *Yatala* SECTION: *50*

LOT NO.: *Reserve*

VOLUME: *-*

FOLIO: *-*

ASS. NO.: *02367*

NATURE OF ITEM:

☒ Public Building

☐ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone, Roof - corrugated iron*

DATE OF CONSTRUCTION: *Between 1.7.1855 and 26.11.1855*

ARCHITECT/DESIGNER: *Mr. Weir*

BUILDER/MAKER/MANUFACTURER: *Tender - James Addis and John Mayers*

PRESENT USE: *State Emergency Service Branch Office*

PAST USES: *Council Chamber, Police Court, Administration for present Council before re-location.*

CONDITION OF ITEM:

☐ Good

☒ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☐ Altered Sympathetically

☒ Altered Unsympathetically

☐ Damaged

Comments: Additions to be partly demolished and re-modelled to be sympathetic to original building.

HERITAGE SIGNIFICANCE: *First District Council office in South Australia*

*First District Council office in Tea Tree Gully*

*One of the first buildings in Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Auhl, I. and Millsteed, R. "Tea Tree Gully Sketchbook", Rigby Ltd.*

*Ex Minutes D.C. Highercombe (S.A. Archives)*

BRIEF HISTORY:

*Erected 1855. First meeting of District Council to be held in it - Nov., 1855. Used as local Court House for many years. Served as Council Chambers for 112 years.*

CURRENT SITUATION: *Council commissioned a study in 1978 to recommend restoration of the building and options for community use. Council will restore and remodel the building for an arts and crafts centre*

LIKELY FUTURE: *pending availability of funds.*

☒ Secure

☐ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	YES	YES
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Institute*

ITEM NO.: 2

FORMER NAMES/OWNERSHIP: *Corporation of the City of Tea Tree Gully*

PRESENT OWNERSHIP: *Corporation of the City of Tea Tree Gully,  
1020 North East Road, Modbury*

Telephone: 264-2355  
Postcode: 5092

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Walters Street*

SIDE OF STREET: *northern*

STREET NO.: *33-35*

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *51*

LOT NO.: *12 & 13*

VOLUME: *4071*

FOLIO: *180*

ASS. NO.: *04417*

NATURE OF ITEM:

☒ Public Building

☐ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone. Roof - corrugated iron*

DATE OF CONSTRUCTION: *Foundation stone laid in 1896*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Robert Gilmour - a local stonemason and builder*

PRESENT USE: *General community services and social functions*

PAST USES: *1904 - skating rink, dances, political meetings, etc. 1928 new cinema room.*

CONDITION OF ITEM:

☐ Good

☒ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Apart from timber portico added to front.*

HERITAGE SIGNIFICANCE: *One of the earliest buildings in Steventon (Tea Tree Gully)  
First Institute building in Steventon (Tea Tree Gully)  
Significant public building and focus of early life in the district.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Adelaide Observer, 4.1, 1896. Minute book 1903-1950. Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully 1836-1976" pp 193, 194, 197, 333.*

BRIEF HISTORY: *For laying of foundation stone v. "Observer" 4.1 1896 p. 15B.  
For account of opening ceremony v. Chronicle 14.11.1896 p. 21 AB Observer 14.11.1896 p. 43 BC  
Stone rooms added at rear of hall 1906.*

CURRENT SITUATION: *Continue to be made available for public use.*

LIKELY FUTURE:

☒ Secure

☐ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Old Highercombe Hotel*

ITEM NO.: 3

FORMER NAMES/OWNERSHIP: *John Stevens, William Haines, Jnr., S.A. Government (Postal Department)*

PRESENT OWNERSHIP: *National Trust of S.A., 288 North Terrace,  
Adelaide*

Telephone: 2231655  
Postcode: 5000

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Perseverance Road*

SIDE OF STREET: *eastern*

STREET NO.: 3

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 5681

LOT NO.: 1A

VOLUME: -

FOLIO: -

ASS. NO.: 03535

NATURE OF ITEM:

☐ Public Building

☒ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone. Roof - corrugated iron. Timber balcony and verandah*

DATE OF CONSTRUCTION: 1854

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Thomas Knuckey/Thomas Pearce*

PRESENT USE: *Folk museum and office for Tea Tree Gully Branch of National Trust*

PAST USES: *Public House to 1875. Post and Telegraph office 1880-1963. Also head masters residence, public hall, classroom for Tea Tree Gully school since 1967.*

CONDITION OF ITEM:



Good

☐ Fair



Deteriorating



Ruinous

Comments:

INTEGRITY OF ITEM:



Intact



Altered Sympathetically



Altered Unsympathetically



Damaged

Comments:

HERITAGE SIGNIFICANCE:

*One of the first buildings in Steventon (Tea Tree Gully)*

*Second hotel in Steventon (Tea Tree Gully)*

*Post office and telegraph station from 1880-1963.*

*Best preserved of all the early buildings in Tea Tree Gully.*

INFORMATION SOURCES/BIBLIOGRAPHY:

*Auhl, I. & Millsted, R. "Tea Tree Gully Sketchbook" (1975) p. 16*

*Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully*

*1836-1976" pp. 192, 193. Government Gazette 1854, p. 637.*

BRIEF HISTORY:

*Built 1854. Licensed June 1854. Owner 1854-1863 John Slovena. Owner 1864-1879 William Haines, Jnr.*

*Post office, Telegraph Station 1880-1963*

CURRENT SITUATION:

*Maintained as National Trust Museum of artifacts relevant to the Heritage of Tea Tree Gully.*

LIKELY FUTURE:



Secure



Doubtful



At Risk



Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	YES	YES
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Tea Tree Gully School (Stone Building)*

ITEM NO.: 4

FORMER NAMES/~~OWNERSHIP~~: *Steventon School*

PRESENT OWNERSHIP: *Minister of Education,  
Education Centre,  
31 Flinders Street, Adelaide*

Telephone: 2274610  
Postcode: 5000

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Dowding Terrace*

SIDE OF STREET: *Western*

STREET NO.:

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *5000*

LOT NO.: *1*

VOLUME: -

FOLIO: -

ASS. NO.: *01747*

NATURE OF ITEM:

☒ Public Building

☐ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone. Roof - corrugated iron*

DATE OF CONSTRUCTION: *completed April, 1870*

ARCHITECT/DESIGNER: *unknown*

BUILDER/MAKER/MANUFACTURER: *Probably Thomas Knuckey*

PRESENT USE: *Club rooms for Naval Association and Tea Tree Gully Gem & Mineral Club.*

PAST USES: *School building.*

CONDITION OF ITEM:

☐ Good

☒ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments:

HERITAGE SIGNIFICANCE:

*First school building to be erected in Steventon (Tea Tree Gully)*

*The site (originally intended for an Institute and library) was donated by William Haines Jnr. and residents of Steventon.*

*School was built on original foundations of the proposed 1855 Institute.*

INFORMATION SOURCES/BIBLIOGRAPHY:

*Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully, 1836-1976" (1978) pp 192, 235/236.*

BRIEF HISTORY:

*Land originally donated by William Haines Senior as a site for Institute. Built by District Council of Tea Tree Gully for 224 pounds - half paid by Government. Opened April, 1870 as Steventon School. Renamed Tea Tree Gully School in 1874.*

CURRENT SITUATION:

*Proposed by Tea Tree Gully School to set up building as an historical classroom (pre 1900).*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	YES	YES
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *St. Wilfred's Church of England*

ITEM NO.: 5

FORMER NAMES/OWNERSHIP: *Church of England Adelaide Inc.*

PRESENT OWNERSHIP: *Church of England Adelaide Inc.,  
18 King William Road, North Adelaide*

Telephone: 2671411

Postcode: 5000

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Perseverance Road*

SIDE OF STREET: *eastern*

STREET NO.: 19

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 5629

LOT NO.: 8

VOLUME: 518

FOLIO: 46

ASS. NO.: 03551

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☐ Private Residence

☒ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone. Roof - corrugated iron, trussed ceiling with wall posts in the transepts.*

DATE OF CONSTRUCTION: 1886

ARCHITECT/DESIGNER: *W.K. Mallyon*

BUILDER/MAKER/MANUFACTURER: *Charles Tovey (local contractor)*

PRESENT USE: *Church*

PAST USES: *Church*

CONDITION OF ITEM:

☒ Good      ☐ Fair      ☐ Deteriorating      ☐ Ruinous

Comments: *Now incorporated as part of the new church building*

INTEGRITY OF ITEM:

☐ Intact      ☐ Altered Sympathetically      ☒ Altered Unsympathetically      ☐ Damaged

Comments: *New church building screens the old building from Perseverance Road*

HERITAGE SIGNIFICANCE: *First Anglican Church in Tea Tree Gully*

INFORMATION SOURCES/BIBLIOGRAPHY: *Fenton, M.E. "W.K. Mallyon 1850 - 1893" pp 24 & 58. "The Anglican Churches in S.A." S.A. Collection State Library, 1886, pp 371 & 383 Church records of St. Wilfred's Aug. 1886.*

BRIEF HISTORY:

*Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully 1836-1976" p.250.  
Opened in April, 1886 (transcepts and sanctuary only) completed 1969 with additions of modern design.*

CURRENT SITUATION: *No known threats.*

LIKELY FUTURE:

☒ Secure      ☐ Doubtful      ☐ At Risk      ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Baptist Church and Medcalf Memorial Church*

ITEM NO.: 6

FORMER NAMES/OWNERSHIP: *Tea Tree Gully Baptist Church*

PRESENT OWNERSHIP: *Tea Tree Gully Baptist Church*  
*C/- Mr. J.A. Powell, 15 North Boulevard,*  
*Tea Tree Gully*

Telephone: 2234550  
Postcode: 5000

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road*

SIDE OF STREET: *northern*

STREET NO.: 1323-1327

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 5484

LOT NO.: A & B

VOLUME: 3034

FOLIO: 126 & 127

ASS. NO.: 03042

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☐ Private Residence

☒ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone & roof - corrugated iron*

DATE OF CONSTRUCTION: *Original Church 1862 (opened 1863); Medcalf Memorial Church 1913 (opened 1914)*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Medcalf Memorial - Fisher Bros.*

PRESENT USE: *Sunday School and Hall*

PAST USES: *Church*

CONDITION OF ITEM:

☒ Good (*Medcalf Memorial*)
 ☒ Fair (*Original Church*)
 ☐ Deteriorating
 ☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact
 ☐ Altered Sympathetically
 ☐ Altered Unsympathetically
 ☐ Damaged

Comments:

HERITAGE SIGNIFICANCE: *First Baptist Church in Steventon (Tea Tree Gully)*  
*Unusual and attractive architecture*  
*Medcalf Memorial Church on same site shows architectural change in the area.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully 1836-1976" p. 245*

BRIEF HISTORY: *Original church opened March, 29th, 1863*  
*Medcalf Memorial Church opened January, 24th 1914.*

CURRENT SITUATION: *No known threats*

LIKELY FUTURE:

☒ Secure
 ☐ Doubtful
 ☐ At Risk
 ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Police Station & Lock-up*

ITEM NO.: 7

FORMER OWNERSHIP: *Police Department*

PRESENT OWNERSHIP: *Police Department,  
Angas Street, Adelaide*

Telephone: *2170333*  
Postcode: *5000*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *North East Road*

SIDE OF STREET: *Southern*

STREET NO.: *1348*

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *5500*

LOT NO.: -

VOLUME: -

FOLIO: -

ASS. NO.: *03066*

NATURE OF ITEM:

☒ Public Building

☐ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - dressed local stone. Roof - corrugated iron. Lock-up - wood & iron.*

DATE OF CONSTRUCTION: *Cells - 1929. Police Station - 1950.*

ARCHITECT/DESIGNER:

BUILDER/MAKER/MANUFACTURER: *Cells - H.M. Ede. Police Station - S. Milton*

PRESENT USE: *Police Station & Cells*

PAST USES: *Police Station & Cells*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments:

HERITAGE SIGNIFICANCE: *First Police Station in Tea Tree Gully.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book. Constable H. Vilcins.*

BRIEF HISTORY: *The wood & iron lock-up was built in 1929. Cost 160 pounds*  
*The Police Station was built in 1950. Cost 7,680 pounds*

CURRENT SITUATION:

LIKELY FUTURE:

☒ Secure

☐ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged		
4. Record Only	<i>Yes</i>	

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Old Flour Mill*

ITEM NO.: 8

FORMER NAMES/OWNERSHIP: *Tea Tree Gully Steam Flour Mill*

PRESENT OWNERSHIP: *Mr. D. Allmutt, 1372 North East Road,  
Tea Tree Gully*

Telephone: *2642930*

Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *North East Road*

SIDE OF STREET: *southern*

STREET NO.: *1370*

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *5630*

LOT NO.: *8*

VOLUME: *3359*

FOLIO: *21*

ASS. NO.: *03077*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☐ Private Residence

☒ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone. Roof - corrugated iron*

DATE OF CONSTRUCTION: *1853 completed 1854*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *S. Camper & Co. (original owners)*

PRESENT USE: *Vacant*

PAST USES: *Flour mill, grain and chaff store, butchers business, barbers shop*

CONDITION OF ITEM:

☐ Good

☐ Fair

☐ Deteriorating

☒ Ruinous

Comments: *Capable of restoration*

INTEGRITY OF ITEM:

☐ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☒ Damaged

Comments: *Third storey of mill dismantled by Claude Ellis to build his own house adjacent to the west.*

HERITAGE SIGNIFICANCE: *The first building in Steventon (Tea Tree Gully)  
First flour mill in the district.  
Early butcher shop from 1880 to mid 20th century.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully, 1836-1976." (1978) pp. 116, 187, 192.*

BRIEF HISTORY: *Erected as a flour mill and completed in 1854 originally of 3 storeys. In 1869 leased to Joseph Daw as a butchers shop. In 1881 became butchers shop of Richard Ellis. Third storey demolished c. 1907 to build residence and butchers shop alongside for C.M. Ellis.*

CURRENT SITUATION: *Owner intends to restore and renovate building as an Art Gallery - Council approval in principle has been granted.*

LIKELY FUTURE:

☒ Secure

☐ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	YES	YES
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *North East Highway Restaurant*

ITEM NO.: 9

FORMER NAMES/OWNERSHIP: *Cooke, T.E., Ewers, A., Dunn, William*

PRESENT OWNERSHIP: *Fred's Securities Pty. Ltd.  
188 Greenhill Road, Parkside*

Telephone: -  
Postcode: 5063

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Perseverance Road*

SIDE OF STREET: *Eastern*

STREET NO.: 1

POSTCODE: 5091

HUNDRED: *Yatala* SECTION: 5629

LOT NO.: 2

VOLUME: 3035

FOLIO: 126

ASS. NO.: 03532

NATURE OF ITEM:

☐ Public Building

☒ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - random local stone, Roof - galvanised iron, Outbuilding the same.*

DATE OF CONSTRUCTION: *1854. Outbuilding date not known but prior to 1880.*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Unknown*

PRESENT USE: *Restaurant*

PAST USES: *General store and residence*

CONDITION OF ITEM:

☒ Good (*restaurant*) ☐ Fair ☐ Deteriorating ☒ Ruinous (*outbuilding*)

Comments: *Outbuilding not beyond restoration*

INTEGRITY OF ITEM:

☐ Intact ☒ Altered Sympathetically ☐ Altered Unsympathetically ☐ Damaged

Comments: *Additions at the rear and hidden from the front.*

HERITAGE SIGNIFICANCE: *One of the first buildings in Steventon (Tea Tree Gully). Original general store in Tea Tree Gully - old store records still existing. Display of artifacts of pre 1900 era. Former blacksmiths shop located on site.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully 1836-1976" (1978) pp. 193/4.*

BRIEF HISTORY: *Obituary W. Dunn (92 years) "Observer" 22.10.1892, p. 11  
First section built by J.E. Cook, storekeeper in 1854, sold by Cooke family to Alfred Ewers 1873.  
Sold to William Dunn 1881. Dunn's cash store 1881-1961.*

CURRENT SITUATION: *To be maintained as a restaurant. Future of outbuilding unknown.*

LIKELY FUTURE:

☒ Secure ☐ Doubtful ☐ At Risk ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Tea Tree Gully Hotel*

ITEM NO.: 10

FORMER NAMES/OWNERSHIP: *Tea Tree Gully Inn*

PRESENT OWNERSHIP: *Mr. F.D. Leech & Mr. R.L. Willshire,  
C/- 204 North East Road, Klemzig*

Telephone: 2614668  
Postcode: 5087

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *North East Road*

SIDE OF STREET: *northern*

STREET NO.: 1349

POSTCODE: 5091

HUNDRED: *Yatala* SECTION: 550

LOT NO.: -

VOLUME: 2331

FOLIO: 49

ASS. NO.: 03067

NATURE OF ITEM:

☐ Public Building

☒ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone, masonry additions, Roof - corrugated iron.*

DATE OF CONSTRUCTION: *completed 13th March, 1854.*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *James Bryson*

PRESENT USE: *Hotel/Motel*

PAST USES: *Hotel*

CONDITION OF ITEM:

☒ Good ☐ Fair ☐ Deteriorating ☐ Ruinous

Comments: *Lower level of old part in need of some repair*

INTEGRITY OF ITEM:

☐ Intact ☒ Altered Sympathetically ☐ Altered Unsympathetically ☐ Damaged

Comments: *Additions at rear comprising motel units*

HERITAGE SIGNIFICANCE: *First hotel in Steventon (T.T.G.)*

*One of the first buildings in Steventon (T.T.G.)*

*Well preserved building with attractive Australian colonial facade.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Auhl, I. 'From Settlement to City - A History of the District of Tea Tree Gully, 1836-1976' (1978) pp. 192, 212, 215, 253. Government Gazette, 1854, p. 354.*

BRIEF HISTORY: *Opened March, 1854, First owner James Bryson. First licensee William Bailes Coaching Inn from 1860's until 1921*

CURRENT SITUATION: *No known threats*

LIKELY FUTURE:

☒ Secure ☐ Doubtful ☐ At Risk ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Angove's Winery - old fermentation cellars and distillery tower.*  
FORMER NAMES/OWNERSHIP: *Angove's Pty. Ltd.*

ITEM NO.: 11

PRESENT OWNERSHIP: *Angove's Pty. Ltd., P.O. Box 12, Renmark*

Telephone: (085) 851311  
Postcode: 5341

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road*

SIDE OF STREET: *southern*

STREET NO.: *1296-1314*

POSTCODE: *5091*

HUNDRED: *Yatala* SECTION: *5485, 5500*

LOT NO.: -

VOLUME: *4068 1995 1284*

FOLIO: *382 41 138*

ASS. NO.: *03041*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☐ Private Residence

☒ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Distillery Tower - timber frame construction clad with galvanised iron  
Old Cellars - local stone wall, timber trusses, galvanised iron.*

DATE OF CONSTRUCTION: *c, 1884*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Unknown*

PRESENT USE: *Museum of old artifacts associated with winery - tasting rooms and display*

PAST USES: *Original distillery tower and wine fermentation and storage areas.*

CONDITION OF ITEM:



Good



Fair



Deteriorating



Ruinous

Comments:

INTEGRITY OF ITEM:



Intact



Altered Sympathetically



Altered Unsympathetically



Damaged

Comments: *Fermenting tower has recently been restored and converted for display purposes.*

HERITAGE SIGNIFICANCE: *One of the oldest wineries of the district.*

*One of the oldest industries in the district and still operating today.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Mr. R. Wyatt (Manager Angove's - Tea Tree Gully)*

BRIEF HISTORY: *Angove's St. Agnes vineyards were first established on their present site in 1884 by Dr. H.T. Angove.*

CURRENT SITUATION: *To continue museum and wine tasting use.*

LIKELY FUTURE:



Secure



Doubtful



At Risk



Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		YES
2. Strongly Recommended	YES	
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 12

FORMER NAMES/OWNERSHIP: 1. *Harris, Stephen George/Mary Ann*

PRESENT OWNERSHIP: *Mr. & Mrs. W.E. Philps*  
*10 Elizabeth Street, Tea Tree Gully*

Telephone: *2642623*  
Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Elizabeth*

SIDE OF STREET: *Eastern*

STREET NO.: *10*

POSTCODE: *5091*

HUNDRED: *Yatala* SECTION: *51*

LOT NO.: *-*

VOLUME: *3792*

FOLIO: *175*

ASS. NO.: *01771*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - Local Stone. Roof - corrugated iron.*

DATE OF CONSTRUCTION: *1889*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *James & Robert Gilmour, Tea Tree Gully*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good      ☐ Fair      ☐ Deteriorating      ☐ Ruinous

Comments: *In good condition*

INTEGRITY OF ITEM:

☐ Intact      ☒ Altered Sympathetically      ☐ Altered Unsympathetically      ☐ Damaged

Comments: *External walls of local stone. Front Walls of dressed and squared ashlar.  
Side walls of random stone.*

HERITAGE SIGNIFICANCE:

1. *One of Steventons (Tea Tree Gully) early residences.*
2. *Good example of work of local Stone Mason, James Gilmour.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Books - L.T.O.*

BRIEF HISTORY: *Originally built for George Stephen Harris and his wife, Mary (nee Hancock)  
was continuously in possession of one family for nearly 80 years.*

CURRENT SITUATION: *No immediate threat*

LIKELY FUTURE:

☐ Secure      ☒ Uncertain      ☐ At Risk      ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 13

FORMER NAMES/OWNERSHIP: 1 *James Gilmour/Eleanor Florence Gilmour*  
2 *Arthur Hall/Cora Elizabeth Maud Hall*PRESENT OWNERSHIP: *Hall, Mrs. C.E.M.*  
*12 Elizabeth Street, Tea Tree Gully*Telephone: 264 2313  
Postcode: 5091

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Elizabeth*SIDE OF STREET: *Eastern*

STREET NO.: 12

POSTCODE: 5091

HUNDRED: *Yatala* SECTION: 51

LOT NO.: C

VOLUME: 3792

FOLIO: 175

ASS. NO.: 01773

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Local Stone. Roof - Corrugated iron*

DATE OF CONSTRUCTION: 1884

ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *James and Robert Gilmour, Tea Tree Gully*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:



Good



Fair



Deteriorating



Ruinous

Comments: *Well maintained internally and externally*

INTEGRITY OF ITEM:



Intact



Altered Sympathetically



Altered Unsympathetically



Damaged

Comments: *Externally - little altered. Additional rooms added at rear.  
Internally - Little altered.*

HERITAGE SIGNIFICANCE: 1. *One of Steventons (Tea Tree Gully) earliest dwellings*  
2. *At one time used as a school*  
3. *For some years used as a Methodist Parsonage*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Books - L.T.O., G.R.O.  
Owner and Occupier - Mrs. C. Hall.*

BRIEF HISTORY: *Originally built, owned and occupied by Mr. & Mrs. James Gilmour.  
Since 1913 has been occupied and then owned by Mrs. C. Hall and the late Mr. Arthur Hall.*

CURRENT SITUATION: *No immediate threat*

LIKELY FUTURE:



Secure



Doubtful



At Risk



Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: *14*

FORMER NAMES/OWNERSHIP: *1 Flavel. 2 Ansell. 3 Vizard. 4 Wholohan. 5 Sandford, E.H.*

PRESENT OWNERSHIP: *Mr. & Mrs. C.D. Turner*  
*25 Elizabeth Street, Tea Tree Gully*

Telephone: *263 1409*  
Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Elizabeth*

SIDE OF STREET: *Western*

STREET NO.: *25*

POSTCODE: *5091*

HUNDRED: *Yatala* SECTION: *5484*

LOT NO.: *A*

VOLUME: *3650*

FOLIO: *169*

ASS. NO.: *01784*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Stage 1 - Pug Walls. Stage 2 local stone, corrugated iron roof*

DATE OF CONSTRUCTION: *Stage 1 - 1878*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Unknown*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good      ☐ Fair      ☐ Deteriorating      ☐ Ruinous

Comments: *In recent years the house has been extensively repaired and renovated.*

INTEGRITY OF ITEM:

☐ Intact      ☒ Altered Sympathetically      ☐ Altered Unsympathetically      ☐ Damaged

Comments: *The original dwelling has recently been altered internally, but all essential structures e.g. Ceilings, Chimneys, Doors etc. have been retained. Extensive additions have doubled the size of the house, but a successful attempt has been made to duplicate the original structure in appearance.*

HERITAGE SIGNIFICANCE:

1. *One of the earliest residences in Tea Tree Gully.*
2. *Probably the only remaining pig wall construction in Tea Tree Gully.*
3. *Outbuildings e.g. Smokehouse, circular stone water tank and old trees have been retained.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O. Newspaper References  
Present Owners*

BRIEF HISTORY:

CURRENT SITUATION: *Still being restored*

LIKELY FUTURE:

☐ Secure      ☒ Doubtful      ☐ At Risk      ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 15

FORMER NAMES/OWNERSHIP: 1. *Beames, Edgar.* 2. *Tregeagle, D.V.*PRESENT OWNERSHIP: *Mr. & Mrs. S.A. Millsteed*  
*34 Rednall Street, Tea Tree Gully.*Telephone: 272 2544  
Postcode: 5091

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Rednall*SIDE OF STREET: *Southern*

STREET NO.: 34

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 51

LOT NO.: 10

VOLUME: 4017

FOLIO: 653

ASS. NO.: 03737

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Walls - Random Stone. Roof - Corrugated Iron.*

DATE OF CONSTRUCTION: 1903

ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *James Averis*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments: *Externally Good Condition.  
Internally being renovated.*

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Unsympathetic additions - e.g. Kitchen and Laundry.*

HERITAGE SIGNIFICANCE: 1. *One of Steventons (Tea Tree Gully) Early Buildings.*  
2. *In possession of one family for 50 years.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O. Present Owners*

BRIEF HISTORY: 1. *Built for Edgar William Beames in 1903.*  
2. *In possession of Beames family until 1954.*

CURRENT SITUATION: 1. *Built for Edgar William Beames in 1903.*  
2. *In possession of Beames family until 1954.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 16

FORMER NAMES/OWNERSHIP: 1. *Kempson, W.* 2. *Harris, S.G.* 3. *John, Dora (Mrs.)*PRESENT OWNERSHIP: *Mr. & Mrs. H.D. Sandford*  
*1 William Street, Tea Tree Gully*Telephone: 264 4999  
Postcode: 5091

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *William*SIDE OF STREET: *Northern*

STREET NO.: 1

POSTCODE: 5091

HUNDRED: *Yatala* SECTION: 51 LOT NO.: *A* VOLUME: 2496 FOLIO: 17 ASS. NO.: 04479

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Walls - Local Stone. Roof - Corrugated iron.*DATE OF CONSTRUCTION: *Stage 1 - 1894/1895, Centre Section of Two Rooms. Stage 2 - 1903/1904, Front Rooms and Verandah.*  
*Stage 3 - 1936, Enclose Lean-to at rear.*ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *Stage 1 - Robert Gilmour, Tea Tree Gully.*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:



Good



Fair



Deteriorating



Ruinous

Comments: *Although an old structure, it has been maintained in excellent repair and condition.*

INTEGRITY OF ITEM:



Intact



Altered Sympathetically



Altered Unsympathetically



Damaged

Comments: *Externally. A fine example of a Colonial Cottage.  
Internally. Original ceilings - some timber, some pressed iron - retained.*

HERITAGE SIGNIFICANCE:

1. *One of Steventons (Tea Tree Gully) early buildings.*
2. *Integrity maintained externally and internally.*
3. *Old trees, fences and gardens retained and maintained.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Books - L.T.O., G.R.O. and present owners.*

BRIEF HISTORY: *Until 1894 the area was open land (Block 12 of Section 51).  
1894 - Quarter acre sold by M. Daw to W.V. Kempson. Stage one of house erected.  
1903 - Sold to S.G. Harris and let to Thomas E. Phillips and wife. Stage 2 of house erected.  
1924 - Left by S.G. Harris to daughter Mrs. D.A.E. John, 1948 let to Mr. & Mrs. H.D. Sandford  
1957 sold to Mr. & Mrs. H.D. Sandford.*

CURRENT SITUATION: *Owner has consented to nomination for inclusion on State Heritage Register.*

LIKELY FUTURE:



Secure



Doubtful



At Risk



Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	Yes	Yes
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 17

FORMER NAMES/OWNERSHIP: 1. *Mr. & Mrs. G. John*PRESENT OWNERSHIP: *Mr. & Mrs. A.J. Duff*  
*9 William Street, Tea Tree Gully*Telephone: *263 0288*  
Postcode: *5091*

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*SUBURB: *Tea Tree Gully*STREET: *William*SIDE OF STREET: *Northern*STREET NO.: *9*POSTCODE: *5091*HUNDRED: *Yatala*SECTION: *51*LOT NO.: *B*VOLUME: *3838*FOLIO: *186*ASS. NO.: *04484*

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Random Stone, Brick Quoins, Roof - corrugated iron*DATE OF CONSTRUCTION: *1925*ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *James Averis/E. Neale/S. Phillips*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments:

HERITAGE SIGNIFICANCE: *A well designed and constructed residence built of local stone.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O.*

BRIEF HISTORY: *1. 1925. Owned/occupied by Mr. & Mrs. Gilbert John  
2. In possession of same family until 1970's.*

CURRENT SITUATION:

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 18

FORMER NAMES/OWNERSHIP: 1. *Haines, J.* 2. *Averis.* 3. *Kennedy, W.J.*

PRESENT OWNERSHIP: *Mr. & Mrs. E.R. Millar*  
*21 William Street, Tea Tree Gully*

Telephone: *263 3750*  
Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *William*

SIDE OF STREET: *Northern*

STREET NO.: *21*

POSTCODE: *5091*

HUNDRED: *Yatala* SECTION: *51*

LOT NO.: *12*

VOLUME: *3831*

FOLIO: *109*

ASS. NO.: *04493*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - Random Stone. Roof - Corrugated Iron.*

DATE OF CONSTRUCTION: *Stage 1 - 1888. Stage 2 - 1922.*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Stage 1 - Robert Gilmour. Stage 2 - J. Averis.*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments:

HERITAGE SIGNIFICANCE: 1. *One of the earliest residences of Tea Tree Gully.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O. and G.R.O. Present Owners.*

BRIEF HISTORY: 1. *In 1873, hut only.*  
2. *In 1888, back rooms of house built for Jesse Averis.*  
3. *In 1922, Front rooms added for W.J. Kennedy.*

CURRENT SITUATION:

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*ITEM NO.: *19*FORMER NAMES/OWNERSHIP: *Mr. & Mrs. L. Sandford*PRESENT OWNERSHIP: *Mrs. N.V.M. Sandford, 23 William Street,  
Tea Tree Gully*Telephone: -  
Postcode: *5091*

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*SUBURB: *Tea Tree Gully*STREET: *William*SIDE OF STREET: *Northern*STREET NO.: *23*POSTCODE: *5091*HUNDRED: *Yatala* SECTION: *51*LOT NO.: *12C*VOLUME: *4014*FOLIO: *848*ASS. NO.: *04495*

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Random Stone. Roof - Corrugated Iron.*DATE OF CONSTRUCTION: *1924*ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *J. Averis/E. Neale and S. Phillips*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments:

HERITAGE SIGNIFICANCE: *Good example of a residence built in local stone.  
Similar design to No. 9 William Street.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O.*

BRIEF HISTORY: *Has been in possession of members of the Sandford family since it was first erected.*

CURRENT SITUATION:

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 20

FORMER NAMES/OWNERSHIP: 1. *Giddings, Elijah.* 2. *Hancock, Mrs. E.D.* 3. *Mr. & Mrs. R. Hall.*

PRESENT OWNERSHIP: *Mrs. D. Newman 10 Haines Road, Tea Tree Gully*

Telephone: 264 1001

Postcode: 5091

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Haines Road*

SIDE OF STREET: *Eastern*

STREET NO.: 10

POSTCODE: 5091

HUNDRED: *Yatala* SECTION: 50

LOT NO.: 35

VOLUME: 2566

FOLIO: 35

ASS. NO.: 02375

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - random stone, Roof - corrugated iron.*

DATE OF CONSTRUCTION: 1901

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER:

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:



Good



Fair



Deteriorating



Ruinous

Comments: *Well maintained.*

INTEGRITY OF ITEM:



Intact



Altered Sympathetically



Altered Unsympathetically



Damaged

Comments: *Front verandah replaced.*

HERITAGE SIGNIFICANCE: *One of the early residences of Tea Tree Gully.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book L.T.O., G.R.O. - Mrs. E.D. Hancock.*

BRIEF HISTORY:   
 1. *Built in 1898 for Elijah Giddings and family.*  
 2. *1943 - property of Mrs. E.D. Hancock*  
 3. *1958 - property of Mr. & Mrs. Roger Hall.*

CURRENT SITUATION:

LIKELY FUTURE:



Secure



Doubtful



At Risk



Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: *21*

FORMER NAMES/OWNERSHIP: *1. Martin Kaske, 2. Mrs. E.S. Simms*

PRESENT OWNERSHIP: *Mrs. I.M. Harding*  
*9 Walters Street, Tea Tree Gully*

Telephone: *264 5738*  
Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Walters*

SIDE OF STREET: *Northern*

STREET NO.: *9*

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *51*

LOT NO.:

VOLUME: *3468*

FOLIO: *99*

ASS. NO.: *04406*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - dressed freestone. Roof - corrugated iron.*

DATE OF CONSTRUCTION: *1884*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Robert & James Gilmour*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:



Good



Fair



Deteriorating



Ruinous

Comments:

INTEGRITY OF ITEM:



Intact



Altered Sympathetically



Altered Unsympathetically



Damaged

Comments: *The residence now an Art Gallery*

HERITAGE SIGNIFICANCE: *One of early residences of Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O. Mrs. I.M. Harding.*

BRIEF HISTORY: 1. *Erected in 1885 for Martin Kaske (carpenter) and family.*  
2. *Occupied by members of Kaske family - 1885-1967.*

CURRENT SITUATION:

LIKELY FUTURE:



Secure



Doubtful



At Risk



Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 22

FORMER NAMES/OWNERSHIP: 1. *Knuckey, Thomas.* 2. *Sims, J.* 3. *Lowther, T.* 4. *Grant, Hannah*  
5. *Haines, Wm.* 6. *Elliott, F.C.* 7. *Hancock, Herbert.* 8. *Harding, F.J.*PRESENT OWNERSHIP: *Mr. B.P. & Mrs. M.A. Woolf,*  
*23 Walters Street, Tea Tree Gully*Telephone: *264 2257*  
Postcode: *5091*

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*SUBURB: *Tea Tree Gully*STREET: *Walters*SIDE OF STREET: *Northern*STREET NO.: *23*POSTCODE: *5091*HUNDRED: *Yatala* SECTION: *51*LOT NO.: *A*VOLUME: *3811*FOLIO: *95*ASS. NO.: *04412*

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Walls - dressed local sandstone. Roof - corrugated iron.*DATE OF CONSTRUCTION: *Stage 1 - 1870, Stage 2 - 1899, Stage 3 - 1920,*ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *Stage 1 - Knuckey, T. Stage 2 - Averis J.*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

○ Deteriorating

○ Ruinous

Comments: *Maintained in excellent condition.*

INTEGRITY OF ITEM:

☐ Intact

● Altered Sympathetically

○ Altered Unsympathetically

☐ Damaged

Comments: 1. Originally faced Harding St.  
2. Main entrance now from Walters St.

3. Some internal alterations.
4. A fine example of sympathetic addition.

HERITAGE SIGNIFICANCE: *One of Steventen's (Tea Tree Gully) early buildings.*

INFORMATION SOURCES/BIBLIOGRAPHY:

Assessment Book - L.T.O., G.R.O.  
Present Owners

BRIEF HISTORY:

Originally home of Thomas Knuckey, township's first stone-mason.  
Has underground tank and cellar. For nearly 40 years home of Herbert Hancock.  
Sold in 1920 to Hancock for 500 pound.

CURRENT SITUATION: *No foreseeable threat to house.*

LIKELY FUTURE:

○ Secure

☐ Doubtful

○ At Risk

☐ Insecure

### ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		Yes
3. To Be Encouraged	Yes	
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: *23*

FORMER NAMES/OWNERSHIP: *1. Gilmour, Robert. 2. Gilmour, Emma Caroline. 3. Heitmann, E.F.*

PRESENT OWNERSHIP: *G.D. Adams*  
*29 Walters Street, Tea Tree Gully*

Telephone:  
Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Walters* SIDE OF STREET: *Northern* STREET NO.: *29* POSTCODE: *5091.*

HUNDRED: *Yatala* SECTION: *51* LOT NO.: *3* VOLUME: *-* FOLIO: *-* ASS. NO.: *04415*

NATURE OF ITEM:

- |                                       |   |  |                                 |
|---------------------------------------|---|--|---------------------------------|
| <input type="radio"/> Public Building | <input type="radio"/> Commercial Building | <input checked="" type="radio"/> Private Residence | <input type="radio"/> Structure |
| <input type="radio"/> Natural Feature | <input type="radio"/> Reserve             | <input type="radio"/> Historic Site                | <input type="radio"/> Other     |

CONSTRUCTION/MANUFACTURE MATERIALS: *Local stone*

DATE OF CONSTRUCTION: *1882*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Robert Gilmour*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☐ Good

☒ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☐ Altered Sympathetically

☒ Altered Unsympathetically

☐ Damaged

Comments: *Verandah has been removed.  
Stone walls have stuccoed over.*

HERITAGE SIGNIFICANCE: *One of Steventon's (Tea Tree Gully) early homes.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O. and G.R.O.*

BRIEF HISTORY: *Originally built by Robert Gilmour who built many of the Township's early residences and public buildings. One room used as a maternity ward by Mrs. Robert Gilmour. Gilmour died in 1899. Has been in possession of Gilmour's descendants since first built.*

CURRENT SITUATION: -

LIKELY FUTURE:

☐ Secure

☐ Doubtful

☒ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>YES</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*ITEM NO.: *24*FORMER NAMES/OWNERSHIP: *Averis, James*PRESENT OWNERSHIP: *(Mrs.) A.E. Ellis*  
*37 Walters Street, Tea Tree Gully*Telephone: -  
Postcode: *5091*

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*SUBURB: *Tea Tree Gully*STREET: *Walters* SIDE OF STREET: *Northern* STREET NO.: *37* POSTCODE: *5091.*HUNDRED: *Yatala* SECTION: *51* LOT NO.: *A* VOLUME: *3796* FOLIO: *6* ASS. NO.: *04419*

## NATURE OF ITEM:

- |                                       |   |  |                                 |
|---------------------------------------|---|--|---------------------------------|
| <input type="radio"/> Public Building | <input type="radio"/> Commercial Building | <input checked="" type="radio"/> Private Residence | <input type="radio"/> Structure |
| <input type="radio"/> Natural Feature | <input type="radio"/> Reserve             | <input type="radio"/> Historic Site                | <input type="radio"/> Other     |

CONSTRUCTION/MANUFACTURE MATERIALS: *Dressed local stone. Roof - corrugated iron.*DATE OF CONSTRUCTION: *Stage 1 - 1865. Stage 2 - 1895.*ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *James Averis*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Although built in 3 stages, additions have been skilfully carried out.  
Internally renovations have been necessary, but many early fittings etc. remain.*

HERITAGE SIGNIFICANCE: *One of the earliest houses in Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O.  
Present Owner*

BRIEF HISTORY: *The major additions (front section) were carried out by James Averis, a skilled stone-mason  
who acquired the house in 1895.*

CURRENT SITUATION: *No immediate threat.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House - 1291 North East Road, Tea Tree Gully* ITEM NO.: 25

FORMER NAMES/OWNERSHIP: *Mr. Canning, Mr. Hoffall, Mr. Williams, Mr. L. Milton*

PRESENT OWNERSHIP: *Lilford Nominees Pty. Ltd., 8 Lilford Way,  
Flagstaff Hill* Telephone: -  
Postcode: 5159

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *North East Road* SIDE OF STREET: *northern* STREET NO.: *1291* POSTCODE: *5091*

HUNDRED: *Yatala* SECTION: *745* LOT NO.: - VOLUME: *2554* FOLIO: *105* ASS. NO.: *03029*

NATURE OF ITEM:

- |                                       |   |  |   |
|---------------------------------------|---|--|---|
| <input type="radio"/> Public Building | <input type="radio"/> Commercial Building | <input checked="" type="radio"/> Private Residence | <input type="radio"/> Structure   |
| <input type="radio"/> Natural Feature | <input type="radio"/> Reserve             | <input type="radio"/> Historic Site                | <input checked="" type="radio"/> Other ( <i>now to be converted to a restaurant</i> ) |

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone, Roof - corrugated iron*

DATE OF CONSTRUCTION: *1885*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Unknown*

PRESENT USE: *Vacant*

PAST USES: *Private residence*

CONDITION OF ITEM:

☐ Good                      ☐ Fair                      ☒ Deteriorating                      ☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact                      ☒ Altered Sympathetically                      ☐ Altered Unsympathetically                      ☐ Damaged

Comments: *Additional rooms have extended the house at the rear.*

HERITAGE SIGNIFICANCE: *Former residence of Henry Hall (Geo. Hall & Sons Pty. Ltd.) soft drink manufacturers, for approximately 41 years. Former residence of Lloyd Milton from 1945 - 1977 (prominent citizen, District and City Council Councillor). Good example of early Victorian Villa and one of the earliest substantial dwellings in Steventon (T.T.G.).*

INFORMATION SOURCES/BIBLIOGRAPHY: *Mrs. A. Hall (local resident). Auhl, I., "From Settlement to City - A History of the District of Tea Tree Gully 1836-1976". (1978) Appendices III & IV*

BRIEF HISTORY: 1. 1883-1888 - Small cottage on site  
2. 1888 - Present house built for Henry Hall.  
3. 1922 Owner Mr. C. R. Williams.  
4. 1933 - Owned & occupied by Milton family.

CURRENT SITUATION: *Approval from Council to convert dwelling to restaurant. Proposal to subdivide remainder of land for the erection of offices.*

LIKELY FUTURE:

☒ Secure                      ☐ Doubtful                      ☐ At Risk                      ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		YES
2. Strongly Recommended	YES	
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: *26*

FORMER NAMES/OWNERSHIP: *1. Cox, Benjamin. 2. Whitmore, William*

PRESENT OWNERSHIP: *Phillips, S.O.  
1321 North East Road, Tea Tree Gully*

Telephone: -  
Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *North East Road*

SIDE OF STREET: *Northern*

STREET NO.: *1321*

POSTCODE: *5091*

HUNDRED: *Yatala* SECTION: *5484*

LOT NO.:

VOLUME: *2375*

FOLIO: *25*

ASS. NO.: *03040*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - random stone. Roof - corrugated iron.*

DATE OF CONSTRUCTION: *Stage 1 - 1867, Stage 2 - 1873.*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Thomas Kruckey*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Probably little changed from its appearance in 1873.*

HERITAGE SIGNIFICANCE: *One of earliest houses in Tea Tree Gully.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O.*

*Mr. A.E. Whitmore, Barmera.*

BRIEF HISTORY: *House built in 2 stages and occupied by many tenants.  
Finally purchased in 1933 by Mr. S.O. Phillips.*

CURRENT SITUATION: *No immediate threat.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>YES</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House and old Blacksmith's Shop*

ITEM NO.: 27

FORMER NAMES/OWNERSHIP: 1. *Burnett, R.* 2. *Hawke, R.* 3. *Hawke, C.D.* 4. *Neale, H.G.R.*

PRESENT OWNERSHIP: *Mrs. C.M. Neale*  
*1333 North East Road, Tea Tree Gully*

Telephone: -  
Postcode: 5091

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road*

SIDE OF STREET: *Northern*

STREET NO.: 1333

POSTCODE: 5091

HUNDRED: *Yatala* SECTION: 5500

LOT NO.: 7

VOLUME: 5590

FOLIO: 113

ASS. NO.: 03058

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *House - local stone. Old Blacksmith's Shop - corrugated iron.*

DATE OF CONSTRUCTION: 1892

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Robert Gilmour*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Externally - little altered except for verandah.  
Internally - good example of early colonial residence.*

HERITAGE SIGNIFICANCE: *One of early homes of Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O.*

BRIEF HISTORY: *Blacksmith's Shop originally belonged to local Coach Builder, Richard Burnett. From 1895-1927 was used as Blacksmith's Shop of Richard Hawke.*

CURRENT SITUATION: *No immediate threat*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 28

FORMER NAMES/OWNERSHIP: 1. *Ellis, Richard*, 2. *Ellis, C.O.M.*PRESENT OWNERSHIP: *L.C. Sawicki*  
*1368 North East Road, Tea Tree Gully*Telephone: -  
Postcode: 5091

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road*SIDE OF STREET: *Southern*

STREET NO.: 1368

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 5630

LOT NO.: A

VOLUME: 3359

FOLIO: 20

ASS. NO.: 03076

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Walls - random stone from original third storey of old mill alongside.*  
*Roof - corrugated iron.*

DATE OF CONSTRUCTION: 1907

ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *Averis, James/Phillips, S.O.*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments:

HERITAGE SIGNIFICANCE: *One of the early buildings of Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O. & G.R.O.  
Mrs. June Maczkowiack*

BRIEF HISTORY: *The house was constructed c. 1907 for Mr. & Mrs. C.O.M. Ellis and a front room served as a Butcher's Shop.*

CURRENT SITUATION: *No foreseeable threat.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 29

FORMER NAMES/OWNERSHIP: 1. *Haines, Wm (Junnr.) M.P.*, 2. *Cooke, Maria Louisa*. 3. *Meakins*.

PRESENT OWNERSHIP: *Mrs. M. Clark*  
*1360 North East Road, Tea Tree Gully*

Telephone: 264 2105  
Postcode: 5091

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road*

SIDE OF STREET: *Southern*

STREET NO.: 1360

POSTCODE: 5091.

HUNDRED: *Yatala* SECTION: 5500

LOT NO.:

VOLUME: 2092

FOLIO: 36

ASS. NO.: 03072

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local freestone. Roof - corrugated iron.*

DATE OF CONSTRUCTION: 1877

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Knuckey, Thomas*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Internally: Extensive alterations.  
Externally: Little changed, except for front windows.*

HERITAGE SIGNIFICANCE: *One of earliest buildings in Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Books - L.T.O.*

BRIEF HISTORY: *Originally built for William Haines, M.P. who donated the land for Haines Memorial Park and for the Tea Tree Gully Oval.*

CURRENT SITUATION: *No immediate threat.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House and Shop*

ITEM NO.: *30/31*

FORMER NAMES/OWNERSHIP: *1. Stevens, W.H. 2. Gilmour, James and Eleanor. 3. Cooke, G.H.*

PRESENT OWNERSHIP: *Mr. & Mrs. J. Edwards*  
*1346 North East Road, Tea Tree Gully*

Telephone: -  
Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *North East Road*

SIDE OF STREET: *Southern*

STREET NO.: *1346*

POSTCODE: *5091.*

HUNDRED: *Yatala* SECTION: *5500*

LOT NO.: *-*

VOLUME: *4008*

FOLIO: *553*

ASS. NO.: *03065*

NATURE OF ITEM:

☐ Public Building

☒ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls of house - local stone. Roof - corrugated iron.*  
*Barrel - ceiling of old part of shop of boards.*

DATE OF CONSTRUCTION: *Stage 1 - 1888. Stage 2 - 1935.*

ARCHITECT/DESIGNER: *Not known*

BUILDER/MAKER/MANUFACTURER: *Not known*

PRESENT USE: *Residence and Shop*

PAST USES: *Residence and Shop*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Shop has been enlarged, but retains its barrel shaped wooden ceiling.  
New (1935) rooms have been added to front of early residence.*

HERITAGE SIGNIFICANCE: *One of early shops of Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O.*

BRIEF HISTORY: *Originally built as house and shop of W.H. Stevens, boot and shoemaker.  
From 1895 until 1919 was general store of Mrs. E.F. Gilmour.  
At present still a residence and shop (antique shop).*

CURRENT SITUATION: *No immediate threat.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Haines Perseverance Road Bridge*

ITEM NO.: 32

FORMER NAMES/OWNERSHIP: *Corporation of the City of Tea Tree Gully*

PRESENT OWNERSHIP: *Corporation of the City of Tea Tree Gully,  
1020 North East Road, Modbury*

Telephone: 2642355  
Postcode: 5092

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Perseverance Road*

SIDE OF STREET: -

STREET NO.: -

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 5629

LOT NO.: -

VOLUME: -

FOLIO: -

ASS. NO.: -

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☐ Private Residence

☒ Structure (*Bridge*)

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *local sandstone*

DATE OF CONSTRUCTION: *Opened 1880*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Unknown*

PRESENT USE: *Road bridge*

PAST USES: *Road Bridge*

CONDITION OF ITEM:

☐ Good

☐ Fair

☒ Deteriorating

☐ Ruinous

Comments: *In need of structural repair*

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Roadworks have altered road level but bridge remains.*

HERITAGE SIGNIFICANCE: *New road linking the District Councils of Highercombe and Tea Tree Gully in 1880.  
Road bridge opened by Miss Tregeagle, daughter of John Tregeagle, the earliest settler in  
Tea Tree Gully*

INFORMATION SOURCES/BIBLIOGRAPHY: *Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully  
1836-1976" (1978) pp. 261/2*

BRIEF HISTORY: *Bridge built as part of Haines Perseverance Road and opened for traffic on 20th May, 1880  
(v. "Observer" Saturday, 22nd May, 1880).*

CURRENT SITUATION: *In need of structural repair.*

LIKELY FUTURE:

☒ Secure

☐ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>YES</i>	<i>YES</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Haines Memorial Park and Fountain*

ITEM NO.: 48

FORMER NAMES/OWNERSHIP: *Corporation of the City of Tea Tree Gully*

PRESENT OWNERSHIP: *Corporation of the City of Tea Tree Gully*  
*1020 North East Road, Modbury*

Telephone: 2642355  
Postcode: 5092

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *North East Road*

SIDE OF STREET: *southern*

STREET NO.: *1364*

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *5500*

LOT NO.: *1A*

VOLUME: *reserve*

FOLIO: *-*

ASS. NO.: *03074*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☒ Reserve

☐ Historic Site

☒ Other (*fountain*)

CONSTRUCTION/MANUFACTURE MATERIALS: *N/A*

DATE OF CONSTRUCTION: *Opened 30th July, 1909*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Unknown*

PRESENT USE: *Park (often used by travelling circuses)*

PAST USES: *Park*

CONDITION OF ITEM:

☐ Good                      ☐ Fair                      ☒ Deteriorating (*fountain*)                      ☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact                      ☐ Altered Sympathetically                      ☐ Altered Unsympathetically                      ☒ Damaged

Comments: *Part only of fountain remains*

HERITAGE SIGNIFICANCE: *Original village common of the old township of Tea Tree Gully, left to the people by William Haines in 1902. The park and drinking fountain were officially opened by the Governor Sir Dayhort Bosanquet as a memorial to Mr. Haines "the King" of Tea Tree Gully in 1909.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Adelaide Observer, August 7th, 1909. Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully, 1836-1976" (1978) pp. 124, 184/5, 193, 334/5.*

BRIEF HISTORY: *Stage 1. 1853-1902 Part of Section 550 belonging to William Haines Snr. and then William Haines Jnr.M.P.  
Stage 2. 1902 - willed by William Haines Snr. M.P. to Council.  
Stage 3. 1909 - Dedicated as Haines Memorial Park in 1957. Redesignated as at present.*

CURRENT SITUATION: *Current Heritage Study to consider future of park and rationalization of vehicular access.*

LIKELY FUTURE:

☒ Secure                      ☐ Doubtful                      ☐ At Risk                      ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

## BIBLIOGRAPHY

Assessment Books - District Council of Highercombe  
1853-1858

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1858-1980

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General Registry Office - Property Books

Tea Tree Gully Sketchbook (2nd Edition)  
Ian Auhl/Rex Millsteed  
Investigator Press 1979

From Settlement to City (2nd Edition)  
A History of the District of Tea Tree Gully, 1836-1976  
Ian Auhl  
Lynton Publications 1978

Newspapers - South Australian Newspaper Reading Room

# **TEA TREE GULLY TOWNSHIP HERITAGE STUDY REPORT 2**

**FEB 1980**

**KINHILL PLANNERS PTY LTD**

**IAN L AUHL AUA**



TEA TREE GULLY TOWNSHIP  
HERITAGE STUDY

Prepared by  
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with the assistance of  
IAN L AUHL, AUA, Heritage Consultant

for the  
CORPORATION OF THE CITY OF TEA TREE GULLY

February 1980

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## ACKNOWLEDGEMENTS

We wish to acknowledge the work of the Heritage Consultant, Mr Ian L Auhl, AUA.

His work has been published as a separate document entitled "Tea Tree Gully Township Heritage Study, Report 1", 1980, and parts of that study have been included in this report.

Thanks also go to the following:

- . The Tea Tree Gully Township Advisory Group.
- . Members of the community of Tea Tree Gully for their comments and suggestions.
- . The Town Planner for the City of Tea Tree Gully, Mr Geoffrey Walker.
- . Mr Michael Green of the Department of Urban and Regional Affairs.
- . The Word Processing Section of the Corporation of the City of Tea Tree Gully for typing and editorial assistance with Chapter 3 - Part A of this report.

## SUMMARY AND RECOMMENDATIONS

### SUMMARY

The aim of this study has been to prepare conservation measures for the historic Tea Tree Gully Township.

Part A of this report summarises investigations into a number of planning and conservation aspects of the Township, resulting in the definition of a Tea Tree Gully Township Conservation Zone and eight Conservation Precincts.

Part B of the report is a 'prescription for conservation' which is the basis for a Draft Supplementary Development Plan, with suggested amendments to the existing Zoning Regulations, and a series of proposals requiring action by Council.

### RECOMMENDATIONS

- 1 That Council continues to support and promote the conservation of the historic Tea Tree Gully Township.
- 2 That Council, as a matter of priority, adopts Sections 2 and 3 of Part B of this report as the basis for:
  - . preparation of a Draft City of Tea Tree Gully: Tea Tree Gully Township Conservation Area Supplementary Development Plan, and
  - . amendments to Council's Planning Regulations - Zoning.

- 3      That Council:
  - a      considers the various recommendations (or proposals) in Section 4 of Part B of this report, and
  - b      publishes this report and the report of the Heritage Consultant and makes them available for sale to interested persons.
  
- 4      a      That Precinct 4, Haines Memorial Park Precinct, be recommended to the Minister for Environment for designation as a Heritage Area under the South Australian Heritage Act, 1978.

If the Minister approves the recommendation, Council should apply for funding to carry out streetscape, landscape and public improvements under the Heritage Act, 1978.

  - b      That Council recommends to the Minister for Environment that items nominated on the assessment sheets in Appendix B of this report be recommended for inclusion on the Register of State Heritage Items.

# **PART A**

CONSERVATION STUDY ANALYSIS

# 1 INTRODUCTION

## 1.1 BACKGROUND

The Tea Tree Gully Township Heritage Study Brief prepared by the Corporation of the City of Tea Tree Gully set the background and the aims for the Heritage Study. The Brief stated the following:

"Tea Tree Gully was one of the earliest areas of South Australia to be settled outside of the City of Adelaide. Graziers established in the area in 1839 and a township was developed at what is now the eastern end of North East Road after 1852. The first Council Chambers were erected in 1855 and a number of other buildings dating from the middle of last century are situated nearby.

Of the buildings in the immediate area, one is on the National Estate list and also 'Classified' by the National Trust, and five others are either 'Recorded' or pending 'Classification' by the Trust. In addition, there are several other buildings as well as elements of townscape and landscape which form essential parts of the State's and, in particular, the City of Tea Tree Gully's heritage. The Tea Tree Gully Township area remains an identifiable area of some integrity and charm.

Since the late 1950's the City of Tea Tree Gully has witnessed a period of rapid urbanisation which has dramatically and irrevocably changed the context of the Tea Tree Gully Township from its rural origins to an area now under pressure from, but not lost to, prevailing suburbia. In this period a number of valuable parts of the Township's heritage have been lost due to development pressures, ignorance and apathy. More recently the inability of even an aware and concerned community and Council to act to protect its heritage has been

demonstrated by the demolition of one of the area's first bakery buildings. Other buildings are inevitably under threat, either directly or by unsympathetic development nearby.

In 1977 the Tea Tree Gully City Council and a group of concerned residents established an Advisory Group, essentially to carry out a preliminary study of the Township area and advise Council on items of heritage and local significance to reinforce the character and amenity of the Township area. The Tea Tree Gully Township Advisory Group met over a two year period and reported its recommendations to Council in March 1979.

The effort by the Tea Tree Gully Township Advisory Group has been enthusiastic and commendable. However, it is apparent that a significant amount of work must yet be carried out which requires specific expertise and an appreciation of:

- . historic, architectural, townscape and landscape aspects of the area, and
- . both heritage and planning legislation

if the conservation of the heritage of the Tea Tree Gully Township is to be achieved.

Council has supported many of the recommendations made by the Advisory Group and has especially resolved:

- . to maintain the Advisory Group, and
- . carry out this Heritage Study.

The basic aims of this study are to:

- 1 Identify and document those items of heritage, townscape and landscape significance which contribute to the particular character and attractiveness of the Tea Tree Gully Township Area Study.
- 2 Make recommendations to Council on town planning controls and other appropriate action to ensure that any future development will be sympathetic to, and reinforce, the heritage and character of the Tea Tree Gully Township Study Area."

As the study requires expertise in both heritage and planning matters, two Briefs were allocated. Ian Auhl was appointed as Heritage Consultant and Kinhill Planners Pty Ltd as Planning Consultants.

## 1.2 OBJECTIVES OF THE STUDY

As stated in the Planning Brief, the essential objectives of the study are to:

"Survey and analyse the social, economic, functional and environmental characteristics of the Tea Tree Gully Township Study Area with particular regard to problems and opportunities for heritage conservation and the role of the Township in the City of Tea Tree Gully.

In association with the Heritage Consultant, identify and evaluate any additional items of heritage, townscape and landscape that are peculiar to the heritage, character and amenity of the study area and recommend to Council:

- a which items (if any) Council should nominate to the Minister for Environment for inclusion on the Register of State Heritage items, and

- b those other items which are of lesser importance yet form a significant part of the local heritage and character and amenity of the Tea Tree Gully Township Study Area,
- c any defined area which Council should nominate to the Minister for Environment as a 'Heritage Area' under the South Australian Heritage Act, 1978

to enable Council to make rational decisions on conservation matters.

Define a zone within the Tea Tree Gully Township Study Area which displays sufficient merit to be regarded as a 'Conservation Zone' and define any precincts within that zone which from a heritage viewpoint should be regarded as areas of 'commonality' for incorporation in any Planning and Development Controls.

Define any other appropriate zones or precincts within the study area which display commonality of land use, function or character which should have specific development controls different from those presently operating.

Formulate and recommend to Council 'Statements of Desired Future Character', 'Development Control Principles', and 'Design Guidelines' for each precinct in a manner which can be readily incorporated into a Supplementary Development Plan and amendments to the Planning Regulations.

Make recommendations to Council as to action it should carry out to reinforce and promote the heritage of the Tea Tree Gully Township Study Area."

### 1.3 ROLE OF THE HERITAGE CONSULTANT

The role of the Heritage Consultant is summarised in the Heritage Consultant Brief as follows:

"Prepare an inventory of items of heritage significance within the Tea Tree Gully Township Study Area.

Define a zone within the Tea Tree Gully Township Study Area which displays sufficient merit to be regarded as a 'Conservation Zone' and define any precincts within that zone which from a heritage viewpoint should be regarded as areas of 'commonality' for incorporation in any Planning and Development Controls.

Evaluate the relative importance of any heritage item particularly to establish:

- a which items Council should nominate to the Minister for Environment for inclusion on the Register of State Heritage items, and
- b those other items which are of lesser importance yet form a significant part of the local heritage and character and amenity of the Tea Tree Gully Township Study Area

to enable Council to make rational decisions on conservation matters.

Make recommendations to Council as to action it should carry out to reinforce and promote the heritage of the Tea Tree Gully Township Study Area.

Provide the essential input through the above objectives to enable a Planning Consultant to formulate appropriate Planning and Development Control Principles and Guidelines for the Tea Tree Gully Township Study Area and liaise with the Planning Consultant."

While part of the work of the Heritage Consultant has been included in this report, particularly in Chapter 3, his full report has been published as a separate document entitled "Tea Tree Gully Township Heritage Study, Report 1", 1980.

#### 1.4 THE STUDY APPROACH

The study comprises two main parts:

##### Part A - Conservation Study Analysis

In Part A the various factors which must be considered in conservation decision making are assembled and reviewed. These include the consideration of previous conservation initiatives in the area, the work of the Heritage Consultant, the study of the visual character of the local townscape, and an assessment of various planning factors such as land use, economic and community activities and attitudes, movement patterns and development control systems.

##### Part B - A Prescription for Conservation

Part B is a statement of conservation objectives, principles and recommended actions by Council for the zone and precincts for incorporation into a Supplementary Development Plan. Part B is set out in such a manner so that the Council can use the work to change the existing Planning Controls and add new ones aimed at controlling future development in the Conservation Zone.

## 1.5 THE STUDY AREA

A number of study area boundaries have been adopted to facilitate different levels of study, as shown in Map 1.1, showing the Township Study Area and the Conservation Zone. This map should be read in conjunction with Map 3.1 showing Historic Precincts, and Map 6.1 showing Planning Precincts.

### a Township Study Area

This is the broad study area employed for planning survey and analysis which contains the smaller Conservation Zone and adjoining land bounded by Milne Road, Hancock Road, Parkview Drive/North Boulevard, and the Hills Face Zone. The Township Study Area coincides approximately with a broad study area adopted by the Tea Tree Gully Township Advisory Group.

### b Conservation Zone

The Conservation Zone approximates the Stage 1 Study Area adopted by the Tea Tree Gully Township Advisory Group and also by the Heritage Consultant. It approximates the boundary of what was historically the Township of Tea Tree Gully (Steventon) and contains all of the known heritage sites in that locality.

### c Outer and Inner Conservation Zones

As a result of work done by the Heritage Consultant, the Conservation Zone has been divided into Outer and Inner Conservation Zones. The Inner Zone contains the historic core of the locality, and the Outer Zone comprises mainly later extensions.

d      Precincts

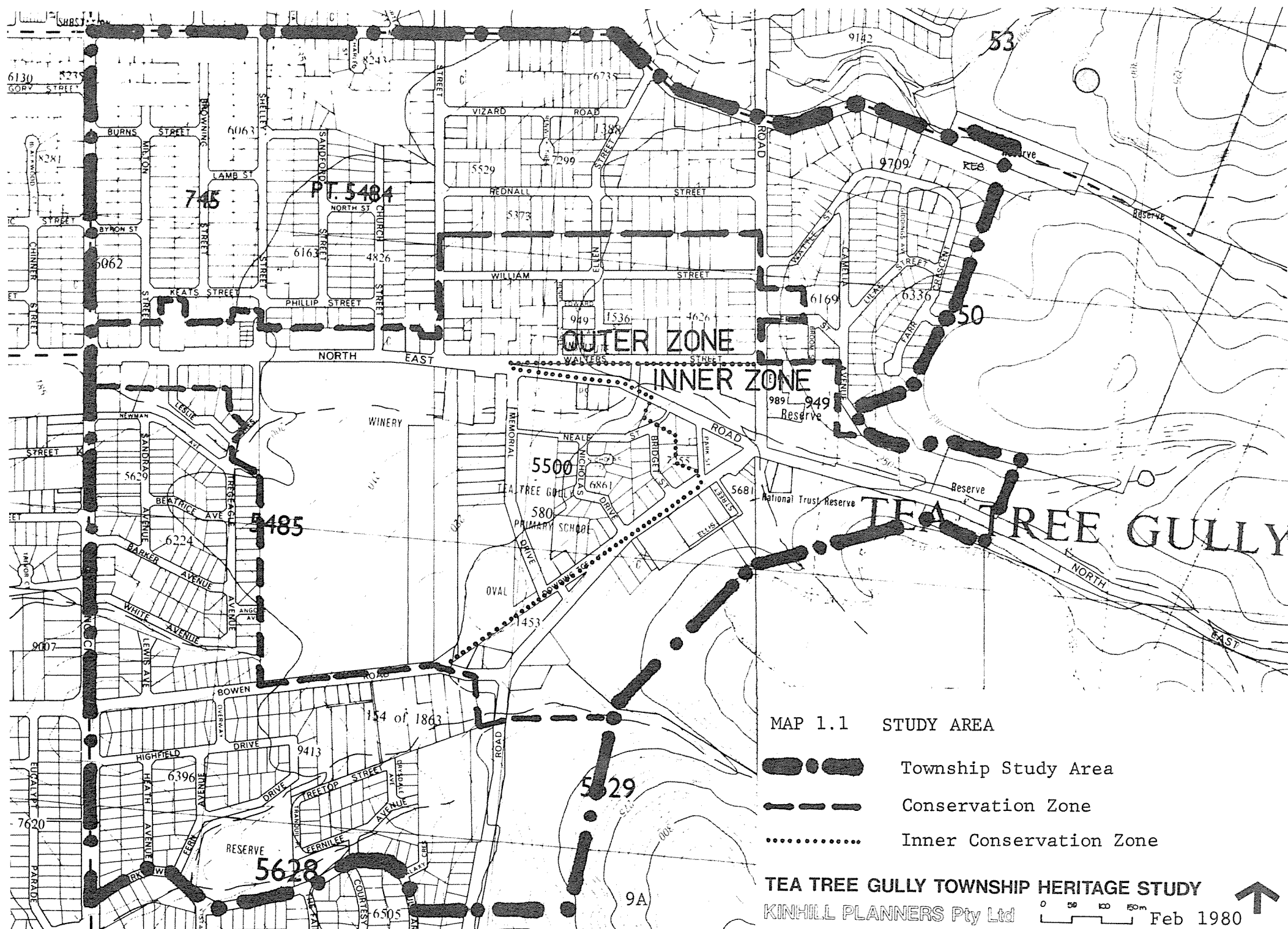
For heritage purposes, the Outer and Inner Conservation Zones are further divided into precincts. The Heritage Consultant has adopted seven Inner Conservation Zone Precincts and six Outer Conservation Zone Precincts, however, following the townscape and planning analysis, a number of these historical precincts have been combined to produce precincts suitable for planning purposes, as shown on Map 6.1 (compare with Map 3.1).

The precincts are:

- 1      Western Precinct
- 2      Vineyard Precinct
- 3      Village Shopping Precinct
- 4      Haines Memorial Park Precinct
- 5      Early Residential Precinct
- 6      Residential/Perseverance Road Precinct
- 7      Community Precinct
- 8      Angove Precinct

It has been necessary to use different precincts for planning purposes so that Development Controls can be prepared to give legal control over development of the important areas and heritage items.

History has been considered as an integral part of planning. It is, after all, the reason for any particular precinct gaining heritage attention. But factors such as existing Planning Regulations, contemporary boundaries and land uses, plus the necessity to keep planning precincts simple and to a minimum, if control is to be achieved, have resulted in different precincts to those used by the Heritage Consultant.



There is agreement between the Consultants as to the reasons for the differences and the definition of the precincts put forward.

2.1 SIGNIFICANCE OF THE TEA TREE GULLY TOWNSHIP

"The 'Village Centre' of the early Township of Tea Tree Gully (or Steventon) presents a remarkable opportunity to preserve both physically and visually an historic precinct of the local government district of the City of Tea Tree Gully.

Australia is one of the few countries in the world where the very beginnings of European settlement are, to any extent, still readily visible and distinguishable. Much of our pioneer past remains intact. Some of this heritage is readily discernible, often still serving its original purpose. Research of historical records can help to identify other early buildings, constructions, areas and sites. It can also help to separate the indigenous from the introduced items in the fields of flora and fauna.

South Australia is particularly fortunate in that many of its earliest pioneer buildings and constructions - public buildings, houses, sheds, bridges and other buildings - were constructed of stone. This is particularly so in the district of Tea Tree Gully where so much good building stone was readily available.

The time-span of European settlement in South Australia is relatively short. Until recently this has led us to ignore, and even to despise, our colonial heritage. We have thought it necessary for those of European origins to return to our European 'homelands' to see historical buildings, sites and monuments.

In recent times however, Australians have 'come of age' in their attitude to their own history and heritage. After all, in 1988 Australia will be celebrating 200 years of white settlement. In 1986 South Australia will have its sesquicentennial. The settlement of the district of Tea Tree Gully itself began in 1841.

The relatively brief time of European settlement in South Australia, however much it has prevented us, until recently, from viewing our own history in perspective, has left us with one overriding advantage. Whereas the beginnings of settlement in most countries, and even in America, can only be recorded and their study, at best, become a matter of archeological research, our own beginnings in South Australia remain relatively intact, identifiable and authentic. Fake reconstructions should be unnecessary when, with a little research and money and above all care and concern, so much of our pioneering heritage can be saved and protected. The National Trusts of Australia and their branches resulted from this care and concern.

The local branch of the National Trust (SA), with its headquarters in the old Highercombe Hotel, has led the way in developing an awareness of the local heritage. The Council of the City of Tea Tree Gully has shown its concern by authorising publications on the history of the district from its beginnings. The Tea Tree Gully Township Advisory Group, after two years of voluntary effort, has identified the boundaries of an Historic Township Study Area and many of the historic sites, constructions and buildings within that area, and has submitted its final report and recommendations to Council. A final report of the Tea Tree Gully Fauna and Flora Study Group commissioned by Council in 1977 and formed with the aims of investigating, preserving and re-introducing indigenous flora and fauna of the district, was submitted to Council in December 1977."\*

The results of the detailed survey carried out by the Heritage Consultant comprise the next chapter of this report. In addition a summary of the historic development of the Tea Tree Gully Township is included in Appendix A.

---

\*Source: Ian Auhl - "Tea Tree Gully Township Heritage Study Report 1", 1980

## 2.2 THE AUSTRALIAN HERITAGE COMMISSION AND THE STATE HERITAGE ACT

In 1974 the Committee of Inquiry into the National Estate completed a detailed study and report of the cultural and natural environment of Australia. The Committee called attention to the destruction of coastlands, forests, the Great Barrier Reef, and a wide variety of historic buildings and areas ranging from Aboriginal sites to architectural structures in city and country areas.

As a result of this study the Commonwealth established the Australian Heritage Commission in 1975. The Commission's role is to set up and maintain a comprehensive register of items essential to the National Estate, to concern itself with the care of Australian government-owned buildings and sites of importance, and to initiate and support conservation projects.

The South Australian Government passed a State Heritage Act in 1978. The Heritage Act provides for the preservation, protection and enhancement of the physical, social and cultural heritage of the State and has been introduced to supplement Federal legislation and the establishment of the Heritage Commission.

The legislation provides for the preparation of a register of items which form part of the State's physical, social and cultural heritage as well as items of significant aesthetic, architectural and historic interest. Items can include land, buildings or structures, and in respect or urban conservation, important places can be designated State Heritage Areas.

As a result of work undertaken by the Tea Tree Gully Township Advisory Group, Council has submitted a list of 15 historic buildings, structures and sites within the Township for consideration for inclusion on the Register of State Heritage Items.

### 2.3 WHAT IS CONSERVATION?

In this study conservation refers to the Tea Tree Gully Township or parts of the Township such as structures, buildings or groups of buildings and streetscapes in historic precincts. It also includes townscapes and parks and other items of historic interest and importance.

CONSERVATION SEEKS TO RETAIN AND PROTECT THAT PART OF THE ENVIRONMENT WHOSE CHARACTER IS IMPORTANT TO THE NATIONAL ESTATE, STATE AND LOCAL HERITAGE. IT ALSO AIMS TO ENHANCE THAT CHARACTER BY ENSURING THAT THE SITING, SIZE AND DESIGN OF ANY NEW DEVELOPMENT IS COMPLEMENTARY TO IT.

Conservation is an action which recognises the constant change and pressures inherent to the environment and its community, and is therefore not concerned with the preservation of historic areas as only static museum pieces - people still have to live and work in the Township. Conservation is concerned with enriching the process of constant change that will occur in the Township by retaining the best of the past and making it relevant and useful for the needs of today and into the future.

The primary function of this Conservation Study is to identify those essential features which contribute to the character of areas or precincts in the township, and through the preparation of planning principles and guidelines, ensure that new development or redevelopment is in sympathy with, and contributes to, the character of the Township's Conservation Zone and/or Precincts.

Although the study is primarily concerned with conservation aspects of the physical environment, conservation has definite responsibilities to the social and economic aspects of the Township. The study therefore identifies the methods and means of retaining the character of precincts and controlling development to fully utilise environmental characteristics and broaden the surrounding community's social, economic and tourism opportunities.

Township conservation can only emerge over the long term. For it to be effective, the legislative mechanisms and support are essential. In the short term the existing situation prevails and effective conservation can be started by an informed, dedicated approach by the Council and the community.

A detailed Heritage Study of the Tea Tree Gully locality has been carried out by the Heritage Consultant, local historian Ian Auhl, who has for some time been involved in researching and writing on the history of the Council area. The purpose of this chapter is to reproduce his findings as they are presented in his report "Tea Tree Gully Township Heritage Study".

### 3.1 CONSERVATION ZONES

The boundary of the Conservation Zone (refer Map 3.1) approximates to the limits of what was regarded until circa 1950 as the Township of Steventon/Tea Tree Gully. Until the advent of closer development, the components of the Township - its public buildings, town centre, shops and business premises and concentration of private dwellings - were visible and readily identifiable. The composition of the Township of Steventon/Tea Tree Gully was apparent by the 1860's and changed little over the next century.

However, this general Conservation Zone, for the purposes of the present Study, needs to be divided into two zones - an Outer Conservation Zone and an inner Conservation Zone.

Historically this is acceptable, as the Inner Conservation Zone contains the original Village Centre of Steventon, while the Outer Conservation Zone represents the subsequent extension of the original Township Centre.

Today a distinction between the inner and outer zones is imperative. From a heritage point of view, there is little obvious 'commonality' between the two areas. The historic 'commonality' has largely disappeared and been lost in modern housing and commercial development.

However, there are strong visual and physical links, as well as historic links which still bind the inner zone to the outer zone. A case exists for the Outer Conservation Zone to supplement and enhance the integrity of the Inner Conservation Zone.

a Inner Conservation Zone

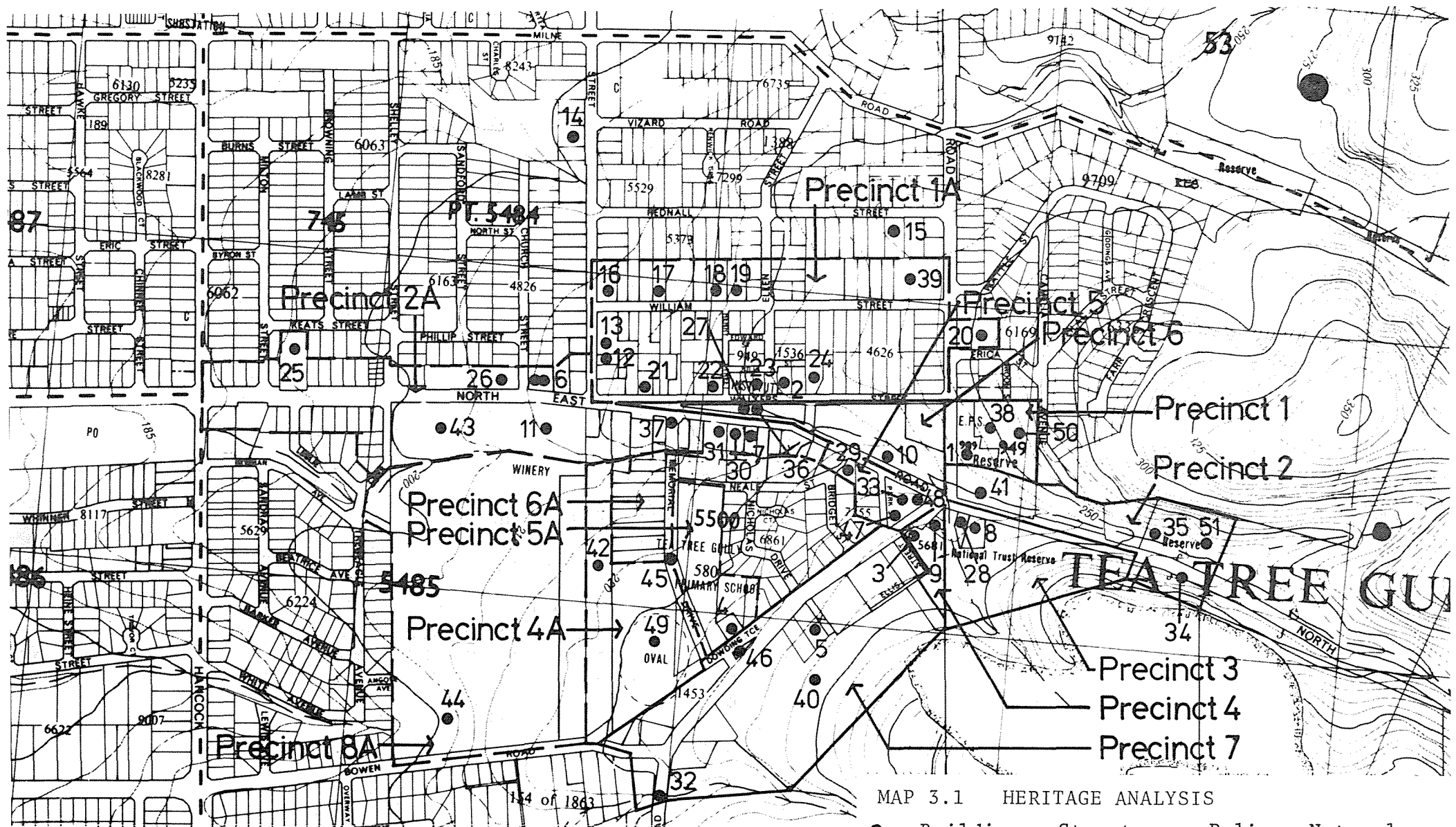
Within the suggested boundary of the Tea Tree Gully Heritage Study Area is a zone of considerable historic and visual integrity. This zone (see Map 3.1) may be usefully referred to as the Inner Conservation Zone.

This zone is of primary significance and relevance to the concept of a Tea Tree Gully Township conservation area. Not only is it the nucleus of the original Village of Steventon (or Tea Tree Gully), but it retains an essential nucleus of public buildings of the original township - its hotel, Council Chambers, general store, post office, with the school and institute on its periphery.

Despite some alteration either in appearance or use, these buildings are still readily identifiable as components of the early township. They suffer comparatively little from any competing modern building development. Visually this inner conservation zone is isolated from the outer conservation zone.

Central to the integrity of the area is the retention of its triangular 'village green' and of its road system.

This road system was fundamental to the establishment of a township at the entrance to Tea Tree Gully itself and the township is the meeting place of four historic roads - Government Road (1839), Tea Tree Gully Road (1839), Main North East Road (1854) and Haines Perseverance Road (1880) (vide Map 3). Walters Street and Park Street, although not then named, are also shown in the original plan of Steventon (G.R.O. No. 154 of 1868) as laid out by John Stevens in 1854.



MAP 3.1 HERITAGE ANALYSIS

● Buildings, Structures, Relics, Natural Features, Sites and Reserves\*

(\*Refer to page 56A for key to individual items and to Heritage Item Assessment Sheets (Appendix B) for details on items 1-32 and 48)

#### INNER CONSERVATION ZONE

- 1 Council Chambers Precinct
- 2 Tea Tree Gully Precinct
- 3 Mill Precinct
- 4 National Trust Precinct
- 5 Haines Memorial Pk Precinct
- 6 Hotel Precinct
- 7 Perseverance Rd Precinct

#### OUTER CONSERVATION ZONE

- 1A Early Residential Precinct
- 2A Main North East Rd Precinct
- 3A St Agnes Winery Precinct
- 4A Oval Precinct
- 5A Memorial Drive Precinct
- 6A Modern Residential Precinct

#### TEA TREE GULLY TOWNSHIP HERITAGE STUDY

Ian L Auhl, A.U.A.

0 50 100 150m

Feb 1980



The credibility of this inner zone as a conservation zone is dependent almost equally on two fortuitous factors:

- 1 the retention of the nucleus of original public buildings of the township
- 2 the retention of the system of roads responsible for the establishment and development of the township of Steventon/Tea Tree Gully and so of the local government district of Tea Tree Gully.

A further factor which supports the credibility and integrity of this Inner Conservation Zone is that it includes what may be termed a 'Visual Zone'. Within this zone are situated some of the original village components. This 'Visual Zone' is isolated visually, partly because of geographical location but mainly because of natural and planted stands of trees and vegetation, form the Outer Conservation Zone.

The retention and enhancement of this visual zone and the whole of the Inner Conservation Zone and the gradual elimination of unsympathetic structures and sites could well result in the City of Tea Tree Gully being one of the few suburban areas, to retain the identity of its original township.

The Inner Conservation Zone can also be separated, for the purpose of this section of the Heritage Study into identifiable precincts, each needing special consideration.

b

## Outer Conservation Zone

From a heritage viewpoint, this outer zone is an area of diminished and steadily diminishing integrity.

This is due, not only to increased residential, shopping and commercial development. It is also due to the disappearance of some historic township components. The 1855 Tea Tree Gully Wesleyan Chapel was demolished\* in the 1960's and Heitman's century old bakehouse a few years later. Other buildings such as the 1886 Anglican Church of St. Wilfred's and the Tea Tree Gully Primary School have been almost obscured by modern additions.

However to balance this lack of 'commonality' in the outer zone, especially with the commercially developed precinct there are buildings and precincts within the outer zone which, from a heritage viewpoint, have a readily identifiable integrity.

An overall cohesion is given to this outer zone by its historic stands of native and planted trees, its reserves and its vineyards.

It would appear to be possible

either      a      to enhance the integrity and cohesion of all precincts of this outer zone, including the commercial zone, as an identifiable and acceptable Outer Conservation Zone

\*Demolished visually as a church, although part of its walls were incorporated in a new construction.

or            b        to allow present commercial and residential development to continue to the point where the outer zone can no longer be acceptable as a Conservation Zone and recognisable as an integral part of the original Township of Tea Tree Gully.

If this latter event, b, is allowed to happen, it would become difficult to preserve the integrity of the Inner Conservation Zone and of the 'Village Centre'. This zone is small and its integrity therefore fragile. It needs as much support from the Outer Conservation Zone as can be planned in order to remain identifiable.

The precincts which make up this Outer Conservation Zone are dealt with separately in the following sections.

### 3.2            HISTORIC PRECINCT STRUCTURE

The following historic precincts have been identified by the Heritage Consultant (refer Map 3.1):

- a            Inner Conservation Zone
  - 1            Council Chambers Precinct
  - 2            Tea Tree Gully Precinct
  - 3            Mill Precinct
  - 4            National Trust Precinct
  - 5            Haines Memorial Park Precinct
  - 6            Hotel Precinct
  - 7            Perseverance Road Precinct

b Outer Conservation Zone

- 1A Early Residential Precinct
- 2A Main North East Road Precinct
- 3A St. Agnes Winery Precinct
- 4A Oval Precinct
- 5A Memorial Drive Precinct
- 6A Modern Residential Precinct

3.3 INNER CONSERVATION ZONE

HISTORIC PRECINCT DESCRIPTIONS

PRECINCT 1 - COUNCIL CHAMBERS PRECINCT  
(Pt. Section 50)

a Historical Significance

This precinct contains the earliest local government Council Chambers and Council Offices erected specifically for that purpose in South Australia.

As such the precinct is not only of district, but of State, significance.

Locally the building played an integral part in the life of the Township of Steventon and the District of Tea Tree Gully. At various times it served as schoolroom, polling booth, courtroom and Assembly Room for district meetings. The original building contained two cells which were occasionally used as a police lock-up.

b Present Significance

No longer used as Council Chambers, the 125 year old building is, however, still owned by the Tea Tree Gully Council and serves as a Branch Office of the State Emergency Service.

As part of the district's local government heritage; as the first District Council Chambers to be erected in South Australia; and as one of the earliest buildings in the Township of Steventon, the building ranks as a highly significant item of the State and District's cultural heritage.

c Description

The precinct is small in area and includes only buildings and land either owned by or under the control of the Corporation of the City of Tea Tree Gully.

Included in the precinct are the original Council Chambers, the present headquarters of the C.F.S. and a public reserve, which is occupied by a pine plantation and an adventure playground.

d History

Local Government in South Australia began with the passing in November 1852 of 'An Act to appoint District Councils'. By July 1853, seven district council areas were proclaimed and on June 23, 1853 an eighth district, the District of Highercombe was proclaimed. In 1858 the District divided into two districts - the District of Tea Tree Gully and the District of Highercombe. In 1930 the two districts amalgamated again. In 1976 two hills wards seceded to the District of Gumeracha.

The District Council of Highercombe met in different local hotel rooms from 1853 until 1855, when Council Chambers were erected in the new Village of Steventon. Steventon was more central to the district.

Minutes of a Council meeting held on May 28th, 1855, state:

"The Clerk was directed to procure from Mr. Weir, Architect, by the next meeting, a rough sketch with the estimated cost of the most economical sort of building of a room for the use of the Council and district generally with 2 or 3 rooms attached. The Council were of the opinion that the room should be 30 feet long."

Council was the first District Council in South Australia to erect its own Council Chambers and Offices.

The building remained the Council Chambers and Offices for 112 years. After 1967 when new Council Chambers and Offices were erected on their present site, the old Council Chambers became the Council Works Office. At the present time part of the building is used as an office and depot of the local branch of the State Emergency Service.

PRECINCT 2 - TEA TREE GULLY PRECINCT (Pt. Section 50 and Pt. Section 1559)

a Description

This precinct includes the extension of the Main North East Road through the Tea Tree Gully. It also includes a section of the Tea Tree Gully

Creek, the natural springs in the creek, a stone quarry and three reserves. One reserve contains the underground tanks which once stored water led from springs in the E. & W.S. Water Reserve further east in the gully. These holdings tanks provided the Township of Steventon/Tea Tree Gully with its first reticulated water.

While much of the precinct retains its native vegetation, there have been roadside plantings of exotic trees, some of which still survive, and recent creekside plantings of the species of tea tree (*Leptospermum pubescens*) which originally existed in the gully and gave the creek, gully, township and city their name.

There is a good example of random stone walling in the precinct acting as a retaining wall on the southern section of the main road.

Part of this precinct close to the bridge and creek was once the Public Pound.

#### b History

A track through the Tea Tree Gully and up over the Tea Tree Gully Range was first constructed in 1841. The only other track over the Mt. Lofty Ranges at that time was via Glen Osmond.

A small cutting was made through the top of the range in 1841 and a deeper one in 1858.

Apart from a slight deviation, the present road through Tea Tree Gully follows the original road. In 1854 the Gully Road became the official extension of the newly proclaimed Main North East Road. Although the Anstey's Hill Road was also declared a main line of road in

1854, the route through Tea Tree Gully carried most of the through traffic from Adelaide and still does. This was originally not only because of the easier gradient, but because of the presence of natural springs in the gully. The tea tree grew thickly around these natural springs and along the creek.

The Tea Tree Gully Council, in 1860, arranged for a tree on the water reserve to be felled and for a large wooden trough to be hollowed from its trunk. This trough served as a watering trough for horses and bullock teams.

In 1865 the springs were made an official Water Reserve under the control of the Central Road Board.

In 1880, as a result of submissions made by William Haines on behalf of local residents, Parliament passed the 'Tea Tree Gully and Waterworks Act' (No. 176 of 1880). It was proposed that 'a dry-brick well be sunk to gather water from the springs in Tea Tree Gully. Earthenware pipes will lead water away to a covered tank to be constructed at a sufficient elevation to give fair pressure in the township of Tea Tree Gully'. By 1882 water had been laid on to homes in the townships of Tea Tree Gully and Modbury.

It was not until 1926 that reticulated water from the Millbrook Reservoir system was connected to the original system of supply.

#### c Historical Significance

The significance of the Tea Tree Gully was not merely local. The Gully provided South

Australian settlers with one of the two of its earliest outlets over the Mount Lofty Ranges to the newly opened lands east of the ranges. The road linked Adelaide with the developing townships of Houghton, Chain of Ponds, Blumberg (Birdwood), Gumeracha and Mount Pleasant.

Locally, the Gully gave settlers an outlet to Hermitage, Paracombe and Houghton.

The natural springs, as we have noted in the previous section, were of great importance both to through traffic and to the local townships.

Historically, the road through Tea Tree Gully carried, first in coaches and later in buses, most of the passenger traffic from as far east as the River Murray. It is a road familiar over the past 140 years to most South Australians.

Also the proclamation of this road as a main line of road led directly to the establishment of the Township of Tea Tree Gully in 1854 and of Modbury after 1857.

#### d Present Significance

The road through the Tea Tree Gully still provides one of the main outlets to the townships and country east of the Mt. Lofty Ranges and to Mannum.

The natural springs are still part of a Government Water Reserve and the original underground holding tanks of the early water supply are still in existence, although no longer functioning.

The Tea Tree Gully precinct is a highly important element in the Tea Tree Gully Township Heritage Study and is included as part of the Inner Conservation Zone. As the name of the Township, District and City all derive from this gully, its significance is not merely local.

#### PRECINCT 3 - MILL PRECINCT (Pt. Section 5630)

##### a Historical Significance

This precinct is an integral part of the original Township of Steventon.

It includes the flour mill, begun in 1853 and completed in 1854. The mill, named the Tea Tree Gully Steam Flour Mill, no doubt because of its position at the entrance to the Gully of that name, was not actually in Steventon but situated in Section 5630 adjoining. Nevertheless it can be considered as part of the Township of Steventon/Tea Tree Gully. Its *raison d'etre*, was the same as that of the Township - the gazettal of the road through the gully as the main line of road.

The flour mill qualifies as Steventon's first building. It owes its situation to the presence in the Gully itself, of those two essential requirements of a steam mill, viz. water and fuel. Its presence also is an indication of the extent of agriculture in the district by 1854.

The steep hills face section of this precinct limits the eastward extension of the township.

b History

In early attempts to find a suitable route for traffic through the barrier of the Mt. Lofty Range, two acceptable passages were found - one via Glen Osmond and the other via Tea Tree Gully.

The route through the Tea Tree Gully was first cut privately by Thomas Williams of Hermitage in 1840/41. In 1852 the route through the gully became an official road and came under government control. Springs in the gully were responsible for this decision. They were also responsible for the decision to erect a flour mill at the gully's entrance in 1853. The declaration of the road from Adelaide via Walkerville, Klemzig and Hope Valley and through the Tea Tree Gully to Houghton as the Main North East Road in 1854, led to the decision by John Stevens to subdivide a township at the entrance to the Tea Tree Gully.

Originally of three stories, the mill was acquired in 1881 by Richard Ellis for a butcher's shop. Ellis later dismantled the top storey of the building, using the stone to build his residence and butcher's shop alongside.

The present owners of the historic 'Tea Tree Gully Steam Flour Mill' are Mr. & Mrs. Don Allnutt. Plaster has been stripped off part of the walls to reveal the original stonework. Apart from the absence of the third storey, the mill is authentic in appearance and structurally sound.

There are two residences in this precinct, one the original residence and butcher's shop of Mr. Ellis. The second, modern residence of Mr. & Mrs. D. Allnutt is densely planted with trees and shrubs designed to accord with the general leafy entrance to the gully.

c Present and Future Significance

The reservation of the Hills Face Zone in this, as in other precincts, assures the preservation of the identity of the historic township.

As an example of one of South Australia's earliest flour mills and as part of the visible architectural heritage of the Township of Steventon, the retention of the mill is not only desirable generally but important to the integrity of the historic township area and to its acceptability as such.

Any visible extension of present day quarrying in this section could seriously damage the visual acceptability of the whole of the Inner Conservation Zone.

PRECINCT 4 - NATIONAL TRUST PRECINCT (Pt. Section 5681 - originally 5629)

a Description

A small self-contained precinct consisting of two historic buildings and some outbuildings. The buildings occupy a dominant position in the Township of Steventon/Tea Tree Gully, both architecturally and historically.

Known for nearly a century as 'Dunn's Cash Store' the present North East Highway Restaurant has undergone some changes externally and internally. The original verandahs have been removed and other minor alterations made to the facade of the building. However, the building still retains its three gables and generally, in external appearance and in the internal arrangement of its rooms, is a building of considerable historic integrity.

'The 'Old Highercombe Hotel', dating from 1854 is a building of very great integrity. The authenticity of the building architecturally has been enhanced by recent restoration work carried out by the Tea Tree Gully Branch of the National Trust of South Australia. Necessary improvements such as the picket fence on the southern boundary of the property and the restoration of the stone fabric of the building are in keeping with the architectural style and period.

Without the integrity given by this one single building, the surrounding area would lose much of its credibility. Both the 'Old Highercombe Hotel' and 'Dunn's Cash Store' are vital to the present and future identification of the Township of Steventon/Tea Tree Gully as an historic entity.

#### b Historical Significance

Both buildings played a vital part in the life of the village from its establishment - one as the main general store and the other as an accommodation hotel, meeting place and, later, as a Post Office and Telegraph Station. Much of the early village life centred around this area. A blacksmith's shop which existed initially adjoining the general store and later opposite the store on part of what is now Haines Memorial Park, also focussed community life on this precinct.

#### c Present Significance

Because of the integrity of the buildings, the National Trust Precinct highlights and gives meaning to the whole of the Inner Conservation Zone. As obvious, highly visible and well preserved items of local heritage, the buildings attract attention and invite question.

As a repository and museum of items of local history, the 'Old Highercombe Hotel' plays an important educational role. Its value in this role will become of increasing significance to the district as a whole with the passing of time. As the North East Highway Restaurant, 'Dunn's Cash Store' reinforces the historical unity and continuity of this precinct. Other early outbuildings also help to reinforce the visual unity.

#### d History

Both buildings in this precinct date from 1854 and are therefore contemporary with the establishment of the Township of Steventon/Tea Tree Gully. The original ownership of the building known as 'Dunn's Cash Store' is difficult to establish, as the Assessment Book of the District Council (of Highercombe) for 1854 names four shops and four owners all on Section 5629. However by 1855 only two shops were still listed and by 1862 only one general store.

However, we do know for certain that the building known as 'Dunn's Cash Store' (North East Highway Restaurant) was, by 1866, leased by Annie Cooke, widow of T.E. Cooke, as a general store.

In 1881, William Dunn Jnr. of Hermitage acquired the general store. It remained in the Dunn family until 1965, but ceased life as a village store in 1961. The third gable and section of the building was not added until the early 1920's. In 1965 the building became the North East Highway Restaurant. The approximate date of erection (1849) given on a sign on the building is incorrect.

The 'Old Highercombe Hotel', erected in 1854 as the Highercombe Hotel remained a hotel in possession of the Haines family until 1875. It was then taken over in 1879 by the S.A. Government and in 1880 was reopened as a Post Office and Telegraph Station. Much of the building served as a headmaster's residence until 1934 and part of it as a schoolroom in the 1890's. The building finally closed as a Post Office in 1963. In 1967 the building was taken over by the Tea Tree Gully Branch of the National Trust of South Australia as a Folk Museum.

PRECINCT 5 - HAINES MEMORIAL PARK PRECINCT (Pt. Section 5500)

a History

The triangular allotment of land, known today as Haines Memorial Park, is part of Section 5500, Hundred of Yatala. Section 5500 of 42 acres was originally purchased by Edward Millsteed in July 1852 for 42 pounds (\$84.00). In August of the following year the Section was purchased from Millsteed by William Haines Snr., gardener, for the sum of 140 pounds (\$280.00), partly for the position adjoining the North East Road and partly because of the good soil and permanent water provided by the Tea Tree Gully creek.

With the subdivision of the Township of Steventon by John Stevens in 1854, Haines set aside the north west corner of Section 5500 for subdivision, reserving some allotments for himself and his sons.

Although Haines allowed public use of the small triangular allotment which is today a park, it was not common land. William Haines Snr. died in 1863 and his sons inherited various sections of his land. William Haines Jnr. inherited most of Section 5500, including the small triangular section.

William Haines died in 1902 at the age of 71, leaving the triangular allotment for public use in perpetuity, but stipulating that the area should not be fenced. He also left a larger area of Section 5500 as a recreation ground for the District of Tea Tree Gully (refer Oval Precinct - Outer Conservation Zone).

Within the precinct on the western side of Haines Memorial Park were, until recent times, the original homes of three of Steventon/Tea Tree Gully pioneers - Thomas Edward Cooke, Robert and Ephraim Haines and William Haines Jnr, M.P., the donor of the Memorial Park.

The only one of these three original residences still remaining is that of William Haines Jnr., M.P., No. 1360 Main North East Road. The home, externally little altered, is now the residence of Mrs. Marie Clark.

The original residence of the Cooke family, which was also Steventon's first Post Office, has been replaced by the modern residence of Mr. & Mrs. Lindsay Cooke. Mr. Cooke is a descendant of the Thomas Edward Cooke. The pioneer home of Mr. Ephraim Haines, a brother of William Haines, M.P. was demolished in recent times to make way for a car park for the Tea Tree Gully Hotel. Old photos show that this allotment of land was densely planted with trees.

A right of road or way was granted in March 1856 (ref. G.R.O. 97/340) to 'T.E. Cooke, his heirs and assigns and for his horses, cattle, carts, carriages through over and along a certain road or way of a width of 30 feet' (i.e. present day Park Street).

b Use of Haines Memorial Park

From 1854 until 1902, the triangular allotment of approx. 1 hectare was merely a small unfenced paddock. In the north west corner of the allotment was a smaller allotment occupied by a blacksmith's shop.

Following the death of William Haines Jnr. in 1902, the area was used by travelling shows and circuses, by local children and by the general public for picnics.

The area became an eyesore and following a Supreme Court case in which Council gained full control of the piece of land, a Committee was formed with the express purpose of creating a planned public park for the Township of Steventon/Tea Tree Gully. The area was fenced to keep out animals, vehicles and circuses. A park was planned and Mr. F. Newman of Newman & Sons "selected the most suitable trees and shrubs to secure a succession of blooms all the year round"\* (Only a few of these original trees - a grafted crabapple tree and a prunus tree - remain today.) (\*'Observer', 7th August, 1909)

A post and wire fence with wire netting to keep out dogs and rabbits was erected around the park, a drinking fountain commissioned, and on July 30, 1909 in the presence of the Governor, Sir Day Hort Bosanquet and most of the residents of Tea Tree Gully, the park was opened and named Haines

Memorial Park. Palm trees were planted by the Governor, his wife and daughter and flowering trees by members of the Park Committee.

In 1913 a row of Plane trees and English Oak trees were planted along Perseverance Road from the Main North East Road towards the school. Only one plane tree remains, although on subsequent School Arbor Days other Plane trees were planted along North East Road to the Tea Tree Gully Hotel. Two pine trees planted in 1914 also remain today.

Earlier in this century areas of the Park were planted with beds of roses. Recently footpaths have been laid across Memorial Park and the Park completely lawned over. Fortunately the fountain and its plaque have been preserved, although it is no longer in working order.

c Historical Significance

Refer to Section b 'Use' above

d Present Significance

At present Haines Memorial Park has little obvious significance, except to those who know its story. It appears to be little more than another small well-established park.

Except for an insignificant plaque on the fountain, and a small information sign, there is little to distinguish the park or to give effect to the wishes of William Haines or the original park committee.

The rather bland appearance of the area entirely covered with green lawn, with few remnants of its original trees, shrubs and roses, 'intended to

secure a succession of blooms all the year round', contributes little to the surrounding historic precincts. The park should become an obvious historic precinct in its own right.

Above all, Haines Memorial Park Precinct is a visual centre of most of the Inner Conservation Zone.

#### PRECINCT 6 - HOTEL PRECINCT (Pt. Section 5500)

##### a Historical Significance

The Tea Tree Gully Hotel, built in 1854 was the second building to be erected in the Township of Steventon/Tea Tree Gully. The Hotel was completed and licensed by March 13, 1854. It stood on 1½ acres (0.6 hectares) of land for which its owners paid 100 pounds (\$200.00).

With the completion of another hotel (the Highercombe Hotel) a few months later, Steventon had two hotels in fierce competition. The fate of the hotels in such a small township was decided within a few years by the route taken by the mail coach. The entrance to Steventon via the Main North East Road rather than via Hope Valley and Government Road (now Bowen Road) was preferred. The Tea Tree Gully Hotel became the coaching inn, and Steventon's main hotel.

Within the precinct, from 1861 until 1922, were situated the stables of the coaching company. The first change of horses after leaving Adelaide on the Gumeracha run was made at the Tea Tree Gully Hotel. The stables were situated behind the hotel, approximately where the Council Works Depot shed now stand.

The home of Walter Beames, the ostler for the coaching firm of Hill & Co. was once situated in this precinct.

b Description

The triangular precinct, as a whole, is at present in a rather neglected condition. As the point of entrance to the Inner Conservation Zone it is unattractive and rundown in appearance, especially as observed by the residents of Walters Street.

Within the precinct is the hotel itself, the now disused Council Works Depot, and two residences, one a modern two storeyed home and the other an early stone residence, built in the 1890's by a local mason, Robert Gilmour. The Tea Tree Gully Creek runs through the precinct.

The original Tea Tree Gully Hotel is now incorporated within a larger modern construction. Fortunately a commendable attempt has been made to maintain the architectural style of the original building at least in the facade and profile of the hotel. The result is an acceptable compromise.

Detracting from the acceptability as a whole of this historic precinct are the Council Works Depot and the modern two storey residence.

c Present Significance

The importance of this precinct as part of the Inner Conservation Zone is primary. It includes the main approach from Adelaide to the early township zone. Well established plantations of trees along the creek and around part of the

perimeter identify the precinct as an early and separate self-contained area. The presence of the stone residence and particularly of the historic hotel add greatly to the credibility of the precinct.

#### PRECINCT 7 - PERSEVERANCE ROAD PRECINCT

##### a Historical Significance

Haines Perseverance Road, gazetted as a main line of road in 1878, was not opened for traffic until 1880 and played only a minor role in the development of the Township of Tea Tree Gully. Its significance, however, was much greater in 1880 than it is today. It provided a direct link between the Main and Lower North East Roads. The road ran to the foot of Anstey's Hill thereby giving the farmers of the District of Tea Tree Gully and Highercombe ready access to the District of East Torrens. Only 2.5 kilometres (1½ miles) long, it saved through traffic from Steventon a roundabout journey of some 6.5 kilometres via Government Road (now Bowen Road), present day Tolley Road (there was no Hancock Road in 1880) and Hope Valley.

The section of Perseverance Road from the Main North East Road to St. Wilfred's Church of England was originally part of Government Road. Government Road, which passed on the eastern side of Section 5500, and continued along present day Bowen Road was originally the main connecting road with Hope Valley. It was declared a main line of road in 1862 but from 1842 had been the main connecting line of road between Hope Valley and the road through Tea Tree Gully. Government Road thus pre-dates the Main North East Road and

played a great part in the initial development of the Township of Steventon in 1854. It was a coaching road and the traffic on this road provided the main reason for locating the Highercombe Hotel (now the National Trust Museum) in 1854 on Government Road.

Following the gazettal in 1854 of the more northerly and less hazardous line of road known as the Main North East Road, Government Road was neglected and gradually lost its importance as a point of entry to the Tea Tree Gully and the Township of Steventon. Government Road only regained its importance after it became part of Haines Perseverance Road in 1880.

#### b Present Significance

Haines Perseverance Road still provides the most direct link between the foothill residential subdivisions of Tea Tree Gully and Anstey's Hill and the Lower North East Road. Government Road (now Bowen Road) no longer provides a main point of entry to the area of the present Conservation Study.

Perseverance Road, especially in its approaches, provides a most significant point of entry to both the Outer and Inner Conservation Zone. It can either enhance or detract from the concept of an historic Tea Tree Gully Township and from the perception of the existence of the area as an historic one by people passing through it.

Included within the precinct are two buildings which constitute a significant part of the heritage of the original township, i.e. the original 1855 Steventon (after 1874, Tea Tree Gully) Primary School and the 1886 St. Wilfred's Church of England.

Also it includes two reserves - one planted by Mr. M. Sharrad in 1962 with native trees and a second used as a children's playground. Several modern homes adjoining Perseverance Road on the eastern side also have their own attractive plantations of native trees and shrubs.

The boundaries of the precinct are drawn to include, also, the historic Perseverance Road Bridge and portion of the Anstey's Hill Flora and Fauna Reserve. The bridge was erected in 1879/80 with part of the money (800 pounds - \$1600.00) allotted for construction of the road.

#### c History

The first portion of this precinct to come into existence was a track from Hope Valley, which in 1842 joined the road, cut in 1841/2, through Section 1559 in the Tea Tree Gully. The road was in use for more than 12 years before the Township of Steventon existed. The road became a Government Road in 1862 and now forms part of Haines Perseverance Road.

William Haines Jnr. of Tea Tree Gully and M.P. for the district agitated in Parliament for many years for a direct road linking Steventon with Anstey's Hill Road. This road was finally opened for traffic on Thursday, May 20th, 1880 in the presence of Haines and officially named 'Haines Perseverance' in recognition of his many years of effort to have the road constructed.

#### d Future Significance

'Haines Perseverance' Road will continue to have great significance. It embodies in its name a significant event and personage in local history.

As a precinct it will have great visual significance along with the Main North East Road as a point of entry into the historic township area. Its historic connections with the township, first as Government Road, then as part of Haines Perseverance Road makes the precinct highly relevant. The existence of two historic township buildings within the precinct and of an historic bridge, greatly increase this significance.

### 3.4 OUTER CONSERVATION ZONE

#### HISTORIC PRECINCT DESCRIPTIONS

PRECINCT 1A - EARLY RESIDENTIAL PRECINCT (Pt. Section 51, Pt. Section 50)

##### a Historical Significance

The original section of land (Section 51) of which this precinct forms a part, was first purchased by John Stevens, flour miller, of Adelaide. The section was of 227 acres for which Stevens, who speculated in land, paid the sum of 633 pounds (\$1266.00).

A small area of Section 50 has been included in the precinct in order to include one early residence in Erica Street. Section 51 formed part of Steventon Estate which also included part of Sections 5628, 5629, 5500 and 51 (see Appendix A) owned by John Stevens.

Stevens intended Section 51 to be subdivided as the residential component of Steventon Estate and the first allotment to be taken up was one of 2 acres by Wm. Rickards at the corner of Walters Street - then Government Road - and Elizabeth Street - then non-existent.

By mid-1855 several allotments fronting Walters Street had been taken up and two houses, those of William Haines and Thomas Knuckey had been built. Neither of these remain. In 1855 a Wesleyan Chapel was erected on an allotment presented by John Stevens. In 1896 the Tea Tree Gully Institute was erected on an allotment presented by William Haines Snr.

Although Section 51 remained the main residential section of the Township of Steventon/Tea Tree Gully, its aggregation of houses was never great. By 1950 there were less than 70 residences in the whole of the Township and fewer than 50 of these in Section 51. More than half of these 70 early residences have been demolished in the past 30 years.

#### b Present Significance

Although so few of the early residences of Steventon/Tea Tree Gully remain today, nevertheless the presence of a number of well preserved examples in Walters Street, Elizabeth Street and William Street warrant the inclusion of this precinct in the Outer Conservation Zone.

In addition the precinct includes one of the most important components of the Township of Steventon - the 1896 Institute. This has been nominated for inclusion on the Register of State Heritage Items. Also the precinct includes an early home in Erica Street, facing Perseverance Road, the home of Mrs. D. Newman. The Wesleyan Chapel has been partly demolished and incorporated in a private residence.

Detracting from the visual acceptability of this precinct, as an historical residential area, is the commercial section which has been allowed to develop fronting the Main North East Road.

The various private residences which give credibility to this precinct as an historic area are listed separately in Section 3.5 of this Chapter. An outstanding example of one of these historic cottages is that of Mr. and Mrs. H.D. Sandford sited at the corner of William and Elizabeth Streets. This residence has been nominated within the agreement of its owners for inclusion in the Register of State Heritage Items. More importantly its owners have consciously set an example in conservation which it is hoped owners of other historic buildings in the City of Tea Tree Gully, both private and public will emulate. The conservation of humbler cottages and pioneer homes is equally important, if indeed not more important than the conservation and restoration of more pretentious 'stately homes'. They are more representative of the pioneering days of the early settlers of the district.

c Character to be encouraged

The only overall character of the precinct which can be retained is that which it has always possessed - residential. The presence of the Institute strengthens this character. The presence of any extension of the modern commercial development, will continue to detract from this residential character.

## PRECINCT 2A - MAIN NORTH EAST ROAD PRECINCT

### a Historical Significance

Although Government Road (now Bowen Road and part of Perseverance Road) was the earliest entrance road to the Tea Tree Gully, by 1850 the more level route known as the 'Hay Road' became the official Main North East Road in 1854.

The sections bordering this road (5484, 5485) from present day Hancock Road to Elizabeth Street were never part of the Township of Steventon/Tea Tree Gully, except for the Baptist Church site. Until the late 1880's, the 80 acre sections on each side were open arable land with no more than five houses sited on them.

By the end of the decade, much of the land had been planted by vineyards. Dr. William Thomas Angove had purchased 33 acres of Section 5485 for vineyard and Henry Hall, second son of the Norwood cordial manufacturer, had acquired 38 acres of Section 5484 on the northern side of the Main North East Road.

The first Baptist Church had been erected in an allotment of Section 5484 in March 1863 and a second larger church alongside in 1913.

### b Present Significance

The Main North East Road still functions as the main entrance road to the Tea Tree Gully and thence to the townships of the sources of the River Torrens and to the River Murray at Mannum.

The Angove family still maintains vineyards on their original section of land and the original Angove cellars are still in use.

Both the original 1863 Baptist Church and the 1913 Medcalf Memorial Church are still in use and the integrity of both buildings has been visually maintained. An early cottage alongside has been acquired and incorporated successfully in the church allotment.

With the Baptist Churches still intact, Angove's cellars being maintained and enhanced in keeping with its history, and particularly with the retention of vineyards, this precinct possesses a high degree of acceptability as a visible historic precinct. It serves to sharply differentiate the entrance to the old township area from the modern development west of Hancock Road.

Unfortunately such careful maintenance by the Baptist Church authorities and by Angove Ltd. of their original heritage is diminished by the indifferent and unsympathetic conglomeration of commercial development beginning at Hancock Road and spreading into the early residential area of Precinct I.

The fine 1890 home of Henry Hall, 'Warboys', however still remains and apparently will be retained and its present surroundings and neglected appearance restored and enhanced.

Another early residence immediately west of the Baptist Church, is still occupied and retains much of its original appearance.

## PRECINCT 3A - ST. AGNES WINERY PRECINCT

### a Description

This precinct consists of open land, mainly planted with vineyards, but enclosing along its southern boundary (Bowen Road) an extensive and notable section of regrowth of native vegetation. It also encloses a small Reserve of native vegetation and an interesting section of the course of the Tea Tree Gully Creek. The northern boundary of the precinct is marked by a well established row of pine trees. North of this to the Main North East Road is the section of vineyard included in Precinct 2A.

### b History

This precinct lies wholly within Section 5485 of 80 acres (approx. 32 hectares) originally purchased in February, 1851 for 80 pounds (\$160.00). By 1888, 33 acres (approx. 14 hectares) of the section had been purchased by Dr. William Thomas Angove for the establishment of the vineyard to which he gave the name of the St. Agnes Vineyards after the village of St. Agnes, near his family home in Cornwall. The 33 acres have been in possession of the Angove family since 1888.

A portion of the property at the southern end adjoining Government Road (now Bowen Road) was worked as underground and open clay-mines at the turn of the century. When these deposits were abandoned there was subsidence in the area as well as open pits and the area was allowed to revert to waste-land. Natural regrowth of a variety of native flora has turned this section of the precinct into a pleasant sanctuary for birds, small animals and mainly indigenous plants.

c Present Significance

The area of Angove vineyard in Precinct 2A (q.v.) is highly important both visually and historically to the credibility of the Main North East Road Precinct.

The remainder of the vineyard has a similar historical connection with the Township of Steventon/Tea Tree Gully although it is not visible to the passing public. The area of natural regrowth along the Southern boundary is however of visual significance.

As an introduction via Bowen Road (old Government Road) to the Inner Conservation Zone, it is of great importance. It also has potential recreational value as a sanctuary area for fauna and natural regrowth.

PRECINCT 4A - OVAL PRECINCT

a Description

The Oval Precinct contains the Tea Tree Gully Memorial Oval Reserve and an area of some 4½-5 acres (2 hectares) of adjoining land. This strip of land, running from the Main North East Road to Bowen Road, is currently owned by De Rivers Pty. Ltd. Intended by this company for residential development, the area is at present being offered for sale as a whole. The area contains a fine natural stand of gum trees adjoining the Memorial Oval. Domestic animals - horses, cows etc. - have prevented an understorey of native vegetation from developing.

A section of the Tea Tree Gully Creek runs through the precinct.

b Historical Significance

The oval reserve was a gift of William Haines, Junr. M.P., to the District Council of Tea Tree Gully. Haines, who died in 1902, stipulated in his will that the land 'should be available to the people of Tea Tree Gully for all time'.

With the exception of a piece of land adjoining the oval, donated in 1949 by Mr. Claude Ellis of Tea Tree Gully to enable the Memorial Drive to be extended through to Haines Memorial Drive, the oval area has remained the same in area since 1902.

The strip of land adjoining the oval on its western boundary has always been private property, restricting the extension of the Memorial Oval.

c Present Significance

It would be difficult to exaggerate the importance of this precinct which at present unwittingly acts as a buffer zone linking the Main North East Road with Bowen Road and giving visual definition, by virtue of its fine natural stand of large gum trees, to the Conservation Zone. This stand of trees, linked with the stands of long-established trees in Inner Zone Precinct 6 and with Inner Zone Precinct 7 (Haines Perseverance Road Precinct) and the natural stands of trees of the Hills Face Zone helps to set the whole area apart from the tremendous spread of modern development adjoining the Conservation Zone on the west. Without this stand of trees the old Township of Steventon/Tea Tree Gully would lack any western definition.

Additionally, it is logical to attach the private area of land to the present area of the Memorial Oval to enlarge it for modern requirements. At present no vehicle can fully circumnavigate the oval and the oval provides little or no shade, or shelter or anything in the way of a picnic area.

#### PRECINCT 5A - MEMORIAL DRIVE PRECINCT

##### a Description

This precinct includes within its boundaries two historic sub-precincts.

1. Memorial Drive sub-precinct.
2. Tea Tree Gully School sub-precinct.

As Memorial Drive impinges on the Primary School Precinct, the two areas can, for planning purposes, be considered as complementary. Historically of course their origins are very separate.

##### b History

Part of the Tea Tree Gully Primary School sub-precinct dates back to the 1850s. In 1854, William Haines, Senr., donated a piece of land as a site for an Institute and in 1858 the foundations of the building were completed and a foundation stone was laid. The Institute was never completed and in 1870, the Tea Tree Gully School was erected on the foundations of the old Institute. The building, originally named the Steventon School, still forms part of the present Tea Tree Gully Primary School.

Memorial Drive was not opened until 1950. Local citizens gave portions of land to enable the drive to be taken through from the Main North East Road to Haines Perseverance Road. Pine trees were planted along each footpath of the roadway and a memorial archway with two brass plaques inscribed with the names of local servicemen of World War I and World War II, was erected.

c Present Significance

Memorial Drive presents a permanent feature of this precinct as does the Tea Tree Gully Primary School sub-precinct.

The well-established row of pine trees and the considerable plantings of shrubs and trees, serve to screen the newer residential area.

Memorial Drive also is a valuable link road uniting the Main North East to Haines Perseverance Road Precinct and to the Memorial Oval.

The most historic building in this precinct is of course the original Steventon/Tea Tree Gully School. This building has been nominated by Council for inclusion in the Register of State Heritage Items.

PRECINCT 6A - MODERN RESIDENTIAL PRECINCT

a Historical Significance

Nil - previously open paddocks.

b Present Significance

As a precinct of the Outer Conservation Zone, this precinct has significance only as it contributes or detracts from the acceptability of the whole historic area.

Fortunately this residential area is so situated that it does not obtrude visually on the main historic precincts.

Its separation even from Haines Perseverance Road Precinct (7) can be further intensified by the type of tree planting suggested for this precinct (q.v.).

The tree population of this precinct is already well-established enough to begin to obscure the presence of this residential area. It is likely that before long that the heavy coverage of trees and large shrubs in the precinct will contribute significantly to the overall impression of a heavily vegetated Conservation Zone blending in with the natural vegetation of the Hills Face Zone.

### 3.5 HERITAGE ITEMS

The Tea Tree Gully Township Advisory Group identified a number of sites of heritage value:

- a Old Council Chambers  
Corner North East Road/Haines Road, Tea Tree Gully  
Built 1855
- b Dunn's Cash Store (now North East Highway Restaurant)  
Corner North East Road/Perseverance Road, Tea Tree Gully  
Built 1851
- c Old Highercombe Hotel  
31 Perseverance Road, Tea Tree Gully  
Built 1854
- d St Wilfred's Church of England  
19 Perseverance Road, Tea Tree Gully  
Built 1866
- e Haines Perseverance Road Bridge  
Perseverance Road, Tea Tree Gully  
Opened 1880
- f Tea Tree Gully Hotel  
1349 North East Road, Tea Tree Gully  
Opened 1854
- g Old Flour Mill  
1370 North East Road, Tea Tree Gully  
Built 1853
- h Stone School Building  
Dowding Terrace, Tea Tree Gully  
Built 1870

- i Old Angove Cellars and Vineyards  
1296-1324 North East Road, Tea Tree Gully  
Built 1888
- j Haines Memorial Park  
1364 North East Road, Tea Tree Gully  
Opened 1907
- k Tea Tree Gully Institute  
13-15 Walters Street, Tea Tree Gully  
Opened 1896
- l Baptist Church  
1323-1327 North East Road, Tea Tree Gully  
Foundation laid 1913
- m Sandford House  
Corner Elizabeth and William Streets, Tea Tree Gully
- n Lloyd Milton's House  
1291 North East Road, Tea Tree Gully

The work of the Heritage Consultant has resulted in an expanded list of sites and structures of heritage value (refer Map 3.1). Detailed descriptions are included in Appendix B.

The list of heritage items includes buildings, structures, relics, natural features, sites and reserves. These items have been taken into account in preparing the recommendations in Part B. The list is as follows:

## A BUILDINGS

### Public Buildings

- 1 Old Council Chambers
- 2 Institute
- 3 Old Post Office and Telegraph Station  
(Old Highercombe Hotel)
- 4 Steventon (Tea Tree Gully) School
- 5 St. Wilfred's Church of England
- 6 Baptist Churches
- 7 Police Station

### Commercial Buildings

- 8 Old Flour Mill
- 9 Dunn's Cash Store (North East Restaurant)
- 10 Tea Tree Gully Hotel
- 11 Angove's Winery

### Private Buildings and Houses

- Elizabeth Street
- 12 No. 10
- 13 No. 12
- 14 No. 25
- Rednall Street
- 15 No. 34
- William Street
- 16 No. 1
- 17 No. 9
- 18 No. 21
- 19 No. 23
- Haines Perseverance Road
- 20 No. 10

Walters Street  
21 No. 9  
22 No. 23  
23 No. 29  
24 No. 37

North East Road  
25 No. 1291  
26 No. 1321  
27 No. 1333  
28 No. 1368  
29 No. 1360  
30 &  
31 Nos. 1344/1346

#### B STRUCTURES AND RELICS

32 Bridge - Haines Perseverance Road  
33 Fountain - Haines Memorial Park  
34 Walling - Tea Tree Gully  
35 Holding Tank - Reserve - Tea Tree Gully  
36 Blacksmith's Shop - No. 1333 North East Road  
37 Archway - Soldier's Memorial Drive

#### C NATURAL FEATURES AND SITES

38 Pine Plantation  
39 Regrowth Native and Pine Trees - Cnr.  
William St./Perseverance Road

- 40 Hills Face Zone - Inner Precincts 2, 3 and 4
- 41 Tea Tree Gully Creek
- 42 Gum Trees - De Rivers Pty. Ltd. Estate
- 43 Vineyards - Angove's St. Agnes Winery
- 44 Regenerated native vegetation - St. Agnes  
vineyards off Bowen Road
- 45 Pine Trees - Memorial Drive
- 46 Native shrub plantation - Perseverance Road
- 47 Haines Memorial Park and vicinity - Remnants of  
early exotic plantings, e.g. plane trees, pine  
trees, pepper trees, crab-apple tree etc.

D RESERVES

- 48 Reserve No. 27 - Haines Memorial Park
- 49 Reserve No. 31 - Tea Tree Gully Oval
- 50 Reserve No. 3 - Council Chambers and Creek
- 51 Water Reserve - Tea Tree Gully

## 4 TOWNSCAPE ANALYSIS

### 4.1 WHAT IS TOWNSCAPE?

The special character of Tea Tree Gully is due not just to the presence of a collection of historic buildings, but to the way in which these combine to form an overall townscape of special charm.

No simple definition for townscape is possible. The character or quality of a townscape is not easily measured. Whether a townscape is good or bad or lacking in some quality is very much an opinion of the observer. Townscape cannot be equated with or seen as a work of art, and 'aesthetics' do not really have a place in analyses of this type. Townships like Tea Tree Gully are for people to live in, work in and enjoy, and are built for a purpose which will change in emphasis over time.

However, the Township is the visible expression of the collective activities and achievements of past and present inhabitants. Its history, topography, natural environment and soil conditions, geological associations (building materials), climate, regional building styles (imported in some instances), public influences (local Council), and private enterprise or individual expression, all combine to give the town the basis of its townscape.

Yet these factors are only physical inanimate props and backgrounds to a total townscape which must include people and their day to day activities. They bring life to the buildings, streets, places and views that make up various types and components of townscape.

Townscape, by the very nature of the Township, is subject to change. The street alignments, tree plantations, lot boundaries may be relatively stable, but buildings and spaces may be replaced, changed to meet new requirements or development opportunities, or respond to new property values.

The townscape of Tea Tree Gully as seen by pedestrians or cyclists is different in terms of appreciation to a townscape seen from a moving car. The richness of detail in a townscape is lost to the motorist, although broad vistas can provide a valuable townscape appreciation which can subsequently be reinforced by observing a townscape at pedestrian pace in greater detail. For example, the historic charm and richness in detail of the Haines Memorial Park Precinct can only be experienced by walking around the 'village green' and observing the many and varied townscape vistas.

The car can also provide a means of destroying townscape as well as enabling sequential views to be experienced as one travels towards, around or through the town. Most towns have narrow streets in high use areas designed for horse traffic, and are now congested in peak periods. Parking areas are at a premium, with cars using street space and changing the townscape, as is the case around Haines Memorial Park. New parking lots can ease the chaos, but can change the general townscape as a trade-off for potential improvement in key public spaces - reduced traffic in main streets.

Townscape analysis should not be based on personal ideas of what is good or bad aesthetically, but should be seen as a process of identifying and recording those aspects of a town that are assets inherited from previous generations. Having established these assets, future plans must allow for actions that can respond to change in the townscape without detriment to the daily living, working and recreational needs of the community.

Because of its special value, the inherited townscape of Tea Tree Gully should not be allowed to change just for the sake of change. Gradual change is necessary and inevitable, and the use of planning guidelines in a sensible, workable manner is the basis for conserving the townscape of the Township.

## 4.2 TOWNSCAPE APPRAISAL

A visual appraisal has been made of the townscape within the Conservation Zone, a summary of which is presented in Map 4.1.

There are countless ways of perceiving and interpreting the visual environment about us, and no static representation in words or drawings can equal that experience. This chapter therefore is an interpretation of the visual townscape structured around the concept that the Haines Memorial Park locality is the 'core' or 'heart' of the Conservation Zone, an experience of the area being basic to an appreciation of the history and character of Tea Tree Gully Village. The visual environment can then be interpreted in terms of approach and entry to this central core. In doing so it is possible to further define a central visual precinct which contains a number of the historic precincts described in the previous chapter.

### a Western Approach

Travelling east along North East Road after crossing Hancock Road, there is not an immediate appreciation of the historic character of the locality due to the busy intersection and the dominant commercial and modern residential character of the streetscape, with the exception of Lloyd Milton's house on the northern side of the road.

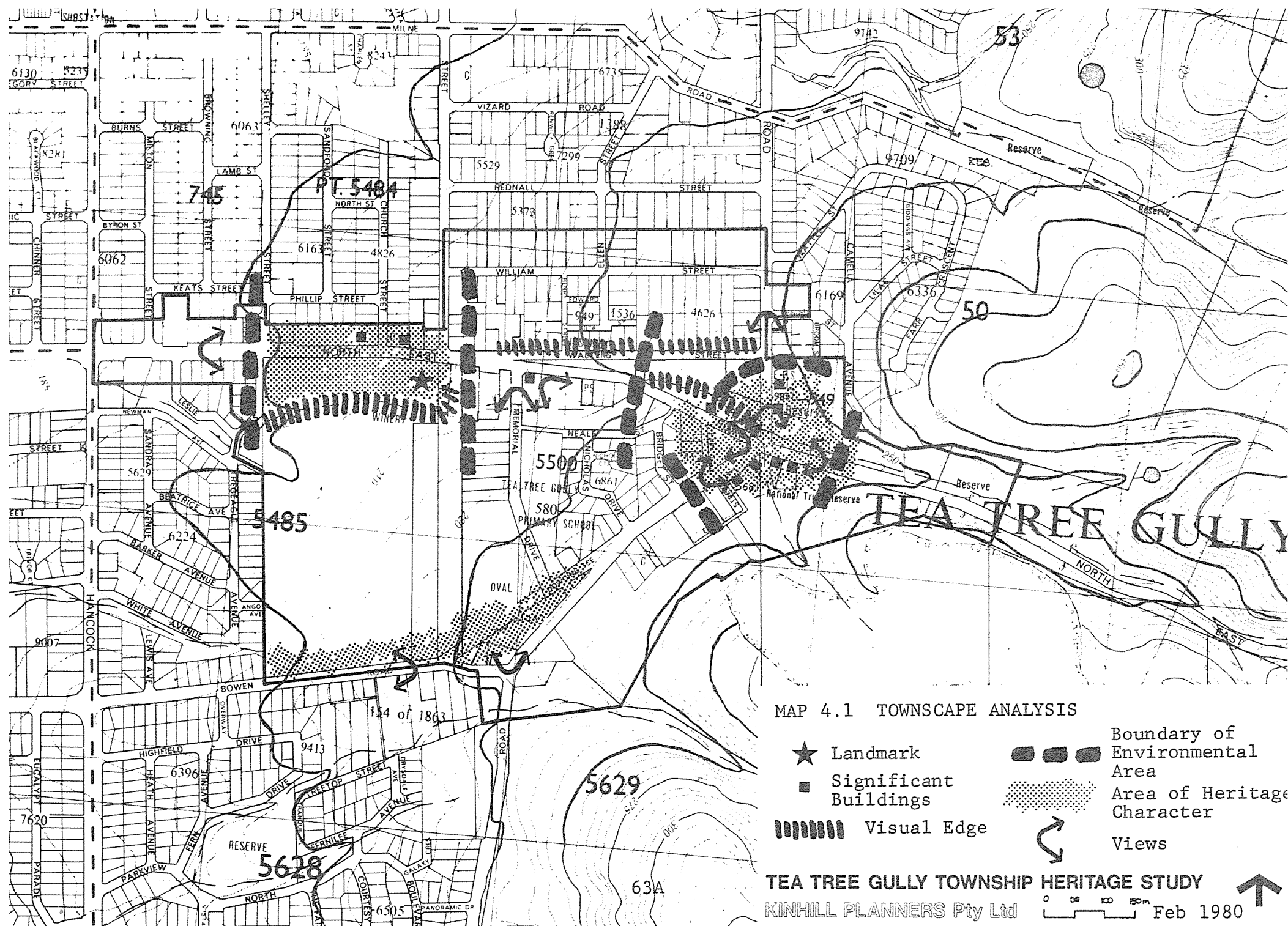
There is, however, a change of experience as the road narrows, and attention is drawn to a streetscape dominated in the distance by the hills above the gully and in the middle ground by the Angove distillery tower where the road changes levels and bends to the right. The Angove sign is also an important feature visible from this point, as is an old house (No 1360 North East Road) on the northern side of the road.

Continuing east, the streetscape is still dominated by modern commercial and residential buildings until the Angove vineyards are reached, with vineyards backed by a wall of gums and pines on the right, and vacant land backed by galvanised iron fences on the left. Both of these open areas are visually linked and constitute both an open space gap in the streetscape and a widening of the observer's visual field. The vineyards are dominated by the clean white buildings of the winery which are also visually linked with older buildings on the opposite side of North East Road which form an entrance into the shopping area.

Travelling east, a new environmental area is reached as the North East Road changes level and deviates slightly to the south-east, passing through an area of unimaginative shops and cream brick home units.

On the left, however, the character of the area is re-captured by the gallery and its wall sign, the old butcher shop on the right by the Memorial Arch, the avenue of pines downhill along Memorial Drive, and by the garden shop, antique shop, old house and Police Station. From here there are background views to the hills in the vicinity of the quarry.

Further east the character of the area is maintained by pleasant residential development on the right and the narrow unique triangular parcel of land on the left. Crossing the creek, another environmental area is reached, marked by the free standing hotel sign. The road bends to the right, changing the field of vision dominated by the screen of trees on the left, leading the eye to views of the nearby hills with the old mill at their base. Then the Village Centre is reached with charming views of the hotel, National Trust Building, restaurant, and other buildings located around the park.



b Eastern Approach

Approaching the village from the east through the hills, the North East Road is contained by the steep hill slopes until views of the distant sea suddenly appear as the road straightens, followed by the 'Welcome' sign and the old mill and house.

c Northern Approach

The Village Centre can also be approached along Haines Road. Coming from the north the road suddenly drops away in the vicinity of the old house by Erica Street with a view down to the bridge framed by trees and backed by the hills and quarry. Travelling downhill the Council Depot and brightly painted CFS building are passed, and views of the park and the important old buildings open up across the Depot.

d Walters Street

A pleasant townscape is also found along Walters Street with a mixture of old and new housing styles elevated on the northern side and a large open space backed by a tall and heavy screen of trees on the southern side.

e Southern Approach

Approaching from the south, the Haines Perseverance Road bridge is completely hidden, but a sense of having reached Tea Tree Gully is obtained from views of the oval and school, conveying a sense of both history and community, and a lessening of the dominance of the hills with housing on both sides of the road. Views also open up across the oval to distant hills to the north-west. A sense of

approaching the Village Centre is obtained in the vicinity of Nicholas Drive, with a dramatic 'arrival' descending into the old village core and passing Haines Memorial Park.

f Memorial Drive and Bowen Road

Memorial Drive plays an important role in the townscape, acting as the central roadway 'spine' of the Conservation Zone. Bowen road also plays an important role, being a scenic road with panoramic views to the coast and plains, and defining the southern boundary to the Angove land.

g Townscape Areas

From the visual appraisal of the townscape, a number of townscape areas can be defined (refer Map 4.2). The most significant of these is centred on Haines Memorial Park and includes all abutting land and buildings and all other buildings visually linked with it. The topography and land use of this area means that a number of historic precincts are included within this townscape area.

Surrounding the Haines Memorial Park Precinct is an outer zone or 'transition precinct' within which there is a sense of proximity to the Village Centre.

#### 4.3 CONCLUSION

Townscape appraisal of the Tea Tree Gully Township is a significant component of the total study. Together with the Heritage Study and the Planning Study it forms the basis for the definition of the planning precincts briefly outlined in Chapter 1, which provide the framework for the implementation of conservation measures and the preparation of the Supplementary Development Plan.

The appreciation of townscape is of particular significance since any new development which may occur in the Township must be evaluated not just on its own merits but in the context of how compatible it is with its neighbours and how well it 'fits' into the total environment and townscape of the Township.

The townscape of the Township has a major historical component as the heritage items and natural features - background hills, trees and undulating slopes, give the Township its charm and character. This is the fundamental reason for the study - a charming, historic and natural area that requires conservation control.

Similarly, the townscape of the Township has another major element, that of land use - ie, where certain facilities are located. Townscape of the Township in this study brings together the history and the existing planning situation (Chapter 3 and Chapter 5) and sets the framework and rationale for the Controls in Part B.



## 5 PLANNING ANALYSIS

### 5.1 INTRODUCTION

Besides considering the history of the Township and the way in which this is part of the total townscape, it is also necessary to examine the way in which the Township functions. This includes the analysis of land use and ownership patterns, economic and community activities, housing and population characteristics, movement systems, community attitudes and controls over development. In doing so it is possible to identify those factors which will influence any conservation measures proposed. For example, in a conservation plan it may be necessary to rationalise the overall movement system or to ensure economic viability of local business through the promotion of tourism. Conservation does not mean transforming the Township of Tea Tree Gully into a museum, but rather integrating measures for the retention and improvement of that which is of value into the life and growth of the Township.

### 5.2 LIVING AREAS

#### a Housing

The predominant land use in the study area consists of low density housing. A number of distinct residential areas can be identified, each with its own character (refer Map 5.1):

- A North of North East Road - Modern Housing
- B Area of Early Housing - William and Walters Streets
- C East of Haines Road - Recent Subdivision
- D South of North East Road - Woodland Setting
- E Between North East Road and Perseverance Road -  
Island of Modern Housing

Within the Conservation Zone areas B and E are closely related to the historical and community focus of Tea Tree Gully. In the western part of the Conservation Zone modern housing backs strip commercial development or fronts onto North East Road.

b Medium Density Housing

Medium density housing is prohibited in most parts of the Township Study Area where the zoning is Residential 1. In the area zoned Residential 2D flat buildings and multiple dwellings are subject to consent. In assessing such developments Council is guided by its Development Code on Medium Density Housing.

Existing medium density developments in the study area are shown in Map 5.1. A group of 16 home units for the elderly is situated in Nicholas Drive and in nearby Neale Street, a development of nine units. Both of these appear well designed and maintained and are relatively unobtrusive. The other two groups of units on North East Road are more typically 'cream brick suburban'.

c Development Areas

There are a number of areas within the Conservation Zone with the potential for future residential development. The most significant of these is the Angove/De Rivers land between North East Road and Bowen Road, a substantial area of vineyards, open space and bushland zoned Residential 2D. Both of these properties have significant potential in any conservation plan for the area, but while the De Rivers property has been offered for sale to Council by its owners, it is understood that subdivision plans have been lodged for the Angove land. Land west of the old Council Depot on Walters Street also has potential for residential development despite its current zoning as Local Commercial.



### 5.3 OPEN SPACE AND RECREATION

There are a number of reserves of varying character and use within the Township Study Area which are available for public use. The numbering used below is the same as that employed in the Tea Tree Gully Township Advisory Group Report (refer Map 5.2):

No 2 North East Road Creek

3 Pines Reserve  
Includes institutional buildings. Passive recreation.  
Creek

4 Milne Road  
Passive recreation. Native vegetation and creek.

23 Shelley Street Reserve  
Sportsground comprising sealed tennis/netball courts.

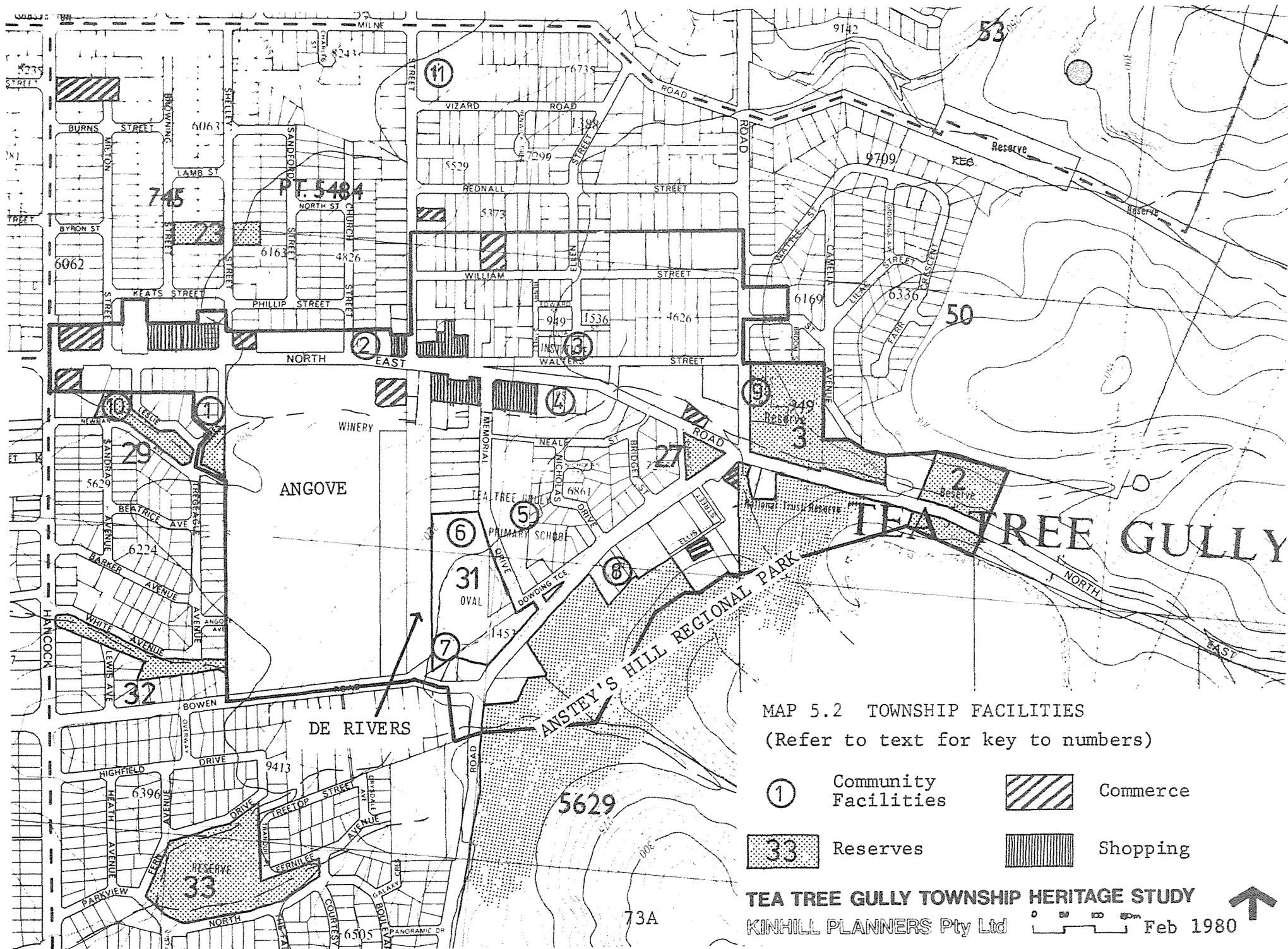
27 Haines Memorial Park  
Formal park.

29 Leslie Crescent  
Passive recreation. Includes MBHA Building.

31 Tea Tree Gully Sports Area  
Sportground - football, cricket oval, tennis courts.  
Institutional buildings including community hall and  
kindergarten. Passive recreation.

32 Bowen Reserve  
Passive recreation. Playground.

33 Callitris Reserve  
Passive recreation. Native flora and fauna reserve.  
Playground. Creek.



Anstey's Hill Regional Park, part of which is included in the eastern portion of the study area, constitutes a major open space reserve.

If Anstey's Hill and the reserves at the eastern end of Milne Road are included, there appears to be adequate access to open space except in the northern part of the study area bounded by North East Road, Haines Road and Hancock Road, where additional reserves could be created, for example, along Milne Road and Haines Road.

In addition to recreational land contained in reserves, there are a number of large areas of natural open space in private ownership which may provide opportunities for the creation of additional public open space, the linking of existing reserves and the conservation of creeks. Examples of such land include the Angove land, the adjoining De Rivers property and land in the vicinity of the Tea Tree Gully Hotel.

The De Rivers property is a key area of land in a conservation plan for Tea Tree Gully with the potential to expand the existing oval reserve and create an open space linkage between North East Road and Bowen Road.

The adjoining Angove land is also a key property with significant areas of native vegetation in the vicinity of Bowen Road. In this context it would be desirable to acquire the De Rivers property or ensure the future protection of parts of the Angove land, including stream lines and areas of bushland.

The development and management of existing reserves and the creation of additional reserves should be carried out with regard to the recommendations of the Tea Tree Gully Flora and Fauna Group (December 1977) which stresses the importance of the preservation of the Anstey's Hill environment as the centre of an environmental system in which the various reserves are linked to Anstey's Hill by creeks. An open space network should be created throughout the Conservation Zone which could be integrated with a system of pedestrian and bicycle tracks. Ideas for bikeways and historic trails in the area have been suggested and deserve further consideration.

#### 5.4 COMMUNITY FACILITIES

In addition to open space and recreation facilities, the following community facilities are located within the Township Study Area (refer Map 5.3):

- 1 Senior Citizens' Club
- 2 Baptist Church
- 3 Institute
- 4 Police Station
- 5 Tea Tree Gully Primary School
- 6 Tea Tree Gully Community Hall
- 7 Kathleen Mellor Kindergarten
- 8 St Wilfred's Church of England
- 9 Old Council Chambers and Depot and CFS
- 10 MBHA
- 11 St David's War Memorial Church

All of these facilities except St David's Church are located within the Conservation Zone. The area is well provided with community facilities and services, with a Department for Community Welfare office and the St Agnes Health and Welfare Centre situated just outside the Township Study Area.

A number of local community organisations are also active within the study area, including the Triple T Women's Club, the Senior Citizens' Club, Meals on Wheels, and five Playgroups.

In addition, the Council has recently undertaken a study to investigate and promote the future community use of its old Council Chambers and Haines Road Depot. Council has adopted site development plans based on the following community use specifications.

- a      Former Mechanical Workshops and Adjacent  
Roofed Building  
  
Community Council for Social Development for a 'community  
garage' for unemployed youth
- b      Former Parks and Gardens Store  
  
Rotary Club of Tea Tree Gully for storage of items for  
annual charity auction
- c      Former Washdown Shed and Carpenters Workshop  
  
Drama Workshops for instruction, practise and rehearsals  
in drama or theatre, prop-making and storage of props -  
not for use for public appearances
- d      Former Vehicles Shed and Amenities  
  
State Emergency Services for lecture/film room, communications  
centre, office, storage of vehicles and equipment
- e      Former Store  
  
Tea Tree Gully Branch, Country Fire Service (formerly EFS)  
for extension of vehicle and equipment storage
- f      Former Store Office  
  
Meeting room to be available for public groups or common  
interest groups requiring a small meeting room

g      Former Paint Store

Modbury Apex Club to continue to use for storage

h      Original Council Chambers and Office

Use as an Arts and Crafts Workshop and Display Gallery

The area is relatively well served by community facilities, and, taking into account Council's proposals for the Depot, there does not appear to be any urgent need for the expansion of facilities and services. However, plans for the Depot were based on minimising costs and in the long term it may be desirable to remove the existing sheds to upgrade the heritage value of the locality or to facilitate coordinated development with adjoining land, in which case alternative accommodation of these activities would be required.

It should also be noted that there is a distinct community focus and atmosphere between North East Road and Perseverance Road, based on the oval and school, which should be enhanced in future planning for the locality.

## 5.5      COMMERCIAL ACTIVITIES

a      Description

As shown in Map 5.2 shopping within the Conservation Zone exhibits a distinct structure with two areas of strip shopping development at the eastern and western ends of North East Road, separated by the Angove land. Each of these shopping areas is contained within a Local Shopping Zone. Most other commercial activities are confined to the Local Commercial Zones along North East Road,

including the Tea Tree Gully Hotel and Angove's Winery. Commercial establishments outside of these zones include a depot in William Street, the North East Highway Restaurant facing Haines Memorial Park, and a plant nursery off Ellis Street which is not supposed to function as a retail outlet.

Four main commercial areas may be identified:

A North East Road - Western End

Shop - Convenience	4
Shop - Comparison	4
Office	5
Service Station	2

B Angove's Winery

Winery and Sales Outlet

C North East Road - Eastern End

Shop - Convenience	2
Shop - Comparison	6
Office	4

D Haines Memorial Park

Hotel/Restaurant	2
------------------	---

While the two shopping areas A and C each provide a range of services, there is an emphasis on comparison shopping, and neither provides a full range of services to function as a self-contained one-stop shopping centre.

b      Retailers Attitudes

Local retailers see the eastern and western local shopping zones as two distinct areas. The western zone is seen as an area of greater opportunity due to a strategic location, off-street parking and the presence of a number of 'draw-cards'. In the eastern area there are no major draw-cards except the TAB and the surgeries, while the specialty shops in the area produce once-only custom. These specialty shops however are relatively satisfied with their location compared to the convenience shops. The specialty shops, such as those dealing in household items, are well positioned in a newly developing residential area.

It is generally considered by retailers in the study area that the district is 'over-shopped'. Tea Tree Plaza is seen as a greater danger to local business than the St Agnes Centre, however established shops have competed with Tea Tree Plaza since the initial novelty wore off. Local convenience shops cannot compete with the supermarkets for prices, but there are opportunities to compete with quality, service and atmosphere. Promotion of a Tea Tree Gully Village concept may assist in this direction.

Speeding through-traffic is seen as a problem in both areas, especially in the east with its complex road system around Walters Street and lack of off-street parking. Local businesses see the solution to this problem as road widening.

c      Regional Setting

In terms of floor space the two shopping precincts along Main North Road constitute the lowest level of the hierarchy of shopping centres in the district, which is:

- i Regional Centre - Modbury Regional Centre,  
west of the study area on Main North Road
- ii Community Centre - St Agnes Shopping Centre,  
on Main North Road immediately west of Hancock Road
- iii Neighbourhood Centres - in the surrounding areas of  
Modbury, Ridgehaven, Surrey Downs, Fairview Park  
and Hope Valley
- iv Local/Specialty Shops

The 'Tea Tree Gully Centres Study' by Hassell Planning Consultants Pty Ltd has made the following proposals for the future planning and development of centres within the district:

- . Modbury Regional Centre designated as the location for future regional level facility provision.
- . St Agnes Community Centre and Fairview Park Neighbourhood Centre to be developed as a Class 1 Community Centre.
- . New Neighbourhood Centres proposed north and south of the study area in a strip of land which is considered to be deficient in Neighbourhood Centre facilities.
- . Existing Local/Specialty shops on North East Road in the Township Study Area retained in the strategy and consolidated within existing zoning.

While provision has been made for the retention of existing shops in the study area, the proposal to establish new Neighbourhood Centres to the north and south of the study area would further weaken the role of the existing convenience shops which currently attract custom some

distance from the north and the south. It is, however, desirable for this convenience shopping role to be maintained to promote the concept of a Village Shopping Centre, serving the local community. The most likely future role for shopping in the area is however likely to be a combination of the following:

- i Small convenience shops meeting limited local needs, with the possibility of such shops competing with existing or planned centres through the provision of specialised goods, traditional service and a unique shopping atmosphere.
- ii Specialty stores, particularly those dealing in household goods, servicing the needs of developing residential areas. For example, specialist furniture and furnishing shops, garden centres.
- iii Recreational and tourist orientated facilities which gain much of their attraction from a location in the historic Township. For example, restaurants, craft shops and galleries.

While the role of local shopping in the area should not be ignored, the difficulties of converting the existing strip shopping development into an integrated one-stop shopping centre must be recognised. The future of shopping in the area however lies in creating a unique shopping centre with a traditional character rather than trying to copy the modern planned centre.

d Angove

The Angove cellars and vineyards are a significant element in the character and heritage of the City which could play an important role in the future promotion of tourism and recreation. Angove share this view and wish to develop tourist orientated activities which could subsidise the continued operation of the winery. This followed a decline in the viability of wine production on the site due to South Australian Land Commission vineyard acquisitions. While Angove wish to remain in the area, they do not however wish to be financially disadvantaged by any conservation restrictions on their land.

e Tea Tree Gully Hotel

The hotel is also a key property in the future of the Township. Parking problems generated by the hotel require rationalisation, preferably by the provision of adequate off-street parking north of the creek off Haines Road as an alternative to parking in North East Road and the Park Street car park. Land north of the creek is also zoned Local Commercial and long term expansion of the hotel over the creek or the development of some other commercial venture is a probability. Any such proposal requires careful consideration due to the strategic significance of the land, conservation objectives for the locality, and the impact of additional commercial development on the existing shopping areas.

## 5.6 MOVEMENT

### a Traffic Volumes

Twenty-four hour two-way traffic volumes in the study area, obtained from the Highways Department and Council surveys, are shown in Map 5.3 (see also Appendix C). North East Road carries the greatest volumes, decreasing to the east, with significant intersections at Hancock Road, Elizabeth Street, Memorial Drive and Haines Perseverance Road.

### b Accident Statistics

Accident statistics for the Township Study Area were obtained from the Highways Department for the years 1976/77/78. As would be expected, the main incidence of accidents is along North East Road, particularly at its intersection with Hancock Road, in the vicinity of Elizabeth Street and Memorial Drive, and in the vicinity of Haines Road (refer Map 5.3).

### c Highways Department Proposals

Accommodating the needs of the modern car in the framework of an historic town is a key planning concern. The Highways Department has prepared a road widening plan for North East Road between Hancock Road and Haines Road. North East Road east of Haines Road is a 'rural' road and is subject to a separate road planning study. The road widening plan indicates '34 ft' lanes between kerb and median, narrowing to the east of Memorial Drive. Corners at the intersection of Hancock Road would be substantially cut and major works are proposed in the

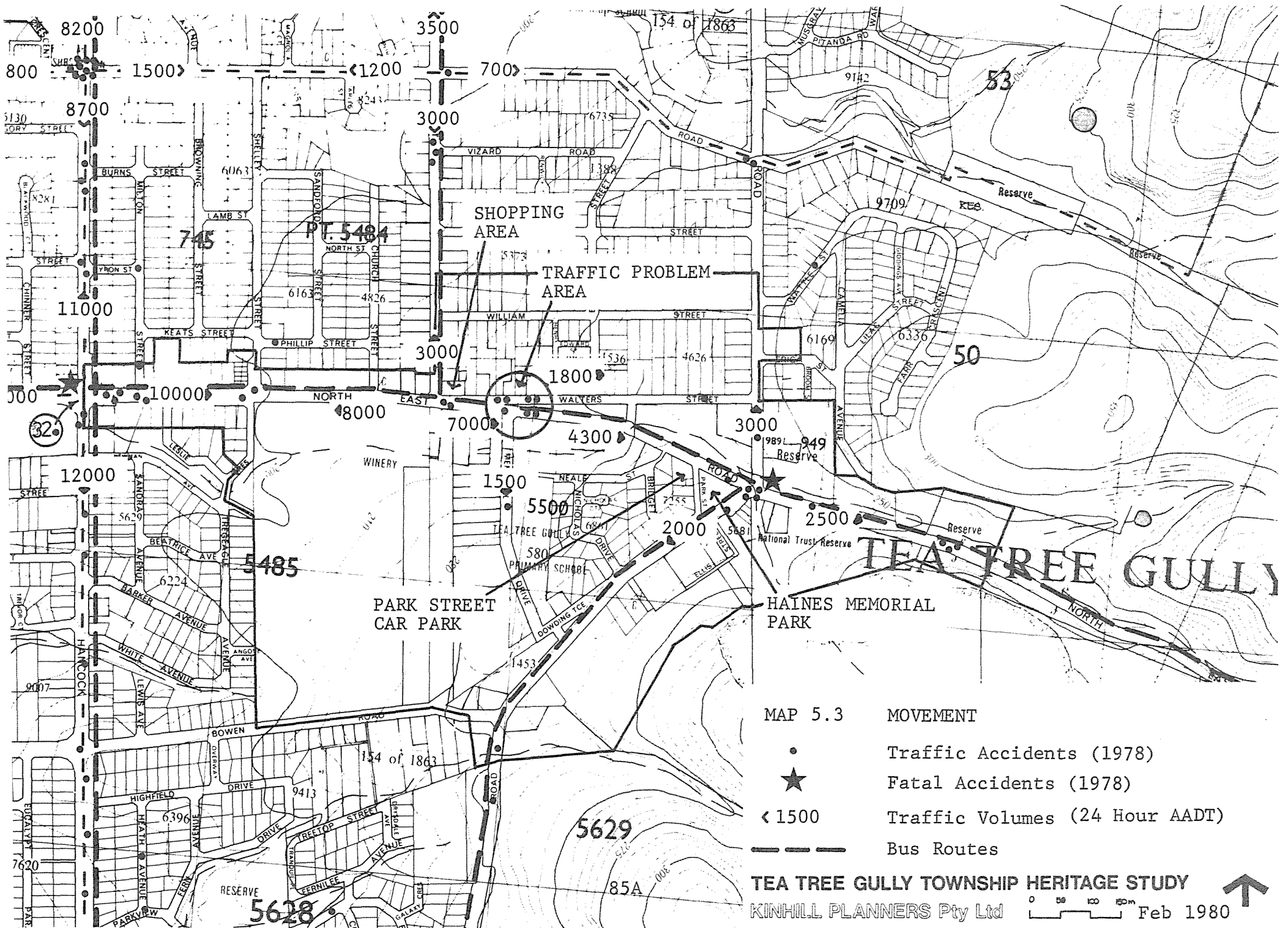
vicinity of Memorial Drive where the triangular piece of land bounded by North East Road and Walters Street would be considerably reconstructed, necessitating the removal of the important old stone corner dwelling. Provision is made for parking bays and the protection of the Angove Winery and Baptist Church building which abut the road reserve.

A problem exists with the Tea Tree Gully Hotel where extensions have been built on the road reserve itself. The Highways Department plans are, however, five or six years old and although construction is planned for 1982/83, the plans require revision and most of the work will have to be re-done. At the moment '24' rather than '34 ft' lanes would be preferred due to cost factors, with '14 ft' lanes where the road narrows. Negotiation between Council and the Highways Department will be necessary to ensure that both traffic needs and conservation needs are met.

d Traffic and Parking Problems

Businesses situated along North East Road see speeding traffic (including heavy vehicles) as one of the main problems in the area. Shops in the eastern local shopping zone find this problem aggravated by the road layout and the lack of off-street parking. Businesses surveyed would generally favour the proposed widening of North East Road.

The examination of traffic volumes and accident statistics indicates the need for improvements in the road system in parts of the study area, particularly in the vicinity of Haines Memorial Park and the North East Road, Memorial Drive, Walters Street intersection. Improvements in both of these areas will need to be based on additional detailed traffic engineering studies, including an assessment of Highways Department road widening proposals in the light of



conservation objectives for the locality. The following are suggested areas for further study:

- i Rationalisation of the North East Road, Walters Street, Memorial Drive intersection to reduce traffic conflicts caused by the ambiguous road layout, but with retention of the unique character of the 'triangle'.
- ii The provision of coordinated off-street parking and loading areas serving the shops in the above area. Such parking areas should be appropriately landscaped.
- iii Assessment of the adequacy of car parking in the western shopping area.
- iv Rationalisation of the North East Road/Haines Perseverance Road intersection, including provision for the safe movement of quarry trucks.
- v Traffic management measures in the vicinity of Haines Memorial Park, with Council acquisition of the hotel car park in Park Street for an alternative land use and the provision of improved hotel parking north of the creek off Haines Road. The Park Street car park is considered to be undesirable in terms of both intrusion into a residential area and undesirable impact on the Haines Memorial Park townscape.

Consideration should be given to road closures or one-way traffic restrictions in the vicinity of Haines Memorial Park, subject to more detailed studies. Other improvements could be of a type similar to those carried out by the Adelaide City Council, with paving and the realignment of kerbs to discourage speeding and improve streetscape.

It should also be noted that, while traffic and movement are major problems in the Conservation Zone, the actual road layout is itself of historical significance - as outlined by the Heritage Consultant - and of townscape interest, and must form the framework for any conservation measures.

## 5.7 COMMUNITY ATTITUDES

An assessment of community attitudes towards conservation in the study area has been undertaken. A sample of local businesses and community organisations have been interviewed, a circular outlining the purposes of the study and inviting comment has also been sent to householders in the locality, and the study has been publicised in the press.

### a Business Attitudes

Business attitudes were generally in favour of the concept of conservation and the promotion of the historic identity of Tea Tree Gully. Two main problem issues were mentioned:

- i Traffic hazards and parking problems, particularly in the eastern local shopping zone, the solution to which was seen as road widening.
- ii The area is over-shopped, with a loss of trade to Regional, Community and Neighbourhood Centres in the vicinity. The solution to this was seen as competition through the provision of personal service and a traditional shopping atmosphere. In this respect there may be support from local businesses in the promotion of a Tea Tree Gully Village image.

In addition to the business interviews, all residents and businesses located within the Township Study Area were contacted by personal letter from Council seeking comments on the study. It is estimated that some 1100 letters were sent and 17 replies received, including one petition bearing 11 signatures. A number of telephone enquiries were also received. The ideas and suggestions put forward covered a wide range of issues, including the following relevant examples:

- . Support for the conservation of the historic character of the locality and its historic buildings.
- . The need for road and footpath improvements.
- . The creation of more open space, for instance on the North East Road opposite Angove's.
- . Support for a museum or pioneer cottage.
- . The need to balance conservation against the rights of individuals.
- . Limitation of strip commercial development on North East Road.

Many of the suggestions received have been incorporated in the list of issues identified for each precinct in Chapter 6. A submission from the Tea Tree Gully Township Advisory Group from the National Trust of South Australia outlining suggestions for several historic precincts is included in Appendix D.

5.8 VEGETATION ANALYSIS (Refer to Map 6.1 which shows precinct boundaries)

a PRECINCT 1 - WESTERN

Entering the precinct from the west along North East Road, the dominant vegetation is a pair of tall Norfolk Island pines (*Araucaria heterophylla*) to the left of the road and the mass planting around two residences to the right. These garden plantings are dominated by tall poplars (*Populus species*) and gums (*Eucalyptus species*), with a large desert ash (*Fraxinus oxycarpa*) and other smaller garden shrubs.

Further along North East Road to the left, there are two silky oaks (*Grevillea robusta*) which are remnants of an early roadside planting program. To the right of the road the front gardens of the residences contain small ornamental shrubs and the occasional small tree.

The shops fronting North East Road have little landscaping. Some of the parking areas have small planted areas with honey myrtle (*Melaleuca armillaris*) being the most common species.

b PRECINCT 2 - VINEYARD

The precinct is dominated by the greenery of the vineyard to the south of North East Road and its accompanying backdrop of mature trees. These trees, predominantly pines and gums with some poplars, line the banks of a small creek.

Along North East Road within the precinct a number of silky oaks (*Grevillea robusta*) remain from what was probably an early roadside planting program. There are also a few jacaranda trees (*Jacaranda mimosifolia*) among these silky oaks, with a notable group of four along with two desert ash (*Fraxinus oxycarpa*) at one of the entrances to the winery.

Opposite the winery to the north of North East Road there are a number of vacant allotments with a few scattered trees. A row of old fruit trees is perhaps the most significant of these.

c      PRECINCT 3 - VILLAGE SHOPPING

The most dominant vegetation occurs at the eastern end of the precinct where an avenue effect is created by mature rows of a mixture of kurrajong (*Brachychiton populneum*) and desert ash (*Fraxinus oxycarpa*) on the north of North East Road, and jacarandas (*Jacaranda mimosifolia*) and gums (*Eucalyptus* species) on the south. Also in the vicinity are the tall pines at the beginning of the Memorial Drive roadside plantings.

Elsewhere within the precinct there is little dominant vegetation with only a few medium sized gums dotted along the main road. There are a number of new areas of landscaping using mainly native species which will influence the landscape more as they become established. The best examples of these are around the church and the winery sales building.

d      PRECINCT 4 - HAINES MEMORIAL PARK

This precinct contains a great variety of vegetation. The eastern end of the precinct has vegetation typical of an Adelaide foothills road following a creek. Tall native trees and understorey shrubs including tea trees (*Leptospermum* species) occur on the hill-slope to the south of the road. The creek has many more exotic species amongst the mature native trees. In the creek there are many pepper trees (*Schinus molle*) along with the occasional jacaranda (*Jacaranda mimosifolia*), willow (*Salix babylonica*) and olives (*Olea europaea*).

Adjacent to the Haines Memorial Park area there is dense vegetation along the creek to the north of North East Road of red gums (*Eucalyptus camaldulensis*), pepper trees and exotics such as desert ash (*Fraxinus oxycarpa*) and plane trees (*Platanus* species). The plane trees provide an interesting line of trees near the hotel which provide good shade for parking areas.

The park itself has really only two large trees, a plane (*Platanus* species) in the north-east corner, and a pair of large pines (*Pinus radiata*) in the south corner. Elsewhere there are smaller exotic ornamental shrubs and trees including crabapple (*Malus* species), prunus (*Prunus* species), oleanders (*Nerium oleander*) and book pines (*Thuja occidentalis*), but these are not at all dominant. Further along North East Road to the west of the park there are some poplar trees (*Populus* species) to the south which create a colonnade effect with the creek vegetation to the north.

Along Walters Street there are tall gums (*Eucalyptus camaldulensis* and *Eucalyptus leucoxylon*) and some old pepper trees (*Schinus molle*).

e      PRECINCT 5 - EARLY RESIDENTIAL

This mainly residential area has few old mature trees. These are limited to small stands of gums (usually *Eucalyptus leucoxylon* and *Eucalyptus camaldulensis*), with the occasional large pepper tree (*Schinus molle*) also evident.

The precinct vegetation consists mainly of relatively recently planted gums (*Eucalyptus spathulata* and others) along roads with a great mixture of exotic and native vegetation in the individual gardens. Smaller trees and shrubs are generally the theme of the precinct's plantings.

f      PRECINCT 6 - RESIDENTIAL/PERSEVERANCE ROAD

The vegetation of this precinct varies from the regimented and formal avenue of pines along Memorial Drive to the regenerating native scrub of Anstey's Hill Reserve east of Perseverance Road.

Among the newer residential areas there are more recent plantings of both natives and exotics with some fine examples of native garden planting occurring in the residences immediately west of the National Trust Reserve on Perseverance Road. Also along this road are some stands of mature gums although these tend to be on the Anstey's Hill side of the road and blend in well with the backdrop of the bushland behind.

g      PRECINCT 7 - COMMUNITY

This precinct is dominated by the open grassed area of the oval and the trees of Memorial Drive. The pines of Memorial Drive and the stand of gums (*Eucalyptus* species) within the school grounds act as the eastern backdrop of the precinct.

To the west a wide belt of tall gums and pines in the De Rivers property provides another visual edge to the precinct, as do the new native plantings among some older trees along the reserves to the south.

#### h      PRECINCT 8 - ANGOVE

This precinct contains the vineyards and scrub areas of the Angove properties. The northern half of the precinct is mostly vineyard with border row plantings of pines and gum trees.

The southern half of the precinct is a scrub area containing only a few tall gum trees and much understorey regeneration. This regeneration consists of gums, native oaks (*Casuarina* species) and native pines (*Callitris* species). The scrub area also has a number of taller gums along the Bowen Road frontage.

The scrub area is the regeneration of the original native plants which have grown since the cessation of the mining and quarrying activities of the site about the turn of the century. It is one of the few areas left within the district which shows these original vegetation associations.

#### 5.9    URBAN STRUCTURE

Based on the different studies in this chapter, it is possible to develop a picture of the overall urban structure of the Conservation Zone. This is shown in Map 5.4 and is a shorthand summary of the physical structure of the Township and the manner in which it functions. Combined with the heritage analysis and the townscape appraisal, it serves as the basis for delineating a number of planning precincts, outlined in the next chapter. These precincts serve as a framework for the identification of conservation and planning issues (ie, problems, opportunities and ideas). In Part B of the study, recommendations are made to solve these problems, make use of the opportunities and implement the ideas.



## 6 PLANNING PRECINCTS AND ISSUES

### 6.1 INTRODUCTION

As a result of the studies described in the previous chapters, the Conservation Zone has been divided into a number of planning precincts. Each precinct is relatively cohesive in terms of heritage, land use and townscape considerations. The precincts provide the framework for Part B of this report, the definition of conservation principles and proposals. The precincts are (refer Map 6.1):

- 1 Western Precinct
- 2 Vineyard Precinct
- 3 Village Shopping Precinct
- 4 Haines Memorial Park Precinct
- 5 Early Residential Precinct
- 6 Residential/Perseverance Road Precinct
- 7 Community Precinct
- 8 Angove Precinct

The purpose of this chapter is to summarise the main issues or concerns identified in this study on a precinctual basis. Issues in this context may be problems, opportunities or ideas. Issues, however, are not solutions. Rather they serve as the basis for solutions, which are identified in Part B. Chapter 6 acts as the link between the analysis of the Township in Part A and the conservation recommendations in Part B.

The issues and concerns come from a number of sources, including the survey work and appraisal, community interviews and the evaluation of previous work, including the following documents:

- . Report of the Heritage Consultant (Ian Auhl)
- . Tea Tree Gully Centres Study (Hassell Planning Consultants Pty Ltd)
- . Tea Tree Gully Township Advisory Group Report

## 6.2 PRECINCT ISSUES

### a PRECINCT 1 - WESTERN

#### i Existing Character

This precinct comprises strip development along North East Road, commercial on the northern side and modern residential on the southern side.

#### ii Issues

- . An area of dubious historical value but is the major approach to Tea Tree Gully.
- . Modern housing and strip commercial development dominate the townscape and detract from its heritage value.
- . High levels of traffic volumes and accidents. Proposed road widening by Highways Department.
- . Lloyd Milton's house is of heritage value and is currently being converted to a restaurant.
- . Future role of the shopping area.

### b PRECINCT 2 - VINEYARD

#### i Existing Character

This precinct comprises the Angove vineyard between North East Road and the creek and the predominantly vacant strip of land on the northern side of North East Road.



ii Issues

- . The need to preserve the vineyards and the tree lined creek as key landscape elements.
- . The need to preserve the open character of the locality to provide a buffer zone between Precincts 1 and 3 (the entrance corridor to the zone).
- . The need to enhance the precinct as an entry to Tea Tree Gully Township.
- . The coordination of all townscape and heritage elements in the precinct, on both sides of Main North Road.
- . The consideration of the future use of the land between Shelley Street and Elizabeth Street (zoned R2D) in a manner appropriate to the precinct.
- . The impact of road widening proposals on the character of the precinct.

c PRECINCT 3 - VILLAGE SHOPPING

i Existing Character

This precinct encompasses the 'Village Shopping Centre', including the Angove Winery in the western entrance to the precinct with comparison, convenience shops and offices in the eastern end.

ii Issues

- . The need to preserve the Angove buildings, vineyards and the backing pine and gum trees as key townscape and heritage elements in the precinct.

- . The preservation of other historic buildings in the precinct, including the Baptist Church.
- . The need to coordinate commercial development in the precinct to reinforce the Village Shopping Centre image.
- . The need to upgrade the external appearance of commercial buildings in parts of the precinct, including the landscaping of premises.
- . The need to rationalise traffic flow in the locality, but with consideration to the unique character of the existing 'triangle'.
- . The impact of Highways Department road widening and reconstruction proposals in this context.
- . The provision of adequate off-street parking to meet the needs of shoppers and delivery vehicles.

d      PRECINCT 4 - HAINES MEMORIAL PARK

i      Existing Character

This precinct comprises the historic core of Tea Tree Gully Township and the major approaches to it along North East Road from east and west.

ii     Issues

Tea Tree Gully:

- . Historic significance of the 'Gully'.
- . Continuation of tea tree planting.
- . Retention of the underground holding tank.
- . Retention of the random stone retaining wall.
- . Retention of the landscape character of the creek and gully.

#### Old Mill:

- . Preservation of the old mill and adjacent buildings.
- . Impact of quarry trucks. Future use of the quarry road for access to early silver and lead mines.

#### Haines Memorial Park:

- . Preservation of 'Old Highercombe Hotel' and 'Dunn's Cash Store' as key heritage and townscape elements in the precinct.
- . Provision of improved car parking facilities to serve the above buildings.
- . Provision of toilets at the museum.
- . The need for a detailed urban design analysis and a traffic management study of the precinct, centred around Haines Memorial Park.
- . Consideration should be given to retaining the original character and identity of the park.
- . The hotel car park in Park Street is undesirable in terms of the townscape edge to Haines Memorial Park and should be put to an alternative use, reinforcing the visual/historical edge to the park. Suggested uses include open space, housing, shops, information centre.

#### Council Chambers and Depot:

- . Conservation and restoration of the old Council Chambers as a key historical building, and its use as a display centre for local government history.
- . Preservation of the pine plantation.
- . Future use of the CFS building. Consideration could be given to its removal in the long term.
- . While plans for the expanded community use of the old Council Depot are desirable, suitable external treatment of the buildings and landscaping are necessary in the short term, and consideration could

be given to the ultimate removal of the buildings in the long term. The future of the old Council Depot must be closely related to plans for the adjoining land to the west. Ultimately a compromise may be necessary between the reinstatement of the area as a community focus and the historical integrity of the precinct.

#### Hotel Area:

- . The retention of the historical character of the hotel.
- . Rationalisation of hotel car parking with the up-grading of the former car park on Haines Road linked to the hotel by a bridge over the creek, in conjunction with the acquisition and return of the Park Street car park to a more appropriate use.
- . Land north of the creek requires careful planning as it is a key property in relation to the hotel, Council Depot and Walters Street. Current commercial zoning allows the possibility of a number of undesirable uses of the land. Whatever the function of the land, its open character should be preserved. Ultimately it may be necessary to acquire the land due to its strategic significance in the precinct and the opportunities it presents.
- . The narrow triangular shaped piece of land bounded by North East Road and Walters Street has a unique character and should be preserved, including the creek and the old house at the western end. The open informal country atmosphere of the area should be retained. The impact of Highways Department road widening and reconstruction proposals on the triangle requires consideration.

e      PRECINCT 5 - EARLY RESIDENTIAL

i      Existing Character

This precinct comprises the area of early housing mixed with more recent residential development along William and Walters Streets.

ii     Issues

- .      Preservation of the early residential character of the precinct.
- .      The physical definition of the precinct, for example, by tree planting, the treatment of road surfaces, or signage, to emphasise its cohesiveness.
- .      Encouragement of the preservation of the older cottages.
- .      Restoration of the Institute building to its original form and landscaping of the site.
- .      The establishment of linkages with Precinct 4.

f      PRECINCT 6 - RESIDENTIAL/PERSEVERANCE ROAD

i      Existing Character

This precinct is predominantly residential in character, but also includes large areas of Anstey's Hill Park east of Perseverance Road.

ii Issues

- . The area of housing lacks historical significance but contributes to the cohesiveness and the community role of adjoining Precinct 7.
- . Anstey's Hill Reserve to dominate the character of the precinct, reinforced by the retention of existing trees and additional tree planting in the developed areas of the precinct.
- . Development of the heritage character of Perseverance Road, including additional tree planting and greater prominence to historic sites such as the bridge and church.

g PRECINCT 7 - COMMUNITY

i Existing Character

This precinct comprises open space and community land uses and includes the adjoining undeveloped De Rivers property.

ii Issues

- . Development as an open space, community use, residential precinct with two main spines along Memorial Drive and Perseverance Road.
- . The open space, community role of the precinct should be retained and enhanced.
- . The future use of the De Rivers property adjoining the oval is a key issue. Consideration should be given to the purchase of this property and its use

as an open space linkage between Bowen Road and North East Road and to extend the oval land.

- . Preservation of the old school building with its possible use as an historical classroom.
- . The development of pedestrian/bicycle linkages within the precinct and to other precincts.
- . Preservation and enhancement of the visual amenity of Memorial Drive, Perseverance Road and Bowen Road as significant vehicular linkages.

#### h PRECINCT 8 - ANGOVE

##### i Existing Character

This precinct comprises the Angove vineyards and scrub land between Bowen Road and the pines flanking the creek to the north, with the De Rivers estate to the east, and housing on the western boundary.

##### ii Issues

- . Scrub land along Bowen Road on the Angove land is a natural recreational and scenic asset.
- . The retention of the Angove vineyards is a key issue. While highly desirable, this may not be possible due to financial pressures. In the event that development of the land should occur, it should be unobtrusive, should ensure the preservation of sensitive areas such as natural vegetation and drainage lines, and should be linked with the open space network of the Community Precinct.

### 6.3 CONCLUSION

There are many issues relevant to conservation planning and control in Tea Tree Gully Township. They can be categorised as those issues which can be placed under the planning control of a Supplementary Development Plan for use in assessing development applications or those that require approvals and action by Council. This chapter has been aimed at identifying these major issues.

Part B of the report goes on to examine them in detail and to make appropriate recommendations for conservation within the statutory basis of a Supplementary Development Plan or as specific actions to be taken by Council.

7       TEA TREE GULLY TOWNSHIP HERITAGE STUDY -  
          STATUTORY CONTEXT

7.1     HOW CAN CONSERVATION BE IMPLEMENTED

Whilst the previous chapter has identified the desired character of the Tea Tree Gully Township's various precincts and the issues associated with attaining that character, the study would be of little value if the intent of the previous chapter could not be achieved.

There are essentially two sets of actions that will affect the Township's character which need to be addressed to ensure that the intentions of the previous chapter can be implemented.

The first involves actions by public bodies, from State and Local Governments in relation to road works, street tree planting, reserve development and maintenance, public facility provision, and so on. To ensure that the collective actions of the various public bodies serve to promote the heritage value of the Tea Tree Gully Township, a coordinated action program is proposed (see Section 4 in Part B). Ensuring that the action program is carried out is a matter for specific government programming and budgeting rather than legislative control, although public bodies are subject to the provisions of Planning Regulations.

The second relates to the various actions that private bodies undertake on private freehold land. Certain actions that individuals undertake may be detrimental to the heritage value of an area. To impose any form of control on the action of the individual involves the passing of particular legislation.

At the Commonwealth level there is no specific restriction on private actions, although the Australian Heritage Commission, through its Register of Items Essential to the National Estate and its support of conservation items, has provided the spotlight to bring attention to items and areas essential to the National Estate.

The Commonwealth Heritage Legislation applies to the actions of public bodies and activities requiring the consent of the Commonwealth Government and not to private actions.

In South Australia there are two Acts of Parliament that principally control development in conservation matters. They are:

- . Planning and Development Act, 1966-1978
- . The South Australian Heritage Act, 1978

There are other Acts that contribute to the preservation of particular heritage matters in a direct or indirect way, eg, Aboriginal and Historic Relics Preservation Act, 1965; Coast Protection Act, 1972-1975, etc.\*

In the context of this study the Planning and Development Act provides various means whereby actions can be taken to protect the heritage of the Tea Tree Gully Township.

A Development Plan has been authorised in 1967 for the Metropolitan Area showing various land use proposals and setting out the principles upon which Development Control is to be exercised by either the State Planning Authority or Local Councils.

The Metropolitan Development Plan shows an area between Elizabeth Street to the east of Ellen Street and from the southern side of the North East Road to William Street as a Shopping Zone. The remainder of the proposed Conservation Zone is shown as 'Living'.

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\*For full listing refer "Report of Inquiry into the Control of Private Development in South Australia", by Stuart B Hart, 1978

There is no recognition of the heritage value of the Tea Tree Gully Township within the Plan. Indeed, the proposed Shopping Zone, as one of five in the Tea Tree Gully Council area, was intended to serve the eastern Tea Tree Gully area. Development of the Shopping Zone would destroy the character of the Early Residential Precinct and the entire Conservation Zone, and is considered superfluous now that other Centres have developed at St Agnes and Fairview Park.

Within the Living Zone there is no differentiation between the various parts of the residential areas within the Township area. The Plan therefore needs to be varied to account for the heritage value of the Township. Amendments may be made to the Plan by either the State Planning Authority or Council if conditions are considered to have changed since the Plan's preparation. It is recommended that Council should prepare a Supplementary Development Plan to account for the heritage value of the Township.

Regulations may be authorised to directly control the use of land and erection of structures by:

- a defining zones
- b restricting or prohibiting development either absolutely or subject to prescribed conditions
- c reserving land for various purposes
- d prohibiting alteration or destruction of buildings or sites of architectural, historical or scientific interest
- e controlling tree felling
- f controlling advertising

g        abaiting impairment to area by dilapidated land, etc

h        making provision for redevelopment.

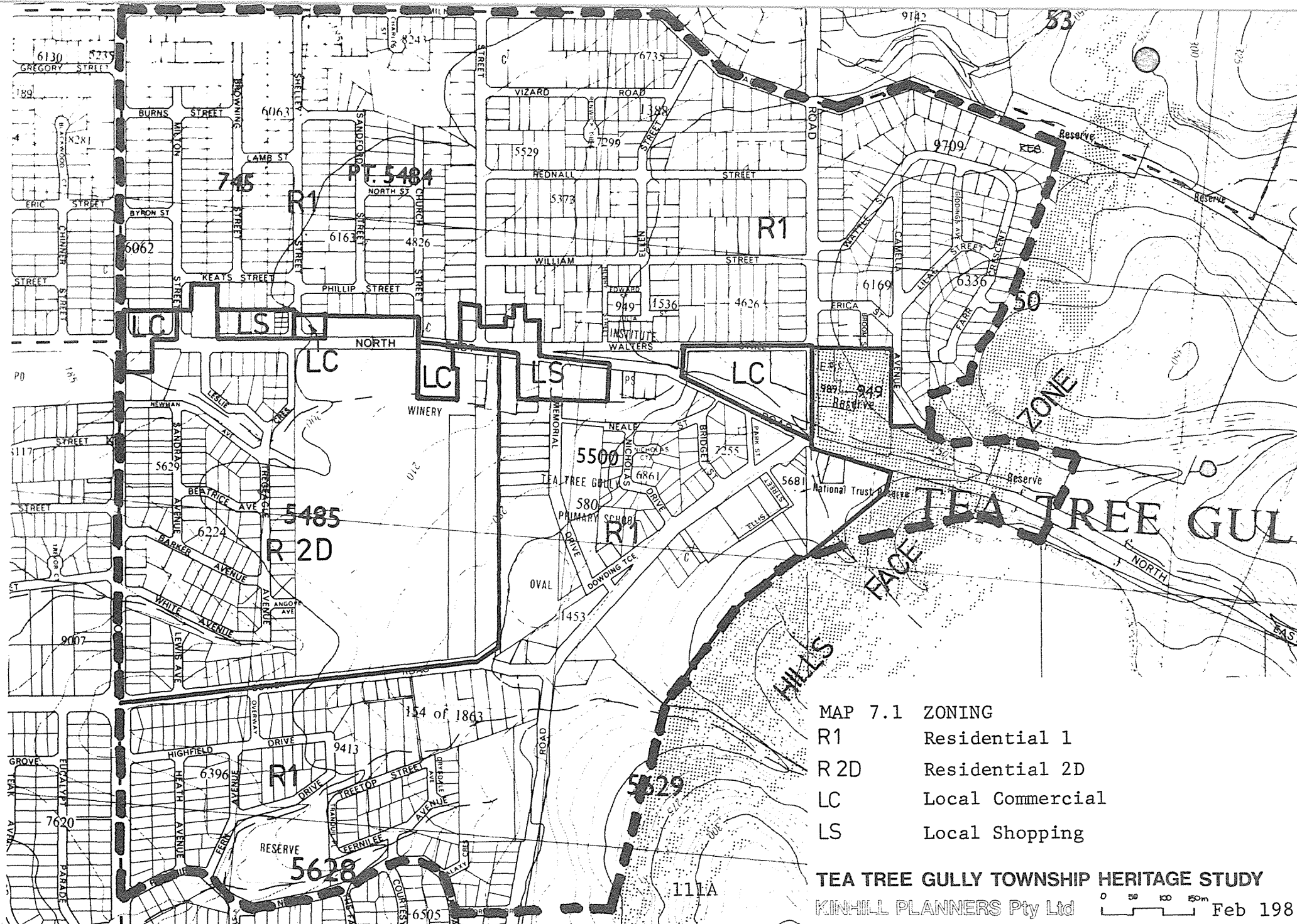
Council has Regulations that cover a, b and g since 1969. Implementation of the other Regulations has been attempted and carried out by few Councils because of the cumbersome nature of formulating and administering them.

In Tea Tree Gully, Planning Regulations - Zoning, have been authorised since 1969 with the intention of implementing the Development Plan by providing Development Control over land use and building in the City.

Zoning in the study area is shown in Map 7.1. There are two Residential Zones, the R1 Zone intended for low density dwellings, and the R2D Zone making provision for medium density housing subject to consent. Local Commercial Zones are defined in the vicinity of the Tea Tree Gully Hotel, the Angove winery and sales area, the BP Service Station on North East Road next to Shelley Street, and the service station and offices at the intersection of North East Road and Hancock Road. Local Shopping Zones are defined at two other locations on North East Road encompassing two main concentrations of shops in the study area.

The eastern boundary of the Township Study Area is generally defined by the western boundary of the Hills Face Zone, with a small portion of the Conservation Zone within the Hills Face Zone.

Although the Zoning Regulations provide more detail than the Metropolitan Development Plan, the location of Local Shopping and Local Commercial Zones serves to accentuate the strip shopping along the North East Road that is detrimental to the proposed precinct framework. The residential zoning does not identify the character of the different precincts.



There is a need to amend the Planning Regulations - Zoning to implement the Supplementary Development Plan (SDP). Both the SDP and Regulations can be prepared and publicly exhibited simultaneously.

Control on the subdivision of land is jointly administered by Council and the Director of Planning. The grounds upon which a subdivision can be refused if it is considered to be detrimental to the heritage value of an area is restricted to the consideration that the proposed mode of subdivision would destroy a site of exceptional natural beauty or any site for building of architectural, scientific or historical interest in the land - but subdivision cannot be refused if the owner has offered the land for sale to Council and the State Government and the offer has not been taken up.

A reserve of at least 30 metres in width along the frontage of any creek is required in subdivision proposals if the creek is shown as desirable for preservation or protection in an authorised Development Plan. The Tea Tree Gully Creek could be so shown on the Supplementary Development Plan.

The owner of any land may apply to have the land proclaimed as open space. In doing so, the owner foregoes the option to subdivide the land in return for rating and tax concessions. Council should consider approaching the owners of land considered to be suitable for open space to encourage them to proclaim their land as open space.

The South Australian Heritage Act, 1978, provides for the preservation, protection and enhancement of the physical, social and cultural heritage of the State in essentially three ways:

- i By allowing any land, building or structure to be entered as an item on the Register of State Heritage Items. A person shall not then alter, add to, demolish or do any act that is likely to change the character of the external

appearance of the item unless consent is granted from the Council (which is delegated the control by the State Planning Authority under the Planning and Development Act).

- ii By designating an area of land that is part of the physical, social or cultural heritage of the State and is of significant aesthetic, historical or cultural interest as a State Heritage Area. No specific controls are provided for the area, however, other than those contained in the Planning and Development Act.
- iii By providing grants or loans from the State Heritage Fund to persons or bodies, whether corporate or unincorporate, for the preservation and enhancement of Registered Items or State Heritage Areas.

In the case of the Tea Tree Gully Township Heritage Study the Consultant's Brief requires that important buildings are recommended for designation as State Heritage Items, and important precinct(s) and/or part precinct(s) are recommended for designation as State Heritage Area(s).

## 7.2 PRESCRIPTION FOR CONSERVATION - SUMMARY

To preserve the heritage value of the Tea Tree Gully Township it is essential that the following steps be taken:

- a Heritage Items and Heritage Areas are identified to allow the administration of particular Development Controls and to provide for access to grants and loans under the State Heritage Fund.

- b The Metropolitan Development Plan is amended by a Supplementary Development Plan to vary the current land use proposals for the area and to introduce specific principles upon which subdivision and development controls shall be administered.
- c Amendments are made to the Planning Regulations - Zoning to implement the Supplementary Development Plan.
- d A program is formulated for public works in the Township that will serve to preserve and reinforce its heritage value.

Part B provides the basis for all four requirements. It would be of no value if Part B was simply adopted as an advisory document. The public action program should be given formal status (by State and Local Government support) and the necessary legal steps must be taken to implement steps a, b and c.

By such an approach, conservation control has a legal basis and the rules of the game can be set out to those members of the community making applications and those assessing can, through their combined responsibilities and actions, achieve the stated conservation objectives of Council and the community.

## **APPENDICES**

## APPENDIX A

### HISTORICAL DEVELOPMENT OF TOWNSHIP AREA 1836-1979

(Source: Ian Auhl, Tea Tree Gully Township Heritage Study, 1980)

The Sections involved in this study are those situated mainly within the boundary of the survey (refer Map 1), ie,

Sections 1559, 50, 51, 5630, 5500, 5629, 5484, 5487,  
5486, 5485, 5628, 5681, Hundred of Yatala.

The original purchasers and title date of purchase of each of these Sections is in chronological order:

<u>Section</u>	<u>Purchaser</u>	<u>Date</u>
1559	Morphett, John	18.6.1842
5630	Cronk, James	12.8.1850
5628	Stevens, John	17.12.1850
5629	Cooke, W R S	24.12.1850
5484	Hector, John	31.1.1851
5485	Millsteed, Edward	10.2.1851
5486	Hector, John	1.3.1851
5487	Hector, John	1.3.1851
5500	Millsteed, Edward	3.7.1852
51	Stevens, John	18.7.1854
50	Hardy, Alfred	16.10.1854

## APPENDIX A Cont'd

### GENERAL CHRONOLOGY

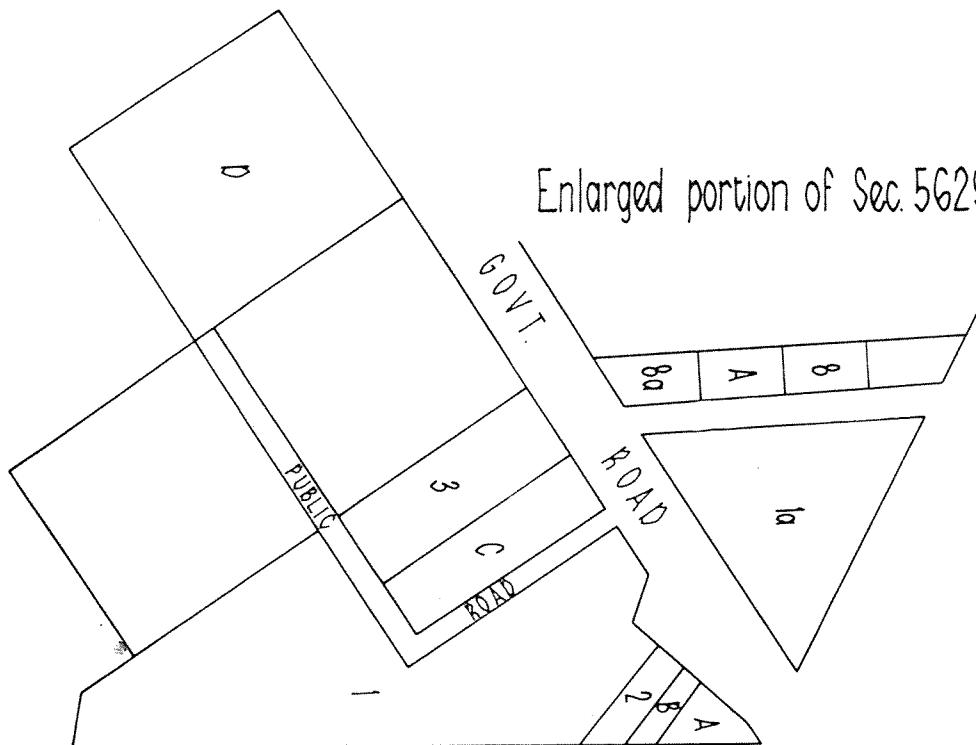
1836 Dec	Proclamation of Colony of South Australia
1839 Jan	Thomas Williams and J B Hack take up a Special Survey on the Little Para at Hermitage and Paracombe
1839	Track through Tea Tree Gully to Hermitage and Paracombe made passable for vehicles
1841	Village of Houghton laid out
1842	John Morphett takes up Section 1559 in the Tea Tree Gully which included the natural springs in the gully
1842	Village of Hope Valley named
1849	Formation of first District Road Board
1850	Unofficial line of road from Hope Valley divided into two lines of road - present Government Road and North East Road
1853	District Council of Highercombe proclaimed
1853 Dec	Flour Mill being erected at entrance to Tea Tree Gully (Section 5630)
1854	Line of road through Tea Tree Gully declared Main North East Road
1854	John Stevens purchases Section 51 and subdivides it as Steventon Estate William Haines subdivides Section 5500 John Stevens subdivides Section 5629



APPENDIX A Cont'd

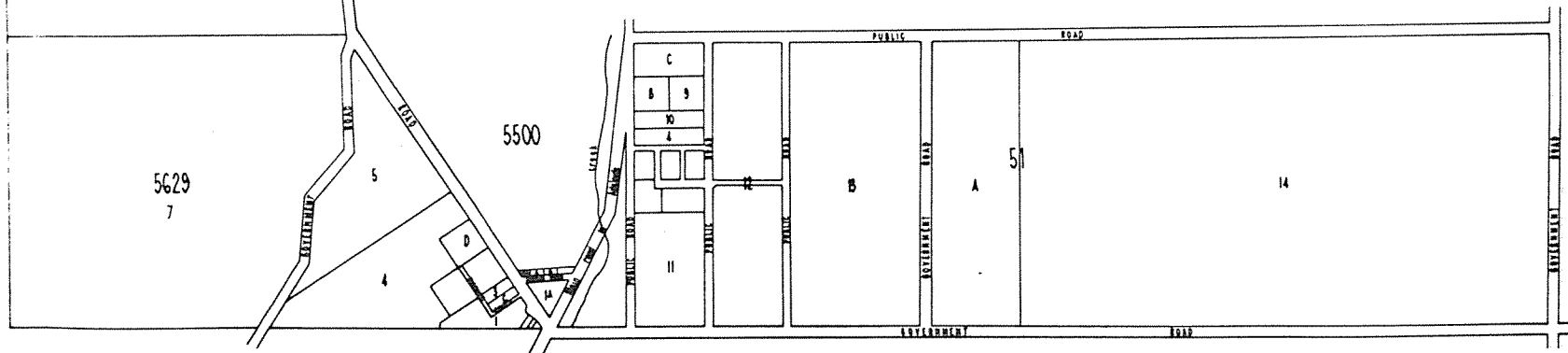
GENERAL CHRONOLOGY Cont'd

1855	District Council Chambers erected
1857/58	Village of Modbury established
1858	District of Tea Tree Gully separated from District of Highercombe
1862	Government Road into Steventon declared a main line of road
1880	Haines Perseverance Road opened
1888/89	Dr W T Angove plants vineyard
1909	Haines Memorial Park dedicated
1936	Centenary of State Population of District of Tea Tree Gully 2,200
1950	Memorial Drive, Tea Tree Gully, dedicated
1967	New Council Chambers and Civic Centre opened at Modbury
1968	District of Tea Tree Gully becomes City of Tea Tree Gully - population 27,000
1979	Population 63,500 (approximately)



No	Section	Name	Area
5628 and part 5629	6	5628	a. r. p.
	A	D <sup>o</sup>	86 2 19
	7	5629	71 1 32
	5	D <sup>o</sup>	13 3 0
	4	D <sup>o</sup>	12 0 5
	3	D <sup>o</sup>	0 1 20
	2	D <sup>o</sup>	0 0 11
5629	1	D <sup>o</sup>	1 2 14
	A	D <sup>o</sup>	
	B	D <sup>o</sup>	
	C	D <sup>o</sup>	
	D	D <sup>o</sup>	
	E	D <sup>o</sup>	
	F	D <sup>o</sup>	
	G	D <sup>o</sup>	
	H	D <sup>o</sup>	
	I	D <sup>o</sup>	
	J	D <sup>o</sup>	
	K	D <sup>o</sup>	
	L	D <sup>o</sup>	
	M	D <sup>o</sup>	
	N	D <sup>o</sup>	
	O	D <sup>o</sup>	
	P	D <sup>o</sup>	
	Q	D <sup>o</sup>	
	R	D <sup>o</sup>	
	S	D <sup>o</sup>	
	T	D <sup>o</sup>	
	U	D <sup>o</sup>	
	V	D <sup>o</sup>	
	W	D <sup>o</sup>	
	X	D <sup>o</sup>	
	Y	D <sup>o</sup>	
	Z	D <sup>o</sup>	
5500	1a	5500	0 2 29
	8	D <sup>o</sup>	0 0 12 1/2
	8a	D <sup>o</sup>	0 0 13 1/2
	A	D <sup>o</sup>	
	9	51	1 0 0
	10	D <sup>o</sup>	1 0 0
	11	D <sup>o</sup>	6 2 30
	12	D <sup>o</sup>	16 3 8
	13	D <sup>o</sup>	32 3 4
	14	D <sup>o</sup>	128 2 30
51	A	D <sup>o</sup>	
	4	D <sup>o</sup>	
	B	D <sup>o</sup>	
	C	D <sup>o</sup>	

Details of section 5629, Township of Steventon (Tea Tree Gully) with names of occupiers in 1863.



Plan of Steventon Estate as laid out (1854) by John Stevens

MAP 2 STEVENTON ESTATE AS LAID OUT BY JOHN STEVENS - 1854

TEA TREE GULLY TOWNSHIP HERITAGE STUDY

Ian L Auhl, A.U.A.

Feb 1980



APPENDIX A Cont'd

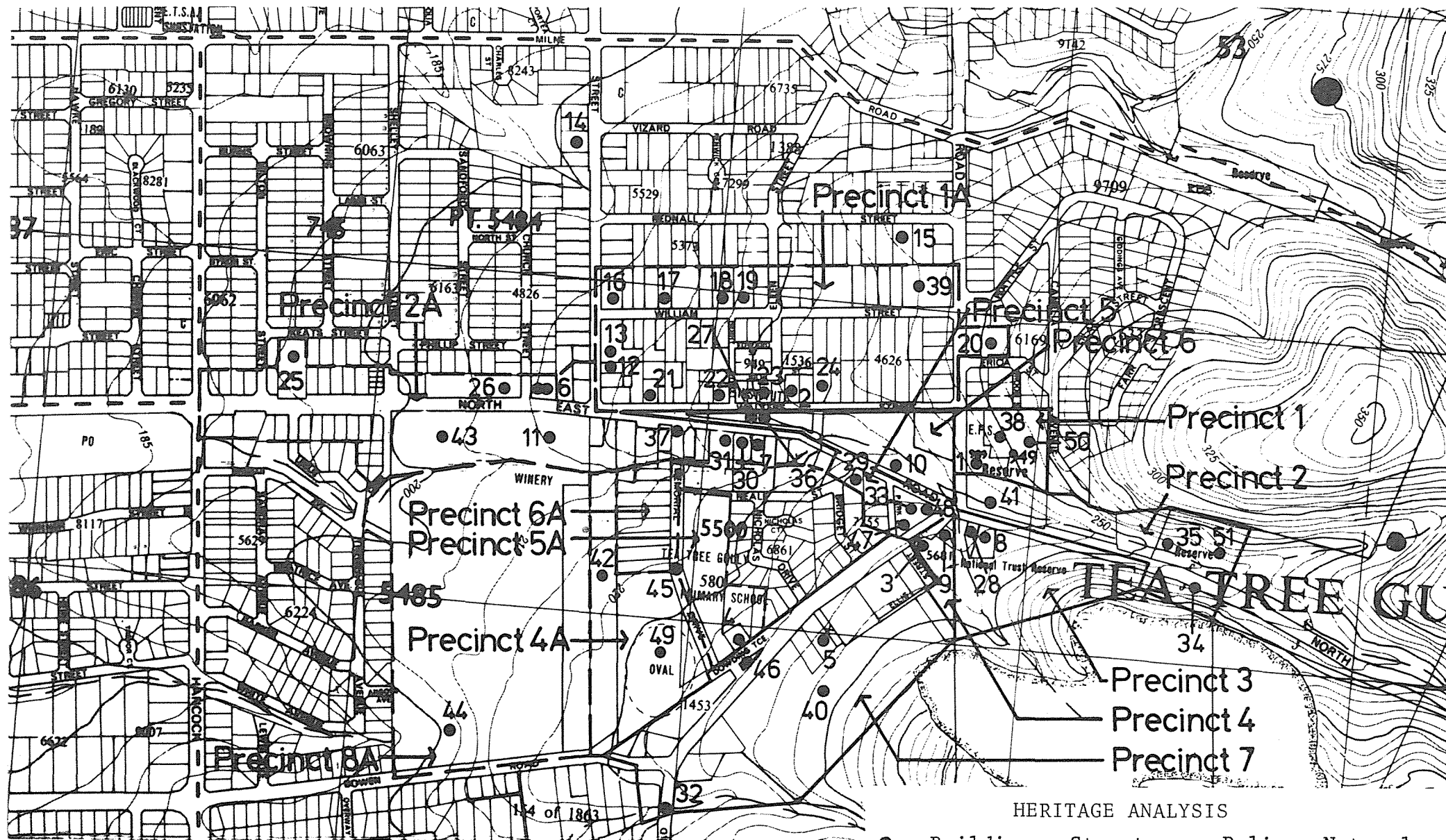
TOWNSHIP OF STEVENTON OR TEA TREE GULLY -  
CHRONOLOGY OF PUBLIC OR COMMERCIAL BUILDINGS

1853	Flour Mill
1854	Tea Tree Gully Hotel Highercombe Hotel T E Cooke's Store (later Dunn's Cash Store) John Opie's Blacksmith Shop
1855	District Council Chambers Wesleyan Chapel
1862	Baptist Church (first)
1870	Tea Tree Gully School
1880	Haines Perseverance Road Bridge
1880	Highercombe Hotel becomes Tea Tree Gully Post Office and Telegraph Station
1881	Cooke's Store becomes William Dunn's Cash Store
1886	St Wilfred's Church of England
c.1890	Angove Cellars built
1896	Tea Tree Gully Institute
1913	Medcalf Memorial Baptist Church

APPENDIX B

HERITAGE ITEM ASSESSMENT

(Source: Ian Auhl, Tea Tree Gully Township Heritage Study, 1980)



#### INNER CONSERVATION ZONE

- 1 Council Chambers Precinct
- 2 Tea Tree Gully Precinct
- 3 Mill Precinct
- 4 National Trust Precinct
- 5 Haines Memorial Pk Precinct
- 6 Hotel Precinct
- 7 Perseverance Rd Precinct

#### OUTER CONSERVATION ZONE

- 1A Early Residential Precinct
- 2A Main North East Rd Precinct
- 3A St Agnes Winery Precinct
- 4A Oval Precinct
- 5A Memorial Drive Precinct
- 6A Modern Residential Precinct

- Buildings, Structures, Relics, Natural Features, Sites and Reserves\*

(\*Refer to page 56A for key to individual items and to Heritage Item Assessment Sheets (Appendix B) for details on items 1-32 and 48)

#### TEA TREE GULLY TOWNSHIP HERITAGE STUDY

Ian L Auhl, A.U.A.

0 50 100 150m  
Feb 1980

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Old Council Chambers*

ITEM NO.: *1*

FORMER NAMES/OWNERSHIP: *District Council Chambers of Highercombe and later District Council of Tea Tree Gully*

PRESENT OWNERSHIP: *Corporation of the City of Tea Tree Gully,  
1020 North East Road, Modbury*

Telephone: *264-2355*  
Postcode: *5092*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Haines Road*

SIDE OF STREET: *Eastern*

STREET NO.: *2*

POSTCODE: *5091*

HUNDRED: *Yatala* SECTION: *50*

LOT NO.: *Reserve*

VOLUME: *-*

FOLIO: *-*

ASS. NO.: *02367*

NATURE OF ITEM:

☒ Public Building

☐ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone, Roof - corrugated iron*

DATE OF CONSTRUCTION: *Between 1.7.1855 and 26.11.1855*

ARCHITECT/DESIGNER: *Mr. Weir*

BUILDER/MAKER/MANUFACTURER: *Tender - James Adds and John Mayers*

PRESENT USE: *State Emergency Service Branch Office*

PAST USES: *Council Chamber, Police Court, Administration for present Council before re-location.*

CONDITION OF ITEM:

☐ Good

☒ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☐ Altered Sympathetically

☒ Altered Unsympathetically

☐ Damaged

Comments: Additions to be partly demolished and re-modelled to be sympathetic to original building.

HERITAGE SIGNIFICANCE: First District Council office in South Australia  
First District Council office in Tea Tree Gully  
One of the first buildings in Steventon (Tea Tree Gully)

INFORMATION SOURCES/BIBLIOGRAPHY: Auhl, I. and Millstead, R. "Tea Tree Gully Sketchbook", Rigby Ltd.  
Ex Minutes D.C. Highercombe (S.A. Archives)

BRIEF HISTORY:

Erected 1855. First meeting of District Council to be held in it - Nov., 1855. Used as local Court House for many years. Served as Council Chambers for 112 years.

CURRENT SITUATION: Council commissioned a study in 1978 to recommend restoration of the building and options for community use, Council will restore and remodel the building for an arts and crafts centre

LIKELY FUTURE: pending availability of funds.

☒ Secure

☐ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	YES	YES
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Institute*

ITEM NO.: *2*

FORMER NAMES/OWNERSHIP: *Corporation of the City of Tea Tree Gully*

PRESENT OWNERSHIP: *Corporation of the City of Tea Tree Gully,  
1020 North East Road, Modbury*

Telephone: *264-2355*  
Postcode: *5092*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Walters Street*

SIDE OF STREET: *northern*

STREET NO.: *33-35*

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *51*

LOT NO.: *12 & 13*

VOLUME: *4071*

FOLIO: *180*

ASS. NO.: *04417*

NATURE OF ITEM:

☒ Public Building

☐ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone. Roof - corrugated iron*

DATE OF CONSTRUCTION: *Foundation stone laid in 1896*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Robert Gilmour - a local stonemason and builder*

PRESENT USE: *General community services and social functions*

PAST USES: *1904 - skating rink, dances, political meetings, etc, 1928 new cinema room.*

CONDITION OF ITEM:

☐ Good

☒ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Apart from timber portico added to front.*

HERITAGE SIGNIFICANCE: *One of the earliest buildings in Steventon (Tea Tree Gully)  
First Institute building in Steventon (Tea Tree Gully)  
Significant public building and focus of early life in the district.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Adelaide Observer, 4.1, 1896. Minute book 1903-1950, Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully 1836-1976" pp 193, 194, 197, 333.*

BRIEF HISTORY: *For laying of foundation stone v. "Observer" 4.1 1896 p. 15B.  
For account of opening ceremony v. Chronicle 14.11.1896 p. 21 AB Observer 14.11.1896 p. 43 BC  
Stone rooms added at rear of hall 1906.*

CURRENT SITUATION: *Continue to be made available for public use.*

LIKELY FUTURE:

☒ Secure

☐ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Old Highercombe Hotel*

ITEM NO.: 3

FORMER NAMES/OWNERSHIP: *John Stevens, William Haines, Jnr., S.A. Government (Postal Department)*

PRESENT OWNERSHIP: *National Trust of S.A., 288 North Terrace,  
Adelaide*

Telephone: 2231655  
Postcode: 5000

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Perseverance Road*

SIDE OF STREET: *eastern*

STREET NO.: 3

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 5681

LOT NO.: 1A

VOLUME: -

FOLIO: -

ASS. NO.: 03535

NATURE OF ITEM:

☐ Public Building

☒ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone. Roof - corrugated iron. Timber balcony and verandah*

DATE OF CONSTRUCTION: 1854

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Thomas Knuckey/Thomas Pearce*

PRESENT USE: *Folk museum and office for Tea Tree Gully Branch of National Trust*

PAST USES: *Public House to 1875. Post and Telegraph office 1880-1963. Also head masters residence, public hall, classroom for Tea Tree Gully school since 1967.*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments:

HERITAGE SIGNIFICANCE: *One of the first buildings in Steventon (Tea Tree Gully)  
Second hotel in Steventon (Tea Tree Gully)  
Post office and telegraph station from 1880-1963.  
Best preserved of all the early buildings in Tea Tree Gully.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Auhl, I. & Millstead, R. "Tea Tree Gully Sketchbook" (1975) p. 16  
Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully  
1836-1976" pp. 192, 193. Government Gazette 1854, p. 637.*

BRIEF HISTORY: *Built 1854. Licensed June 1854. Owner 1854-1863 John Slovena. Owner 1864-1879 William Haines, Jnr.  
Post office, Telegraph Station 1880-1963*

CURRENT SITUATION: *Maintained as National Trust Museum of artifacts relevant to the Heritage of Tea Tree Gully.*

LIKELY FUTURE:

☒ Secure

☐ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Tea Tree Gully School (Stone Building)*

ITEM NO.: 4

FORMER NAMES/OWNERSHIP: *Steventon School*

PRESENT OWNERSHIP: *Minister of Education,  
Education Centre,  
31 Flinders Street, Adelaide*

Telephone: 2274610  
Postcode: 5000

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Dowding Terrace*

SIDE OF STREET: *Western*

STREET NO.:

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *5000*

LOT NO.: *1*

VOLUME: *-*

FOLIO: *-*

ASS. NO.: *01747*

NATURE OF ITEM:

☒ Public Building

☐ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone. Roof - corrugated iron*

DATE OF CONSTRUCTION: *completed April, 1870*

ARCHITECT/DESIGNER: *unknown*

BUILDER/MAKER/MANUFACTURER: *Probably Thomas Knuckey*

PRESENT USE: *Club rooms for Naval Association and Tea Tree Gully Gem & Mineral Club.*

PAST USES: *School building.*

CONDITION OF ITEM:

☐ Good

☒ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments:

HERITAGE SIGNIFICANCE:

*First school building to be erected in Steventon (Tea Tree Gully)*

*The site (originally intended for an Institute and library) was donated by William Haines Jnr. and residents of Steventon.*

*School was built on original foundations of the proposed 1855 Institute.*

INFORMATION SOURCES/BIBLIOGRAPHY:

*Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully, 1836-1976" (1978) pp 192, 235/236.*

BRIEF HISTORY:

*Land originally donated by William Haines Senior as a site for Institute. Built by District Council of Tea Tree Gully for 224 pounds - half paid by Government. Opened April, 1870 as Steventon School. Renamed Tea Tree Gully School in 1874.*

CURRENT SITUATION: *Proposed by Tea Tree Gully School to set up building as an historical classroom (pre 1900).*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	YES	YES
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *St. Wilfred's Church of England*

ITEM NO.: 5

FORMER NAMES/OWNERSHIP: *Church of England Adelaide Inc.*

PRESENT OWNERSHIP: *Church of England Adelaide Inc.,  
18 King William Road, North Adelaide*

Telephone: 2671411  
Postcode: 5000

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Perseverance Road*

SIDE OF STREET: *eastern*

STREET NO.: 19

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 5629

LOT NO.: 8

VOLUME: 518

FOLIO: 46

ASS. NO.: 03551

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☐ Private Residence

☒ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone. Roof - corrugated iron, trussed ceiling with wall posts in the transepts.*

DATE OF CONSTRUCTION: 1886

ARCHITECT/DESIGNER: *W.K. Mallyon*

BUILDER/MAKER/MANUFACTURER: *Charles Tovey (local contractor)*

PRESENT USE: *Church*

PAST USES: *Church*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments: *Now incorporated as part of the new church building*

INTEGRITY OF ITEM:

☐ Intact

☐ Altered Sympathetically

☒ Altered Unsympathetically

☐ Damaged

Comments: *New church building screens the old building from Perseverance Road*

HERITAGE SIGNIFICANCE: *First Anglican Church in Tea Tree Gully*

INFORMATION SOURCES/BIBLIOGRAPHY: *Fenton, M.E. "W.K. Mallyon 1850 - 1893" pp 24 & 58. "The Anglican Churches in S.A.," S.A. Collection State Library, 1886, pp 371 & 383 Church records of St. Wilfred's Aug. 1886.*

BRIEF HISTORY:

*Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully 1836-1976" p.250.*

*Opened in April, 1886 (transcepts and sanctuary only) completed 1969 with additions of modern design.*

CURRENT SITUATION: *No known threats.*

LIKELY FUTURE:

☒ Secure

☐ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Baptist Church and Medcalf Memorial Church*

ITEM NO.: 6

FORMER NAMES/OWNERSHIP: *Tea Tree Gully Baptist Church*

PRESENT OWNERSHIP: *Tea Tree Gully Baptist Church*  
*C/- Mr. J.A. Powell, 15 North Boulevard,*  
*Tea Tree Gully*

Telephone: *2234550*  
Postcode: *5000*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *North East Road*

SIDE OF STREET: *northern*

STREET NO.: *1323-1327*

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *5484*

LOT NO.: *A & B*

VOLUME: *3034*

FOLIO: *126 & 127*

ASS. NO.: *03042*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☐ Private Residence

☒ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone & roof - corrugated iron*

DATE OF CONSTRUCTION: *Original Church 1862 (opened 1863); Medcalf Memorial Church 1913 (opened 1914)*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Medcalf Memorial - Fisher Bros.*

PRESENT USE: *Sunday School and Hall*

PAST USES: *Church*

CONDITION OF ITEM:

☒ Good (*Medcalf Memorial*)
 ☒ Fair (*Original Church*)
 ☐ Deteriorating
 ☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact
 ☐ Altered Sympathetically
 ☐ Altered Unsympathetically
 ☐ Damaged

Comments:

HERITAGE SIGNIFICANCE: *First Baptist Church in Steventon (Tea Tree Gully)*  
*Unusual and attractive architecture*  
*Medcalf Memorial Church on same site shows architectural change in the area.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully 1836-1976" p. 245*

BRIEF HISTORY: *Original church opened March, 29th, 1863*  
*Medcalf Memorial Church opened January, 24th 1914.*

CURRENT SITUATION: *No known threats*

LIKELY FUTURE:

☒ Secure
 ☐ Doubtful
 ☐ At Risk
 ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Police Station & Lock-up*

ITEM NO.: 7

FORMER OWNERSHIP: *Police Department*

PRESENT OWNERSHIP: *Police Department,  
Angas Street, Adelaide*

Telephone: *2170333*  
Postcode: *5000*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *North East Road*

SIDE OF STREET: *Southern*

STREET NO.: *1348*

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *5500*

LOT NO.: -

VOLUME: -

FOLIO: -

ASS. NO.: *03066*

NATURE OF ITEM:

☒ Public Building

☐ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - dressed local stone. Roof - corrugated iron. Lock-up - wood & iron.*

DATE OF CONSTRUCTION: *Cells - 1929. Police Station - 1950.*

ARCHITECT/DESIGNER:

BUILDER/MAKER/MANUFACTURER: *Cells - H.M. Ede. Police Station - S. Milton*

PRESENT USE: *Police Station & Cells*

PAST USES: *Police Station & Cells*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments:

HERITAGE SIGNIFICANCE: *First Police Station in Tea Tree Gully.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book. Constable H. Vilcins.*

BRIEF HISTORY: *The wood & iron lock-up was built in 1929. Cost 160 pounds  
The Police Station was built in 1950. Cost 7,680 pounds*

CURRENT SITUATION:

LIKELY FUTURE:

☒ Secure

☐ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged		
4. Record Only	<i>Yes</i>	

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Old Flour Mill*

ITEM NO.: 8

FORMER NAMES/OWNERSHIP: *Tea Tree Gully Steam Flour Mill*

PRESENT OWNERSHIP: *Mr. D. Allnutt, 1372 North East Road,  
Tea Tree Gully*

Telephone: 2642930  
Postcode: 5091

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road*

SIDE OF STREET: *southern*

STREET NO.: 1370

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 5630

LOT NO.: 8

VOLUME: 3359

FOLIO: 21

ASS. NO.: 03077

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☐ Private Residence

☒ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone. Roof - corrugated iron*

DATE OF CONSTRUCTION: *1853 completed 1854*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *S. Camper & Co. (original owners)*

PRESENT USE: *Vacant*

PAST USES: *Flour mill, grain and chaff store, butchers business, barbers shop*

CONDITION OF ITEM:

☐ Good

☐ Fair

☐ Deteriorating

☒ Ruinous

Comments: *Capable of restoration*

INTEGRITY OF ITEM:

☐ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☒ Damaged

Comments: *Third storey of mill dismantled by Claude Ellis to build his own house adjacent to the west.*

HERITAGE SIGNIFICANCE: *The first building in Steventon (Tea Tree Gully)  
First flour mill in the district.  
Early butcher shop from 1880 to mid 20th century.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully, 1836-1976." (1978) pp. 116, 187, 192.*

BRIEF HISTORY: *Erected as a flour mill and completed in 1854 originally of 3 storeys. In 1869 leased to Joseph Daw as a butchers shop. In 1881 became butchers shop of Richard Ellis. Third storey demolished c. 1907 to build residence and butchers shop alongside for C.M. Ellis.*

CURRENT SITUATION: *Owner intends to restore and renovate building as an Art Gallery - Council approval in principle has been granted.*

LIKELY FUTURE:

☒ Secure

☐ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *North East Highway Restaurant*

ITEM NO.: 9

FORMER NAMES/OWNERSHIP: *Cooke, T.E., Ewers, A., Dunn, William*

PRESENT OWNERSHIP: *Fred's Securities Pty. Ltd.  
188 Greenhill Road, Parkside*

Telephone: -  
Postcode: 5063

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Perseverance Road*      SIDE OF STREET: *Eastern*      STREET NO.: *1*      POSTCODE: *5091*

HUNDRED: *Yatala*      SECTION: *5629*      LOT NO.: *2*      VOLUME: *3035*      FOLIO: *126*      ASS. NO.: *03532*

NATURE OF ITEM:

- |                                       |  |   |                                 |
|---------------------------------------|--|---|---------------------------------|
| <input type="radio"/> Public Building | <input checked="" type="radio"/> Commercial Building | <input type="radio"/> Private Residence | <input type="radio"/> Structure |
| <input type="radio"/> Natural Feature | <input type="radio"/> Reserve                        | <input type="radio"/> Historic Site     | <input type="radio"/> Other     |

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - random local stone, Roof - galvanised iron, Outbuilding the same.*

DATE OF CONSTRUCTION: *1854. Outbuilding date not known but prior to 1880.*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Unknown*

PRESENT USE: *Restaurant*

PAST USES: *General store and residence*

CONDITION OF ITEM:

☒ Good (*restaurant*)   ☐ Fair   ☐ Deteriorating   ☒ Ruinous (*outbuilding*)

Comments: *Outbuilding not beyond restoration*

INTEGRITY OF ITEM:

☐ Intact   ☒ Altered Sympathetically   ☐ Altered Unsympathetically   ☐ Damaged

Comments: *Additions at the rear and hidden from the front.*

HERITAGE SIGNIFICANCE: *One of the first buildings in Steventon (Tea Tree Gully). Original general store in Tea Tree Gully - old store records still existing. Display of artifacts of pre 1900 era. Former blacksmiths shop located on site.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully 1836-1976" (1978) pp. 193/4.*

BRIEF HISTORY: *Obituary W. Dunn (92 years) "Observer" 22.10.1892, p. 11  
First section built by J.E. Cook, storekeeper in 1854, sold by Cooke family to Alfred Ewers 1873.  
Sold to William Dunn 1881. Dunn's cash store 1881-1961.*

CURRENT SITUATION: *To be maintained as a restaurant. Future of outbuilding unknown.*

LIKELY FUTURE:

☒ Secure   ☐ Doubtful   ☐ At Risk   ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Tea Tree Gully Hotel*

ITEM NO.: 10

FORMER NAMES/OWNERSHIP: *Tea Tree Gully Inn*

PRESENT OWNERSHIP: *Mr. F.D. Leech & Mr. R.L. Willshire,  
C/- 204 North East Road, Klemzig*

Telephone: 2614668  
Postcode: 5087

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road*

SIDE OF STREET: *northern*

STREET NO.: 1349

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 550

LOT NO.: -

VOLUME: 2331

FOLIO: 49

ASS. NO.: 03067

NATURE OF ITEM:

☐ Public Building

☒ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone, masonry additions, Roof - corrugated iron.*

DATE OF CONSTRUCTION: *completed 13th March, 1854.*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *James Bryson*

PRESENT USE: *Hotel/Motel*

PAST USES: *Hotel*

CONDITION OF ITEM:

☒ Good      ☐ Fair      ☐ Deteriorating      ☐ Ruinous

Comments: *Lower level of old part in need of some repair*

INTEGRITY OF ITEM:

☐ Intact      ☒ Altered Sympathetically      ☐ Altered Unsympathetically      ☐ Damaged

Comments: *Additions at rear comprising motel units*

HERITAGE SIGNIFICANCE: *First hotel in Steventon (T.T.G.)  
One of the first buildings in Steventon (T.T.G.)  
Well preserved building with attractive Australian colonial facade.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Auhl, I. 'From Settlement to City - A History of the District of Tea Tree Gully, 1836-1976' (1978) pp. 192, 212, 215, 253. Government Gazette, 1854, p. 354.*

BRIEF HISTORY: *Opened March, 1854, First owner James Bryson. First licensee William Bailes Coaching Inn from 1860's until 1921*

CURRENT SITUATION: *No known threats*

LIKELY FUTURE:

☒ Secure      ☐ Doubtful      ☐ At Risk      ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Angove's Winery - old fermentation cellars and distillery tower.*

ITEM NO.: 11

FORMER NAMES/OWNERSHIP: *Angove's Pty. Ltd.*

PRESENT OWNERSHIP: *Angove's Pty. Ltd., P.O. Box 12, Renmark*

Telephone: (085) 851311  
Postcode: 5341

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road*

SIDE OF STREET: *southern*

STREET NO.: *1296-1314*

POSTCODE: *5091*

HUNDRED: *Yatala* SECTION: *5485, 5500*

LOT NO.: -

VOLUME: *4068 1995 1284*

FOLIO: *382 41 138*

ASS. NO.: *03041*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☐ Private Residence

☒ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Distillery Tower - timber frame construction clad with galvanised iron  
Old Cellars - local stone wall, timber trusses, galvanised iron.*

DATE OF CONSTRUCTION: *c, 1884*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Unknown*

PRESENT USE: *Museum of old artifacts associated with winery - tasting rooms and display*

PAST USES: *Original distillery tower and wine fermentation and storage areas.*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Fermenting tower has recently been restored and converted for display purposes.*

HERITAGE SIGNIFICANCE: *One of the oldest wineries of the district.*

*One of the oldest industries in the district and still operating today.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Mr. R. Wyatt (Manager Angove's - Tea Tree Gully)*

BRIEF HISTORY: *Angove's St. Agnes vineyards were first established on their present site in 1884 by Dr. H.T. Angove.*

CURRENT SITUATION: *To continue museum and wine tasting use.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		<i>YES</i>
2. Strongly Recommended	<i>YES</i>	
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: *12*

FORMER NAMES/OWNERSHIP: *1. Harris, Stephen George/Mary Ann*

PRESENT OWNERSHIP: *Mr. & Mrs. W.E. Philps*  
*10 Elizabeth Street, Tea Tree Gully*

Telephone: *2642623*  
Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Elizabeth*

SIDE OF STREET: *Eastern*

STREET NO.: *10*

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *51*

LOT NO.: *-*

VOLUME: *3792*

FOLIO: *175*

ASS. NO.: *01771*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - Local Stone. Roof - corrugated iron.*

DATE OF CONSTRUCTION: *1889*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *James & Robert Gilmour, Tea Tree Gully*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good ☐ Fair ☐ Deteriorating ☐ Ruinous

Comments: *In good condition*

INTEGRITY OF ITEM:

☐ Intact ☒ Altered Sympathetically ☐ Altered Unsympathetically ☐ Damaged

Comments: *External walls of local stone. Front Walls of dressed and squared ashlar.  
Side walls of random stone.*

HERITAGE SIGNIFICANCE:

1. *One of Steventons (Tea Tree Gully) early residences.*
2. *Good example of work of local Stone Mason, James Gilmour.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Books - L.T.O.*

BRIEF HISTORY: *Originally built for George Stephen Harris and his wife, Mary (nee Hancock)  
was continuously in possession of one family for nearly 80 years.*

CURRENT SITUATION: *No immediate threat*

LIKELY FUTURE:

☐ Secure ☒ Uncertain ☐ At Risk ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*ITEM NO.: *13*FORMER NAMES/OWNERSHIP: *1 James Gilmour/Eleanor Florence Gilmour*  
*2 Arthur Hall/Cora Elizabeth Maud Hall*PRESENT OWNERSHIP: *Hall, Mrs. C.E.M.*  
*12 Elizabeth Street, Tea Tree Gully*Telephone: *264 2313*  
Postcode: *5091*

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*SUBURB: *Tea Tree Gully*STREET: *Elizabeth*SIDE OF STREET: *Eastern*STREET NO.: *12*POSTCODE: *5091*HUNDRED: *Yatala*SECTION: *51*LOT NO.: *C*VOLUME: *3792*FOLIO: *175*ASS. NO.: *01773*

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Local Stone. Roof - Corrugated iron*DATE OF CONSTRUCTION: *1884*ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *James and Robert Gilmour, Tea Tree Gully*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good                      ☐ Fair                      ☐ Deteriorating                      ☐ Ruinous

Comments: *Well maintained internally and externally*

INTEGRITY OF ITEM:

☐ Intact                      ☒ Altered Sympathetically                      ☐ Altered Unsympathetically                      ☐ Damaged

Comments: *Externally - little altered. Additional rooms added at rear.  
Internally - Little altered.*

HERITAGE SIGNIFICANCE: 1. *One of Steventons (Tea Tree Gully) earliest dwellings*  
2. *At one time used as a school*  
3. *For some years used as a Methodist Parsonage*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Books - L.T.O., G.R.O.  
Owner and Occupier - Mrs. C. Hall.*

BRIEF HISTORY: *Originally built, owned and occupied by Mr. & Mrs. James Gilmour.  
Since 1913 has been occupied and then owned by Mrs. C. Hall and the late Mr. Arthur Hall.*

CURRENT SITUATION: *No immediate threat*

LIKELY FUTURE:

☐ Secure                      ☒ Doubtful                      ☐ At Risk                      ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: *14*

FORMER NAMES/OWNERSHIP: *1 Flavel. 2 Ansell. 3 Vizard. 4 Wholohan. 5 Sandford, E.H.*

PRESENT OWNERSHIP: *Mr. & Mrs. C.D. Turner*  
*25 Elizabeth Street, Tea Tree Gully*

Telephone: *263 1409*  
Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *Elizabeth*

SIDE OF STREET: *Western*

STREET NO.: *25*

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *5484*

LOT NO.: *A*

VOLUME: *3650*

FOLIO: *169*

ASS. NO.: *01784*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Stage 1 - Pug Walls. Stage 2 local stone, corrugated iron roof*

DATE OF CONSTRUCTION: *Stage 1 - 1878*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Unknown*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good                      ☐ Fair                      ☐ Deteriorating                      ☐ Ruinous

Comments: *In recent years the house has been extensively repaired and renovated.*

INTEGRITY OF ITEM:

☐ Intact                      ☒ Altered Sympathetically                      ☐ Altered Unsympathetically                      ☐ Damaged

Comments: *The original dwelling has recently been altered internally, but all essential structures e.g. Ceilings, Chimneys, Doors etc. have been retained. Extensive additions have doubled the size of the house, but a successful attempt has been made to duplicate the original structure in appearance.*

HERITAGE SIGNIFICANCE:

1. *One of the earliest residences in Tea Tree Gully.*
2. *Probably the only remaining pug wall construction in Tea Tree Gully.*
3. *Outbuildings e.g. Smokehouse, circular stone water tank and old trees have been retained.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O. Newspaper References  
Present Owners*

BRIEF HISTORY:

CURRENT SITUATION: *Still being restored*

LIKELY FUTURE:

☐ Secure                      ☒ Doubtful                      ☐ At Risk                      ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 15

FORMER NAMES/OWNERSHIP: 1. *Beames, Edgar.* 2. *Tregeagle, D.V.*

PRESENT OWNERSHIP: *Mr. & Mrs. S.A. Millsteed*  
*34 Rednall Street, Tea Tree Gully*

Telephone: 272 2544  
Postcode: 5091

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Rednall*

SIDE OF STREET: *Southern*

STREET NO.: 34

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 51

LOT NO.: 10

VOLUME: 4017

FOLIO: 653

ASS. NO.: 03737

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - Random Stone. Roof - Corrugated Iron.*

DATE OF CONSTRUCTION: 1903

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *James Averis*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments: *Externally Good Condition.  
Internally being renovated.*

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Unsympathetic additions - e.g. Kitchen and Laundry.*

HERITAGE SIGNIFICANCE: 1. *One of Steventons (Tea Tree Gully) Early Buildings.*  
2. *In possession of one family for 50 years.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O. Present Owners*

BRIEF HISTORY: 1. *Built for Edgar William Beames in 1903.*  
2. *In possession of Beames family until 1954.*

CURRENT SITUATION: 1. *Built for Edgar William Beames in 1903.*  
2. *In possession of Beames family until 1954.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 16

FORMER NAMES/OWNERSHIP: 1. *Kempson, W.* 2. *Harris, S.G.* 3. *John, Dora (Mrs.)*

PRESENT OWNERSHIP: *Mr. & Mrs. H.D. Sandford*  
*1 William Street, Tea Tree Gully*

Telephone: 264 4999  
Postcode: 5091

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *William*

SIDE OF STREET: *Northern*

STREET NO.: 1

POSTCODE: 5091

HUNDRED: *Yatala* SECTION: 51 LOT NO.: A VOLUME: 2496 FOLIO: 17 ASS. NO.: 04479

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - Local Stone. Roof - Corrugated iron.*

DATE OF CONSTRUCTION: *Stage 1 - 1894/1895, Centre Section of Two Rooms. Stage 2 - 1903/1904, Front Rooms and Verandah.*  
*Stage 3 - 1936, Enclose Lean-to at rear.*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Stage 1 - Robert Gilmour, Tea Tree Gully.*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good      ☐ Fair      ☐ Deteriorating      ☐ Ruinous

Comments: *Although an old structure, it has been maintained in excellent repair and condition.*

INTEGRITY OF ITEM:

☐ Intact      ☒ Altered Sympathetically      ☐ Altered Unsympathetically      ☐ Damaged

Comments: *Externally. A fine example of a Colonial Cottage.  
Internally. Original ceilings - some timber, some pressed iron - retained.*

HERITAGE SIGNIFICANCE:

1. *One of Steventons (Tea Tree Gully) early buildings.*
2. *Integrity maintained externally and internally.*
3. *Old trees, fences and gardens retained and maintained.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Books - L.T.O., G.R.O. and present owners.*

BRIEF HISTORY: *Until 1894 the area was open land (Block 12 of Section 51).  
1894 - Quarter acre sold by M. Daw to W.V. Kempson. Stage one of house erected.  
1903 - Sold to S.G. Harris and let to Thomas E. Phillips and wife. Stage 2 of house erected.  
1924 - Left by S.G. Harris to daughter Mrs. D.A.E. John, 1948 let to Mr. & Mrs. H.D. Sandford  
1957 sold to Mr. & Mrs. H.D. Sandford.*

CURRENT SITUATION: *Owner has consented to nomination for inclusion on State Heritage Register.*

LIKELY FUTURE:

☐ Secure      ☒ Doubtful      ☐ At Risk      ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>Yes</i>	<i>Yes</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 17

FORMER NAMES/OWNERSHIP: 1. *Mr. & Mrs. G. John*PRESENT OWNERSHIP: *Mr. & Mrs. A.J. Duff*  
*9 William Street, Tea Tree Gully*Telephone: 263 0288  
Postcode: 5091

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *William*SIDE OF STREET: *Northern*

STREET NO.: 9

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 51

LOT NO.: B

VOLUME: 3838

FOLIO: 186

ASS. NO.: 04484

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Random Stone, Brick Quoins, Roof - corrugated iron*

DATE OF CONSTRUCTION: 1925

ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *James Averis/E. Neale/S. Phillips*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments:

HERITAGE SIGNIFICANCE: *A well designed and constructed residence built of local stone.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O.*

BRIEF HISTORY: *1. 1925. Owned/occupied by Mr. & Mrs. Gilbert John  
2. In possession of same family until 1970's.*

CURRENT SITUATION:

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: *18*

FORMER NAMES/OWNERSHIP: *1. Haines, J. 2. Averis. 3. Kennedy, W.J.*

PRESENT OWNERSHIP: *Mr. & Mrs. E.R. Millar*  
*21 William Street, Tea Tree Gully*

Telephone: *263 3750*  
Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *William*

SIDE OF STREET: *Northern*

STREET NO.: *21*

POSTCODE: *5091*

HUNDRED: *Yatala* SECTION: *51*

LOT NO.: *12*

VOLUME: *3831*

FOLIO: *109*

ASS. NO.: *04493*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - Random Stone. Roof - Corrugated Iron.*

DATE OF CONSTRUCTION: *Stage 1 - 1888. Stage 2 - 1922.*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Stage 1 - Robert Gilmour. Stage 2 - J. Averis.*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments:

HERITAGE SIGNIFICANCE: 1. *One of the earliest residences of Tea Tree Gully.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O. and G.R.O. Present Owners.*

BRIEF HISTORY: 1. *In 1873, hut only.*  
2. *In 1888, back rooms of house built for Jesse Averis.*  
3. *In 1922, Front rooms added for W.J. Kennedy.*

CURRENT SITUATION:

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: *19*

FORMER NAMES/OWNERSHIP: *Mr. & Mrs. L. Sandford*

PRESENT OWNERSHIP: *Mrs. N.V.M. Sandford, 23 William Street,  
Tea Tree Gully*

Telephone: *-*  
Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *William*

SIDE OF STREET: *Northern*

STREET NO.: *23*

POSTCODE: *5091*

HUNDRED: *Yatala* SECTION: *51*

LOT NO.: *12C*

VOLUME: *4014*

FOLIO: *848*

ASS. NO.: *04495*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Random Stone. Roof - Corrugated Iron.*

DATE OF CONSTRUCTION: *1924*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *J. Averis/E. Neale and S. Phillips*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments:

HERITAGE SIGNIFICANCE: *Good example of a residence built in local stone.  
Similar design to No. 9 William Street.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O.*

BRIEF HISTORY: *Has been in possession of members of the Sandford family since it was first erected.*

CURRENT SITUATION:

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 20

FORMER NAMES/OWNERSHIP: 1. *Giddings, Elijah.* 2. *Hancock, Mrs. E.D.* 3. *Mr. & Mrs. R. Hall.*

PRESENT OWNERSHIP: *Mrs. D. Newman 10 Haines Road, Tea Tree Gully*

Telephone: 264 1001

Postcode: 5091

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Haines Road*

SIDE OF STREET: *Eastern*

STREET NO.: 10

POSTCODE: 5091

HUNDRED: *Yatala* SECTION: 50

LOT NO.: 35

VOLUME: 2566

FOLIO: 35

ASS. NO.: 02375

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - random stone. Roof - corrugated iron.*

DATE OF CONSTRUCTION: 1901

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER:

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:



Good



Fair



Deteriorating



Ruinous

Comments: *Well maintained.*

INTEGRITY OF ITEM:



Intact



Altered Sympathetically



Altered Unsympathetically



Damaged

Comments: *Front verandah replaced.*

HERITAGE SIGNIFICANCE: *One of the early residences of Tea Tree Gully.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book L.T.O., G.R.O. - Mrs. E.D. Hancock.*

BRIEF HISTORY:   
 1. *Built in 1898 for Elijah Giddings and family.*  
 2. *1943 - property of Mrs. E.D. Hancock*  
 3. *1958 - property of Mr. & Mrs. Roger Hall.*

CURRENT SITUATION:

LIKELY FUTURE:



Secure



Doubtful



At Risk



Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 21

FORMER NAMES/OWNERSHIP: 1. *Martin Kaske*, 2. *Mrs. E.S. Simms*PRESENT OWNERSHIP: *Mrs. I.M. Harding*  
*9 Walters Street, Tea Tree Gully*Telephone: 264 5738  
Postcode: 5091

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Walters*SIDE OF STREET: *Northern*

STREET NO.: 9

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 51

LOT NO.:

VOLUME: 3468

FOLIO: 99

ASS. NO.: 04406

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Walls - dressed freestone. Roof - corrugated iron.*

DATE OF CONSTRUCTION: 1884

ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *Robert & James Gilmour*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good      ☐ Fair      ☐ Deteriorating      ☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact      ☒ Altered Sympathetically      ☐ Altered Unsympathetically      ☐ Damaged

Comments: *The residence now an Art Gallery*

HERITAGE SIGNIFICANCE: *One of early residences of Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O. Mrs. I.M. Harding.*

BRIEF HISTORY: 1. *Erected in 1885 for Martin Kaske (carpenter) and family.*  
2. *Occupied by members of Kaske family - 1885-1967.*

CURRENT SITUATION:

LIKELY FUTURE:

☐ Secure      ☒ Doubtful      ☐ At Risk      ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 22

FORMER NAMES/OWNERSHIP: 1. *Knuckey, Thomas.* 2. *Sims, J.* 3. *Lowther, T.* 4. *Grant, Hannah*  
5. *Haines, Wm.* 6. *Elliott, F.C.* 7. *Hancock, Herbert.* 8. *Harding, F.J.*PRESENT OWNERSHIP: *Mr. B.P. & Mrs. M.A. Woolf,*  
*23 Walters Street, Tea Tree Gully*Telephone: 264 2257  
Postcode: 5091

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Walters*SIDE OF STREET: *Northern*

STREET NO.: 23

POSTCODE: 5091

HUNDRED: *Yatala* SECTION: 51

LOT NO.: A

VOLUME: 3811

FOLIO: 95

ASS. NO.: 04412

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Walls - dressed local sandstone, Roof - corrugated iron.*DATE OF CONSTRUCTION: *Stage 1 - 1870, Stage 2 - 1899, Stage 3 - 1920,*ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *Stage 1 - Knuckey, T. Stage 2 - Averis J.*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments: *Maintained in excellent condition.*

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: 1. *Originally faced Harding St.* 3. *Some internal alterations.*  
2. *Main entrance now from Walters St.* 4. *A fine example of sympathetic addition.*

HERITAGE SIGNIFICANCE: *One of Steventen's (Tea Tree Gully) early buildings.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O.*  
*Present Owners*

BRIEF HISTORY: *Originally home of Thomas Knuckey, township's first stone-mason.*  
*Has underground tank and cellar. For nearly 40 years home of Herbert Hancock.*  
*Sold in 1920 to Hancock for 500 pound.*

CURRENT SITUATION: *No foreseeable threat to house.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*ITEM NO.: *23*FORMER NAMES/OWNERSHIP: *1. Gilmour, Robert. 2. Gilmour, Emma Caroline. 3. Heitmann, E.F.*PRESENT OWNERSHIP: *G.D. Adams  
29 Walters Street, Tea Tree Gully*Telephone:  
Postcode: *5091*

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*SUBURB: *Tea Tree Gully*STREET: *Walters*SIDE OF STREET: *Northern*STREET NO.: *29*POSTCODE: *5091.*HUNDRED: *Yatala*SECTION: *51*LOT NO.: *3*VOLUME: *-*FOLIO: *-*ASS. NO.: *04415*

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Local stone*DATE OF CONSTRUCTION: *1882*ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *Robert Gilmour*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:

☐ Good      ☒ Fair      ☐ Deteriorating      ☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact      ☐ Altered Sympathetically      ☒ Altered Unsympathetically      ☐ Damaged

Comments: *Verandah has been removed.  
Stone walls have stuccoed over.*

HERITAGE SIGNIFICANCE: *One of Steventon's (Tea Tree Gully) early homes.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O. and G.R.O.*

BRIEF HISTORY: *Originally built by Robert Gilmour who built many of the Township's early residences and public buildings. One room used as a maternity ward by Mrs. Robert Gilmour. Gilmour died in 1899. Has been in possession of Gilmour's descendants since first built.*

CURRENT SITUATION: -

LIKELY FUTURE:

☐ Secure      ☐ Doubtful      ☒ At Risk      ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>YES</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 24

FORMER NAMES/OWNERSHIP: *Averis, James*

PRESENT OWNERSHIP: *(Mrs.) A.E. Ellis*  
*37 Walters Street, Tea Tree Gully*

Telephone: -  
Postcode: 5091

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Walters*

SIDE OF STREET: *Northern*

STREET NO.: 37

POSTCODE: 5091.

HUNDRED: *Yatala* SECTION: 51

LOT NO.: A

VOLUME: 3796

FOLIO: 6

ASS. NO.: 04419

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Dressed local stone. Roof - corrugated iron.*

DATE OF CONSTRUCTION: *Stage 1 - 1865. Stage 2 - 1895.*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *James Averis*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☒ Intact

☐ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Although built in 3 stages, additions have been skilfully carried out.  
Internally renovations have been necessary, but many early fittings etc. remain.*

HERITAGE SIGNIFICANCE: *One of the earliest houses in Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O.  
Present Owner*

BRIEF HISTORY: *The major additions (front section) were carried out by James Averis, a skilled stone-mason  
who acquired the house in 1895.*

CURRENT SITUATION: *No immediate threat.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House - 1291 North East Road, Tea Tree Gully* ITEM NO.: 25

FORMER NAMES/OWNERSHIP: *Mr. Canning, Mr. Hoffall, Mr. Williams, Mr. L. Milton*

PRESENT OWNERSHIP: *Lilford Nominees Pty. Ltd., 8 Lilford Way,* Telephone: -  
*Flagstaff Hill* Postcode: 5159

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road* SIDE OF STREET: *northern* STREET NO.: 1291 POSTCODE: 5091

HUNDRED: *Yatala* SECTION: 745 LOT NO.: - VOLUME: 2554 FOLIO: 105 ASS. NO.: 03029

NATURE OF ITEM:

- ☐ Public Building      ☐ Commercial Building      ☒ Private Residence      ☐ Structure  
☐ Natural Feature      ☐ Reserve      ☐ Historic Site      ☒ Other (now to be converted to a restaurant)

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local stone, Roof - corrugated iron*

DATE OF CONSTRUCTION: 1885

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Unknown*

PRESENT USE: *Vacant*

PAST USES: *Private residence*

CONDITION OF ITEM:

☐ Good

☐ Fair

☒ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Additional rooms have extended the house at the rear.*

HERITAGE SIGNIFICANCE: *Former residence of Henry Hall (Geo. Hall & Sons Pty. Ltd.) soft drink manufacturers, for approximately 41 years. Former residence of Lloyd Milton from 1945 - 1977 (prominent citizen, District and City Council Councillor). Good example of early Victorian Villa and one of the earliest substantial dwellings in Steventon (T.T.G.).*

INFORMATION SOURCES/BIBLIOGRAPHY: *Mrs. A. Hall (local resident). Auhl, I., "From Settlement to City - A History of the District of Tea Tree Gully 1836-1976". (1978) Appendices III & IV*

BRIEF HISTORY: *1. 1883-1888 - Small cottage on site  
2. 1888 - Present house built for Henry Hall.  
3. 1922 Owner Mr. C. R. Williams.  
4. 1933 - Owned & occupied by Milton family.*

CURRENT SITUATION: *Approval from Council to convert dwelling to restaurant. Proposal to subdivide remainder of land for the erection of offices.*

LIKELY FUTURE:

☒ Secure

☐ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		YES
2. Strongly Recommended	YES	
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: *26*

FORMER NAMES/OWNERSHIP: *1. Cox, Benjamin. 2. Whitmore, William*

PRESENT OWNERSHIP: *Phillips, S.O.  
1321 North East Road, Tea Tree Gully*

Telephone: *-*  
Postcode: *5091*

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *North East Road*

SIDE OF STREET: *Northern*

STREET NO.: *1321*

POSTCODE: *5091*

HUNDRED: *Yatala*

SECTION: *5484*

LOT NO.:

VOLUME: *2375*

FOLIO: *25*

ASS. NO.: *03040*

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - random stone. Roof - corrugated iron.*

DATE OF CONSTRUCTION: *Stage 1 - 1867. Stage 2 - 1873.*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Thomas Kruckey*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Probably little changed from its appearance in 1873.*

HERITAGE SIGNIFICANCE: *One of earliest houses in Tea Tree Gully.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O.,  
Mr. A.E. Whitmore, Barmera.*

BRIEF HISTORY: *House built in 2 stages and occupied by many tenants.  
Finally purchased in 1933 by Mr. S.O. Phillips.*

CURRENT SITUATION: *No immediate threat.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>YES</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House and old Blacksmith's Shop*

ITEM NO.: 27

FORMER NAMES/OWNERSHIP: 1. *Burnett, R.* 2. *Hawke, R.* 3. *Hawke, C.D.* 4. *Neale, H.G.R.*

PRESENT OWNERSHIP: *Mrs. C.M. Neale*  
*1333 North East Road, Tea Tree Gully*

Telephone: -  
Postcode: 5091

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road*

SIDE OF STREET: *Northern*

STREET NO.: 1333

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 5500

LOT NO.: 7

VOLUME: 5590

FOLIO: 113

ASS. NO.: 03058

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *House - local stone. Old Blacksmith's Shop - corrugated iron.*

DATE OF CONSTRUCTION: 1892

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Robert Gilmour*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Externally - little altered except for verandah.  
Internally - good example of early colonial residence.*

HERITAGE SIGNIFICANCE: *One of early homes of Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O., G.R.O.*

BRIEF HISTORY: *Blacksmith's Shop originally belonged to local Coach Builder, Richard Bunnett. From 1895-1927 was used as Blacksmith's Shop of Richard Hawke.*

CURRENT SITUATION: *No immediate threat*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

## TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 28

FORMER NAMES/OWNERSHIP: 1. *Ellis, Richard.* 2. *Ellis, C.O.M.*PRESENT OWNERSHIP: *L.C. Sawicki*  
*1368 North East Road, Tea Tree Gully*Telephone: -  
Postcode: 5091

## PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road*SIDE OF STREET: *Southern*

STREET NO.: 1368

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 5630

LOT NO.: A

VOLUME: 3359

FOLIO: 20

ASS. NO.: 03076

## NATURE OF ITEM:

☐ Public Building☐ Commercial Building☒ Private Residence☐ Structure☐ Natural Feature☐ Reserve☐ Historic Site☐ OtherCONSTRUCTION/MANUFACTURE MATERIALS: *Walls - random stone from original third storey of old mill alongside.*  
*Roof - corrugated iron.*

DATE OF CONSTRUCTION: 1907

ARCHITECT/DESIGNER: *Unknown*BUILDER/MAKER/MANUFACTURER: *Averis, James/Phillips, S.O.*PRESENT USE: *Residence*PAST USES: *Residence*

CONDITION OF ITEM:



Good



Fair



Deteriorating



Ruinous

Comments:

INTEGRITY OF ITEM:



Intact



Altered Sympathetically



Altered Unsympathetically



Damaged

Comments:

HERITAGE SIGNIFICANCE: *One of the early buildings of Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O. & G.R.O.  
Mrs. June Maczkowiack*

BRIEF HISTORY: *The house was constructed c. 1907 for Mr. & Mrs. C.O.M. Ellis and a front room served as a Butcher's Shop.*

CURRENT SITUATION: *No foreseeable threat.*

LIKELY FUTURE:



Secure



Doubtful



At Risk



Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended		<i>Yes</i>
3. To Be Encouraged	<i>Yes</i>	
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House*

ITEM NO.: 29

FORMER NAMES/OWNERSHIP: 1. *Haines, Wm (Junnr.) M.P., 2. Cooke, Maria Louisa. 3. Meakins.*

PRESENT OWNERSHIP: *Mrs. M. Clark*  
*1360 North East Road, Tea Tree Gully*

Telephone: 264 2105  
Postcode: 5091

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road*

SIDE OF STREET: *Southern*

STREET NO.: 1360

POSTCODE: 5091.

HUNDRED: *Yatala* SECTION: 5500

LOT NO.:

VOLUME: 2092

FOLIO: 36

ASS. NO.: 03072

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls - local freestone. Roof - corrugated iron.*

DATE OF CONSTRUCTION: 1877

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Knuckey, Thomas*

PRESENT USE: *Residence*

PAST USES: *Residence*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Internally: Extensive alterations.  
Externally: Little changed, except for front windows.*

HERITAGE SIGNIFICANCE: *One of earliest buildings in Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Books - L.T.O.*

BRIEF HISTORY: *Originally built for William Haines, M.P. who donated the land for Haines Memorial Park and for the Tea Tree Gully Oval.*

CURRENT SITUATION: *No immediate threat.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *House and Shop*

ITEM NO.: 30/31

FORMER NAMES/OWNERSHIP: 1. *Stevens, W.H.* 2. *Gilmour, James and Eleanor.* 3. *Cooke, G.H.*

PRESENT OWNERSHIP: *Mr. & Mrs. J. Edwards*  
*1346 North East Road, Tea Tree Gully*

Telephone: -  
Postcode: 5091

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: *City of Tea Tree Gully*

SUBURB: *Tea Tree Gully*

STREET: *North East Road*

SIDE OF STREET: *Southern*

STREET NO.: *1346*

POSTCODE: *5091.*

HUNDRED: *Yatala* SECTION: *5500*

LOT NO.: -

VOLUME: *4008*

FOLIO: *553*

ASS. NO.: *03065*

NATURE OF ITEM:

☐ Public Building

☒ Commercial Building

☒ Private Residence

☐ Structure

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *Walls of house - local stone. Roof - corrugated iron.*  
*Barrel - ceiling of old part of shop of boards.*

DATE OF CONSTRUCTION: *Stage 1 - 1888. Stage 2 - 1935.*

ARCHITECT/DESIGNER: *Not known*

BUILDER/MAKER/MANUFACTURER: *Not known*

PRESENT USE: *Residence and Shop*

PAST USES: *Residence and Shop*

CONDITION OF ITEM:

☒ Good

☐ Fair

☐ Deteriorating

☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact

☒ Altered Sympathetically

☐ Altered Unsympathetically

☐ Damaged

Comments: *Shop has been enlarged, but retains its barrel shaped wooden ceiling.  
New (1935) rooms have been added to front of early residence.*

HERITAGE SIGNIFICANCE: *One of early shops of Steventon (Tea Tree Gully)*

INFORMATION SOURCES/BIBLIOGRAPHY: *Assessment Book - L.T.O.*

BRIEF HISTORY: *Originally built as house and shop of W.H. Stevens, boot and shoemaker.  
From 1895 until 1919 was general store of Mrs. E.F. Gilmour.  
At present still a residence and shop (antique shop).*

CURRENT SITUATION: *No immediate threat.*

LIKELY FUTURE:

☐ Secure

☒ Doubtful

☐ At Risk

☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>Yes</i>	<i>Yes</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Haines Perseverance Road Bridge*

ITEM NO.: 32

FORMER NAMES/OWNERSHIP: *Corporation of the City of Tea Tree Gully*

PRESENT OWNERSHIP: *Corporation of the City of Tea Tree Gully,  
1020 North East Road, Modbury*

Telephone: 2642355  
Postcode: 5092

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *Perseverance Road*

SIDE OF STREET: -

STREET NO.: -

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 5629

LOT NO.: -

VOLUME: -

FOLIO: -

ASS. NO.: -

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☐ Private Residence

☒ Structure (*Bridge*)

☐ Natural Feature

☐ Reserve

☐ Historic Site

☐ Other

CONSTRUCTION/MANUFACTURE MATERIALS: *local sandstone*

DATE OF CONSTRUCTION: *Opened 1880*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Unknown*

PRESENT USE: *Road bridge*

PAST USES: *Road Bridge*

CONDITION OF ITEM:

☐ Good                      ☐ Fair                      ☒ Deteriorating                      ☐ Ruinous

Comments: *In need of structural repair*

INTEGRITY OF ITEM:

☐ Intact                      ☒ Altered Sympathetically                      ☐ Altered Unsympathetically                      ☐ Damaged

Comments: *Roadworks have altered road level but bridge remains.*

HERITAGE SIGNIFICANCE: *New road linking the District Councils of Highercombe and Tea Tree Gully in 1880.  
Road bridge opened by Miss Tregeagle, daughter of John Tregeagle, the earliest settler in  
Tea Tree Gully*

INFORMATION SOURCES/BIBLIOGRAPHY: *Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully  
1836-1976" (1978) pp. 261/2*

BRIEF HISTORY: *Bridge built as part of Haines Perseverance Road and opened for traffic on 20th May, 1880  
(v. "Observer" Saturday, 22nd May, 1880).*

CURRENT SITUATION: *In need of structural repair.*

LIKELY FUTURE:

☒ Secure                      ☐ Doubtful                      ☐ At Risk                      ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential		
2. Strongly Recommended	<i>YES</i>	<i>YES</i>
3. To Be Encouraged		
4. Record Only		

TEA TREE GULLY TOWNSHIP HERITAGE STUDY (BRIEF 1) : HERITAGE ITEM ASSESSMENT

February 1980

NAME OF ITEM: *Haines Memorial Park and Fountain*

ITEM NO.: 48

FORMER NAMES/OWNERSHIP: *Corporation of the City of Tea Tree Gully*

PRESENT OWNERSHIP: *Corporation of the City of Tea Tree Gully*  
*1020 North East Road, Modbury*

Telephone: 2642355  
Postcode: 5092

PROPERTY DESCRIPTION/LOCATION:

L.G.A.: City of Tea Tree Gully

SUBURB: Tea Tree Gully

STREET: *North East Road*

SIDE OF STREET: *southern*

STREET NO.: 1364

POSTCODE: 5091

HUNDRED: *Yatala*

SECTION: 5500

LOT NO.: 1A

VOLUME: *reserve*

FOLIO: -

ASS. NO.: 03074

NATURE OF ITEM:

☐ Public Building

☐ Commercial Building

☐ Private Residence

☐ Structure

☐ Natural Feature

☒ Reserve

☐ Historic Site

☒ Other (*fountain*)

CONSTRUCTION/MANUFACTURE MATERIALS: *N/A*

DATE OF CONSTRUCTION: *Opened 30th July, 1909*

ARCHITECT/DESIGNER: *Unknown*

BUILDER/MAKER/MANUFACTURER: *Unknown*

PRESENT USE: *Park (often used by travelling circuses)*

PAST USES: *Park*

CONDITION OF ITEM:

☐ Good ☐ Fair ☒ Deteriorating (fountain) ☐ Ruinous

Comments:

INTEGRITY OF ITEM:

☐ Intact ☐ Altered Sympathetically ☐ Altered Unsympathetically ☒ Damaged

Comments: *Part only of fountain remains*

HERITAGE SIGNIFICANCE: *Original village common of the old township of Tea Tree Gully, left to the people by William Haines in 1902. The park and drinking fountain were officially opened by the Governor Sir Dayhort Bosanquet as a memorial to Mr. Haines "the King" of Tea Tree Gully in 1909.*

INFORMATION SOURCES/BIBLIOGRAPHY: *Adelaide Observer, August 7th, 1909. Auhl, I. "From Settlement to City - A History of the District of Tea Tree Gully, 1836-1976" (1978) pp. 124, 184/5, 193, 334/5.*

BRIEF HISTORY: *Stage 1. 1853-1902 Part of Section 550 belonging to William Haines Snr. and then William Haines Jnr.M.P.  
Stage 2. 1902 - willed by William Haines Snr. M.P. to Council.  
Stage 3. 1909 - Dedicated as Haines Memorial Park in 1957. Redesigned as at present.*

CURRENT SITUATION: *Current Heritage Study to consider future of park and rationalization of vehicluar access.*

LIKELY FUTURE:

☒ Secure ☐ Doubtful ☐ At Risk ☐ Insecure

ASSESSMENT AND RECOMMENDED ACTION

CLASSIFICATION	NOMINATE FOR STATE HERITAGE LIST	NOMINATE IN SUPPLEMENTARY DEVELOPMENT PLAN
1. Essential	<i>YES</i>	<i>YES</i>
2. Strongly Recommended		
3. To Be Encouraged		
4. Record Only		

# APPENDIX C

## TRAFFIC VOLUMES (24 Hour Two-Way Flows)

<u>Intersection</u>	<u>Road</u>	<u>Volume</u>	<u>Year</u>	<u>By</u>
Milne/Hancock	Hancock N	8180	1974	HD*
	Hancock S	8670	"	"
	Milne E	1760	"	"
	Milne W	1490	"	"
	Hancock S	10073	1979	"
Milne/Elizabeth	Elizabeth N	3430	1976	HD
	Elizabeth S	3030	"	"
	Milne E	1170	"	"
	Milne W	700	"	"
Hancock/North East	Hancock N	10719	1979	HD
	Hancock S	6820	"	"
	North East E	12592	"	"
	North East W	9970	"	"
Elizabeth/North East	Elizabeth	2900	1979	HD
	North East W	7600	"	"
	North East E	5600	"	"
		7690	1976	"
Memorial/North East	Memorial	1510	1976	HD
	North East E	4320	"	"
	Walters	750	"	"
Haines/North East	North East W	4272	1980	Council
	North East E	3867	"	"
		2570	1975	HD
	Haines N	2417	1980	Council
		2946	1977	HD
	Haines S	1751	1978	Council
	Park	380	1978	Council

\*Highways Dept

APPENDIX C

TRAFFIC VOLUMES Cont'd

<u>Intersection</u>	<u>Volume</u>	<u>Year</u>	<u>By</u>
Haines S of Panoramic Drive	2198	1978	Council
Haines N of Walters	3910	1980	Council

## APPENDIX D

### SUBMISSION TO THE TEA TREE GULLY TOWNSHIP ADVISORY GROUP BY THE NATIONAL TRUST OF SOUTH AUSTRALIA

Report from the National Trust of South Australia, Tea Tree Gully Branch (tabled 11/2/79):

"Regarding the old Tea Tree Gully Township area, we feel that it is inadvisable and there is no point in trying to restore or rebuild the original layout, but rather to restore what is left in the area and encourage and assist the owners of Heritage Properties and Buildings to maintain and restore them to their original form. This could be achieved in a number of different ways, but in the case of buildings, the paintwork should first be removed to show the original local stonework, and, where possible, bluestone street curbing could be erected throughout the area. (Vast amounts of these stone gutters are now being placed in the North Adelaide area and could be accessible.) We would also like to see metal plaques set into cement on the footpaths throughout the area to designate where possible the original post office, blacksmith's shop, etc stood.

Regarding the present Tea Tree Gully Hotel car park (corner Park Street and North East Road), we do not agree that the area be acquired and a pioneer cottage be erected on the site, but rather that the area be upgraded with retaining walls and trees planted in rows between car parks and densely planted on the perimeter with trees and shrubs, or the area be eventually bought by the Council from the owners and revert to additional parkland area with lawns and trees. If a pioneer cottage does become

#### APPENDIX D Cont'd

available, we would like to see it erected on the National Trust property directly opposite Haines Memorial Park facing Ellis Street where it could be seen from Perseverance Road, but would need to be dedicated to the National Trust of South Australia (all transport and erection costs to be met by the Tea Tree Gully Council) and operated by the Tea Tree Gully Branch.

Regarding the Haines Memorial Park, we would like a sizeable notice to identify the area - a bronze plaque (to include historical information) erected on a large local boulder somewhere in a prominent position in the Park area and visible from the roadway. We feel that owing to the narrowness of the roads in this area, it is necessary for approximately two metres to be taken off the Park Street and Perseverance Road sides of the Park so that cars may rank along these two areas and it would not interfere with the older trees in the area.

Regarding the old Council Depot on Haines Road, we feel it is costly and pointless to try to renovate these old iron sheds, but rather that the existing buildings be demolished and the area revert to parkland and be eventually used to build a sizeable theatre to service the area.

Regarding the old Council Chambers building, we would like to see the cement brick lean-to section at the rear demolished and the building completely restored to its original form with glass cases erected on its inside walls to house what is left of the local Council history and documents, but also that it be available to hire out for use by local bodies for small meetings or workshop area.

APPENDIX D    Cont'd

Regarding the Institute building, we suggest that this area also be upgraded with the planting of trees etc, and that the window surrounds that are now painted be cleaned to show the brickwork which would then be in keeping with the original form.

These are the main items we feel should be given attention first, as part of the old township area under discussion, but roadside and Reserve areas get immediate attention and be upgraded as soon as possible as they are a disgrace to the whole area."

## **PART B**

A PRESCRIPTION FOR CONSERVATION

## 1 INTRODUCTION

### 1.1 FORMAT

Part B of this study comprises measures to be adopted to promote the conservation of the Tea Tree Gully Township. This includes three main components:

- a A Draft Supplementary Development Plan for the Tea Tree Gully Township Conservation Zone, including statements of the desired future character and the principles applicable to each precinct within the Conservation Zone.
- b An outline of the amendments to the present Planning Regulations - Zoning, which will be necessary subsequent to the adoption of a Supplementary Development Plan.
- c Specific proposals or recommendations for Council action.

### 1.2 DEFINITION OF TERMS

In this part of the report it is necessary to define the terms that are used in stating development and conservation control requirements. The definitions are based on requirements for the preparation of Supplementary Development Plans.

- a An objective is a statement of direction. It states an achievement which the State Government or the Council intend to pursue in relation to future development control and conservation on the Tea Tree Gully Township.

- b A proposal is a statement of intention. It is a recommendation which should be undertaken by the State Government and/or the Council in order to achieve conservation of the Township's heritage.
- c A principle is a statement of development control. It describes those matters for use in development control when government authorities are assessing applications.
- d A conservation zone is an area within which items or precincts of conservation importance occur.
- e A conservation precinct is a specific area within a zone which is of conservation importance and has some identifiable characteristics or commonality or use which allow definition. It is treated as an integral unit and has a set of recommended controls as a guide for conservation.
- f The desired future character is a statement describing the intended function, character, image, appearance or any other aspect of the zone or precinct. It is a guide to establish or conserve the character of an area of importance.

NOTE: It is essential to make the distinction between 'principles' and 'policies'. Whereas a 'principle' is a general statement as a guide to action, a 'policy' is defined as a course of action adopted by State or Local Government. The term 'principle' is used for those matters to be taken into consideration when development control is being exercised by government (assessment of applications). They are zone or precinct specific and are in a format suitable for use in SDPs.

## 2 BASIS OF A SUPPLEMENTARY DEVELOPMENT PLAN

### 2.1 TEA TREE GULLY TOWNSHIP CONSERVATION ZONE

The boundary of the Tea Tree Gully Township Conservation Zone is shown in Map 2.1, Part B. The boundary of the zone approximates the limits of what was historically the Township of Tea Tree Gully, originally known as Steventon.

#### a Township Objective

To define an area within which control over both public and private development is administered with respect to the conservation and enhancement of the historic character and heritage value of Tea Tree Gully Township.

#### b Desired Future Character of the Township

Tea Tree Gully Township should retain its character as an historic township with a character distinct from that of the residential and commercial development of the surrounding district. Community, living, commercial and tourist activities should be integrated into the historic fabric of the Township. However, the prime consideration is to be the conservation of the heritage value of the Township, of both individual heritage items and groups of items forming areas of significant townscape value.

The undulating natural setting of the Township should be preserved and enhanced with additional planting to reinforce the existing pattern of open space and vegetation. The future role of North East Road is a

significant issue, and actions should be taken to reduce traffic hazards in the Township and to ensure that any future road widening plans or reconstruction will not have a detrimental effect on the historic character of the Conservation Zone or Heritage Items.

c General Principles for the Township  
Conservation Zone

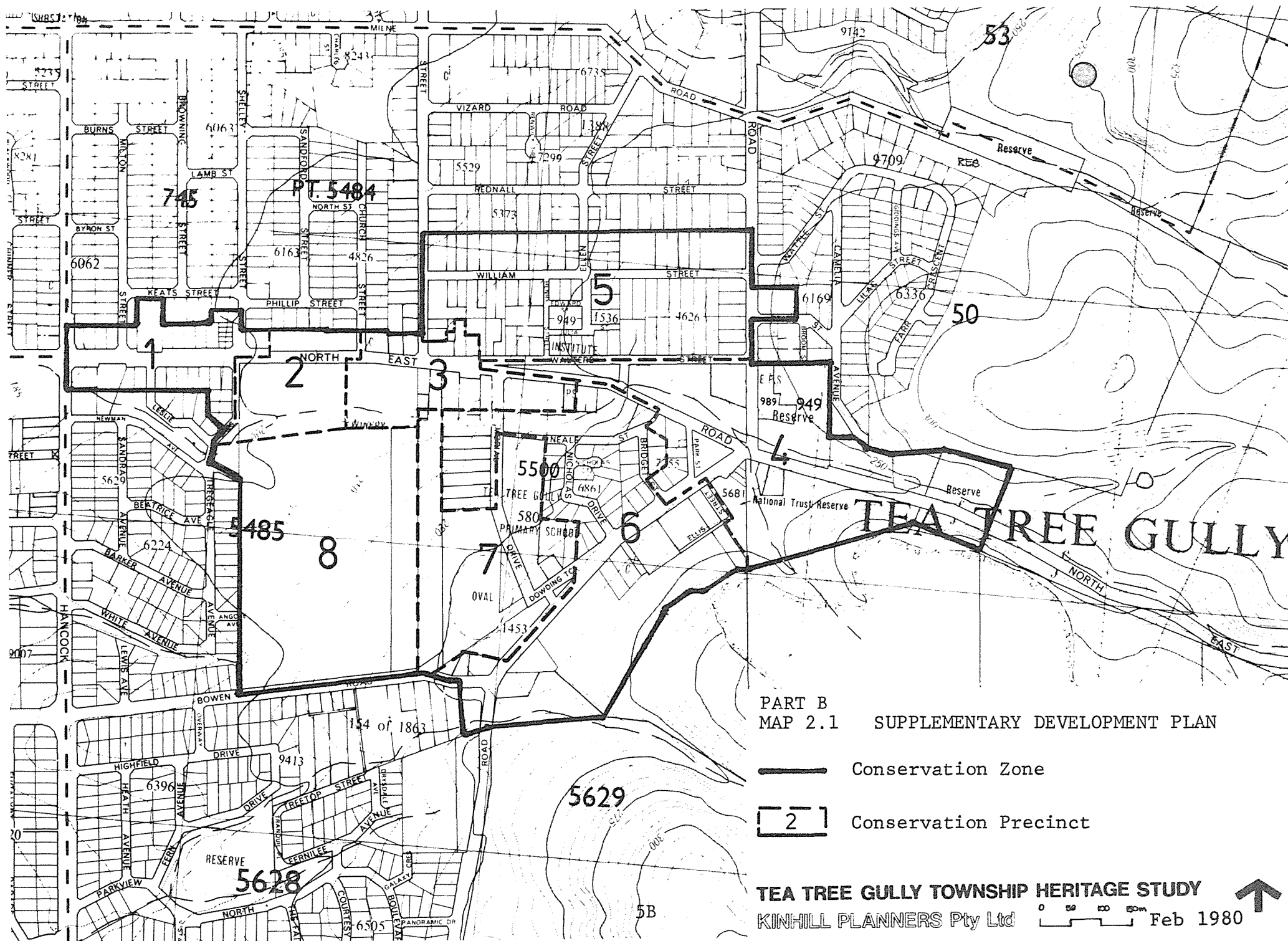
Conservation principles are matters to which the Council will have regard when assessing applications for development\* and exercising Development Control.

i Historic Conservation

- . All Heritage Items included in the National Trust of South Australia, South Australian Heritage Commission, or the National Heritage Commission Registers or those items listed for inclusion, should be protected from demolition and insensitive alterations. Development which is detrimental to the integrity of any item should not be approved.
- . Buildings or items giving an historic character to the precincts within the Zone should be protected from demolition or out of character additions or alterations. Development which detrimentally affects the character of such buildings or items should not be approved.

---

\*Note: Development means new building work, extensions or alterations to any existing building, structure or area, or demolition.



PART B  
MAP 2.1 SUPPLEMENTARY DEVELOPMENT PLAN

- Conservation Zone
- [ 2 ] Conservation Precinct

TEA TREE GULLY TOWNSHIP HERITAGE STUDY  
KINHILL PLANNERS Pty Ltd 0 50 100 150m Feb 1980

ii Townscape and Landscape

- . Any development within the Conservation Zone which is not compatible with the natural landscape, townscape features and streetscape should not be allowed.
- . Any development which is not compatible with the scale, built form and materials of surrounding development in any precinct within the Zone should not be allowed.
- . All development should be permitted to use modern building methods (in compliance with the Building Act), and materials which are in keeping with architectural guidelines for scale, form, materials, colours, siting and signage (refer Section 2.1 v, Part B).
- . Within the precincts shown on Map 2.1, Part B, only developments which will retain the open character of undeveloped land should be allowed.
- . Development which affects, alters or is detrimental to the natural bushland, creeks and stands of mature trees in the Conservation Zone should not be allowed.
- . All townscape elements\* which give character and identification to the precincts within the Township should be conserved and retained. Development which is detrimental to the townscape of each precinct should not be allowed.

---

\*Note: Refer to Chapter 4, Part A, of this report.

- . Housing developments proposed for the Conservation Zone should be of such a nature as to enhance the natural features and heritage of the Conservation Zone. Development which repeats the standard subdivision approach which surrounds the Zone should not be allowed.
- . Housing development schemes should exhibit special architectural and marketing 'themes' to suit the historic character of the Township.

### iii Land Use

- . Any proposed development in a precinct should strengthen the existing land uses and character of the precinct and establish the desired future character for the precinct.
- . New shopping and commercial development should generally be concentrated in the centre of the Zone in the Village Shopping Precinct. Additional development should be allowed in the Western Precinct, No 1, and the Haines Memorial Park Precinct, No 4, (refer Map 2.1, Part B) in accordance with precinct principles.
- . Retail and commercial development outside of Precincts 1, 3 and 4 should not be allowed.
- . A continuous strip of shopping/commercial development from Hancock Road to the Village Shopping Precinct should not be allowed.
- . Community land uses should be concentrated in the Community Precinct, No 7, which includes the school, oval, community hall and open space.

iv Access

- . Developments which would generate large volumes of traffic directly onto North East Road should not be allowed.
- . An appropriate amount of off-street car parking should be provided in any commercial or community development, with safe and convenient access to the facilities. Developments which do not satisfy these requirements should not be allowed.

v Design Principles and Guidelines

- . Retail/commercial development within Precincts 1, 3 and 4 should conform to the following design principles:
  - Individual shop fronts and building facades having historic character should be retained to conserve the streetscape and present character.
  - New development with continuous shop fronts, cantilevered verandahs and awnings should not be permitted.
  - Modernisation of buildings behind the facades should be allowed to achieve the proposed modern function and use of space, except in those buildings of National Trust classification or on the State Register of Heritage Items.

. Within the Township Conservation Zone all new development, buildings, additions, alterations and renovations, should be architecturally compatible with any adjacent historic buildings and all other buildings of character within any precinct in accordance with the following guidelines:

- Scale: All development should be designed in a manner conforming to the height and bulk of surrounding buildings. Buildings higher than one storey should not be allowed in Precincts 1, 4, 5, 6 and 7.
- Form: All new development in Precincts 2, 3, 4 and 5 should be designed in keeping with the traditional architectural styles of older buildings which exist in the precincts.

Designs should use simple form elements such as rectangular plans, gable or hip roofs, attached verandahs with curved iron roofs and wooden posts, and traditional roof profiles.

- Materials: Building materials should be selected and used in accordance with approved building practices, with particular attention being given to using materials compatible with existing older buildings.

The following preferred building materials should be encouraged for various building forms and elements:

- Walls: . Stone with brick quoins.  
. Rendered block or brickwork (preferable to exposed brick or blockwork).  
. Earth coloured clay bricks.  
. Timber.
- Roofs: . Corrugated iron (unpainted or painted).  
. Asbestos, timber or concrete shingles or shakes.  
. Corrugated asbestos sheets.  
. Slate.
- Joinery: . Shop windows, window and door frames, posts and fascias should be in timber.  
. Joinery should follow traditions of 'turned' timber where appropriate.
- Colours: All external painting to rendered walls should be white, off-white, or muted earth colours. Timber work should be in natural colours. Shop signs integral with shops should be bright and colourful.
- Note: In general, architectural forms and materials should be simple in use and type and avoid out of character intricate details.
- Siting: All new development should be sited in a similar manner to neighbouring development in order to retain the existing character of the streetscape.

- Signage: All advertising signage for retail/commercial land use in Precincts 1, 3 and 4 should be an integral part of the design and appearance of the buildings or sites and be simple and clear in design.
  - . Signs on buildings should use typographical styles in the historical vernacular. Modern adaptations should be allowed. The signs should be located as an integral part of the building on gables, eaves, fascias, spandrels and elevated cornices.
  - . The use, location and information on all advertising signs should respect the visual quality of the precinct.
  - . Advertising signs on the sides of older buildings should be restored in the original style.
  - . Street signs of a directional and information nature should be carefully located as free-standing elements in a total streetscape design to maximise their function and reduce visual clutter.

KEY TO MAP 2.2 (Part B) - HERITAGE ITEMS

LIST OF HERITAGE ITEMS

BUILDINGS

Public Buildings:

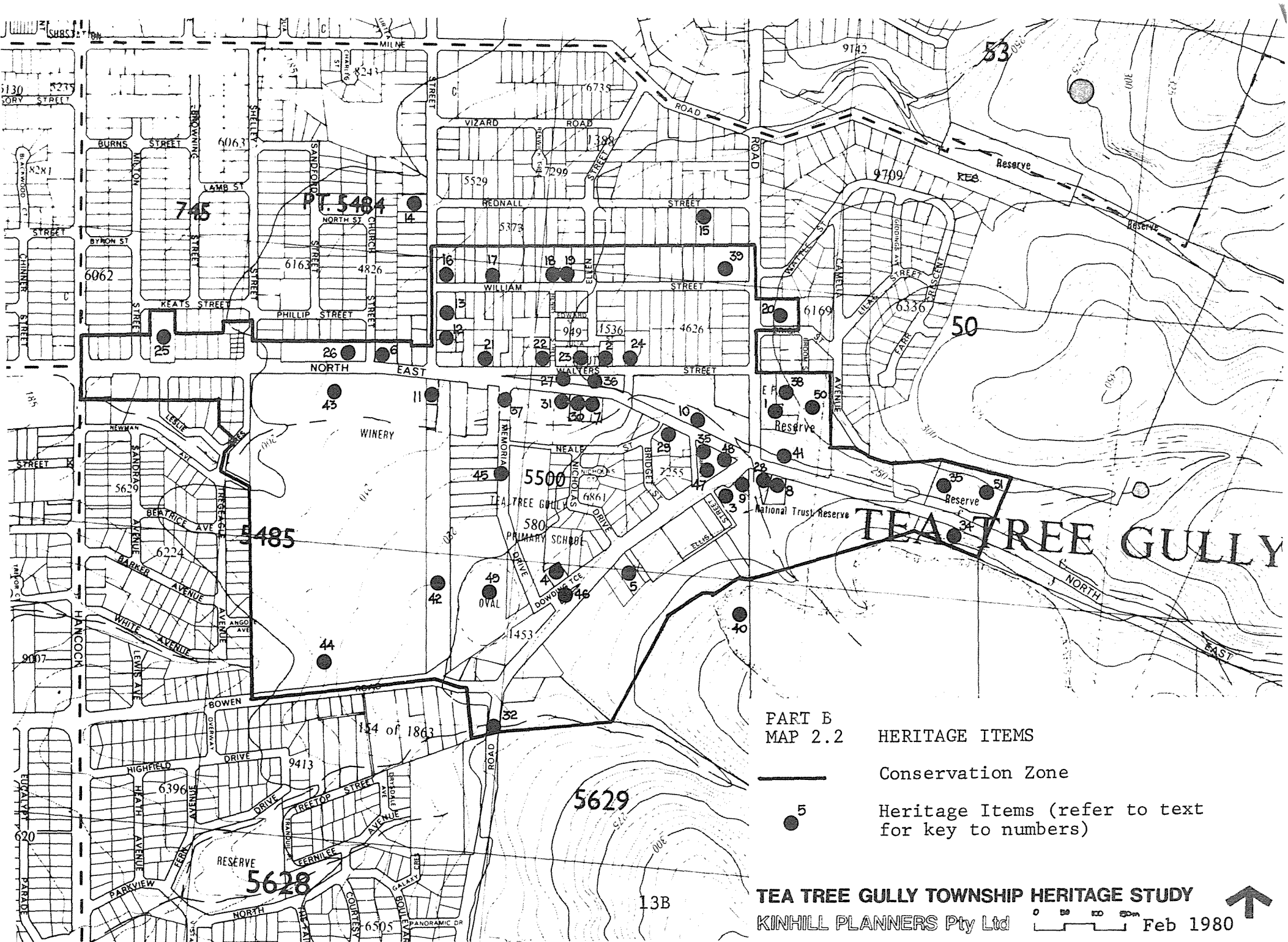
- 1 Old Council Chambers
- 2 Institute
- 3 Old Post Office and Telegraph Station (Old Highercombe Hotel)
- 4 Steventon (Tea Tree Gully) School
- 5 St Wilfred's Church of England
- 6 Baptist Churches
- 7 Police Station

Commercial Buildings:

- 8 Old Flour Mill
- 9 Dunn's Cash Store (North East Highway Restaurant)
- 10 Tea Tree Gully Hotel
- 11 Angove Winery

Private Buildings and Houses:

- 12 No 10 Elizabeth Street
- 13 No 12 " "
- 14 No 25 " "
- 15 No 34 Rednall Street
- 16 No 1 William Street
- 17 No 9 " "
- 18 No 21 " "
- 19 No 23 " "
- 20 No 10 Perseverance Road



## LIST OF HERITAGE ITEMS Cont'd

- 21 No 9 Walters Street
- 22 No 23 " "
- 23 No 29 " "
- 24 No 37 " "
- 25 No 1291 North East Road
- 26 No 1321 " " "
- 27 No 1333 " " "
- 28 No 1368 " " "
- 29 No 1360 " " "
- 30 &
- 31 Nos 1344/1346 North East Road

## STRUCTURES AND RELICS

- 32 Bridge - Haines Perseverance Road
- 33 Fountain - Haines Memorial Park
- 34 Walling - Tea Tree Gully
- 35 Holding Tank - Reserve, Tea Tree Gully
- 36 Blacksmith's Shop, No 1333 North East Road
- 37 Archway - Soldiers Memorial Drive

## NATURAL FEATURES AND SITES

- 38 Pine Plantation
- 39 Regrowth Native and Pine Trees - Corner William Street/Perseverance Road
- 40 Hills Face
- 41 Tea Tree Gully Creek
- 42 Gum Trees - De Rivers Pty Ltd Estate
- 43 Vineyards - Angove's St Agnes Winery
- 44 Regenerated Native Vegetation - St Agnes vineyards off Bowen Road

LIST OF HERITAGE ITEMS Cont'd

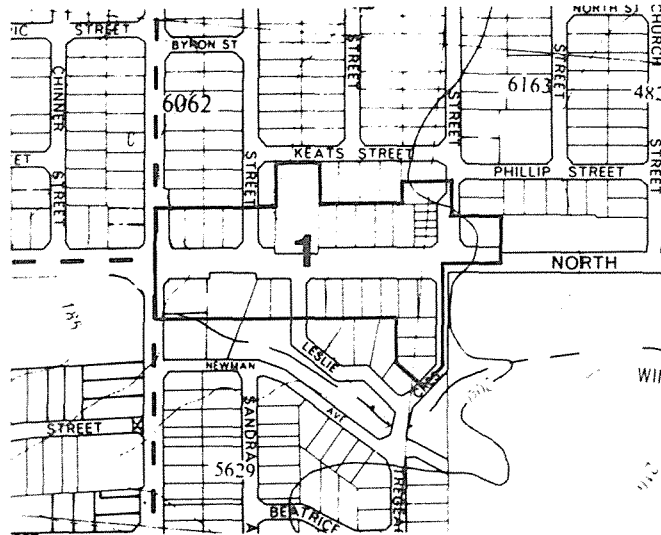
- 45 Pine Trees - Memorial Drive
- 46 Native Shrub Plantation - Perseverance Road
- 47 Haines Memorial Park and Vicinity - Remnants  
of Early Exotic Plantings, eg, plane trees,  
pine trees, pepper trees, crab-apple tree etc

RESERVES

- 48 Reserve No 27, Haines Memorial Park
- 49 Reserve No 31, Tea Tree Gully Oval
- 50 Reserve No 3, Council Chambers and Creek
- 51 Water Reserve, Tea Tree Gully

## 2.2 TEA TREE GULLY TOWNSHIP CONSERVATION PRECINCTS

For the list of Heritage Items referred to in this chapter, refer to Map 2.2, Part B, and accompanying list of Heritage Items.



Western Precinct

### 1 PRECINCT 1 - WESTERN

#### a Desired Future Character

This precinct should retain its identity as the western approach to the Township, with a shopping area on the northern side of North East Road and housing on the southern side. The shopping area is to be limited to its present scale and promoted as a self-contained shopping centre with adequate off-street parking and safe and convenient access to North East Road. While the precinct does not currently exhibit a high degree of heritage character, it is still an area of transition into the historic core of Tea Tree Gully, and its character should be enhanced by upgrading the external appearance of buildings and by landscaping appropriate to the Conservation Zone, thereby strengthening the associations of the precinct with the rest of the Township.

#### b Conservation Principles

##### i Historic Conservation

- Heritage Item 25, the former Lloyd Milton house, should be conserved and its character retained. Any adjacent development which is detrimental to the character of the item should not be allowed.

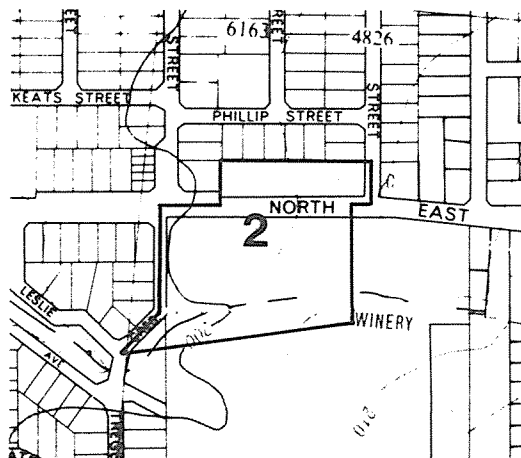
ii Townscape and Landscape

- . Within the precinct, only developments which retain the existing mature trees and landscaping should be allowed.
- . New development which does not provide landscape treatments to the North East Road frontage to strengthen the visual entrance to the Township and existing landscape should not be allowed.
- . Any retail/commercial development along North East Road which does not comply with the design principles and guidelines set down for the Conservation Zone should not be allowed.
- . The design of residential buildings, use of materials and landscaping should reinforce the existing residential character of the housing area in the precinct.

iii Land Use

- . New retail and commercial development should only be allowed on the north side of North East Road to concentrate these land uses in their present location.
- . New housing development should only be allowed on the south side of North East Road to reinforce the housing area in the precinct.
- . Additional off-street car parking areas in Shelley Street, behind the shops on the corner of Shelley Street and North East Road, should be allowed.

- . Any development or land use expansion associated with the community facility at Tregeagle Avenue should be allowed, provided the required car parking is off-street, and landscaped and screened from neighbouring houses.
- . Any proposed development for the former Lloyd Milton house detrimental to the integrity and heritage of the building should not be allowed.



Vineyard Precinct

## 2 PRECINCT 2 - VINEYARD

### a Desired Future Character

This precinct should retain its open character on both sides of North East Road to provide a break in strip development and as a permanent identifiable entry point to the historic Tea Tree Gully Township. The vineyard character of the land on the southern side of North East Road should be retained and reinforced by a similar open land use on the opposite side of the road. The tall trees following the creek should be retained as a visual edge to the precinct, with similar landscape treatment on the northern side of North East Road. The historic associations of the precinct with the Angove vineyard should be retained and enhanced.

### b Conservation Principles

#### i Historic Conservation

- . Heritage Item 26, the early residence, No 1321 North East Road, and Item 43, vineyard - Angove St Agnes Winery, should be conserved and its character retained. Any development, public or

private, which is detrimental to the integrity of the items should not be allowed.

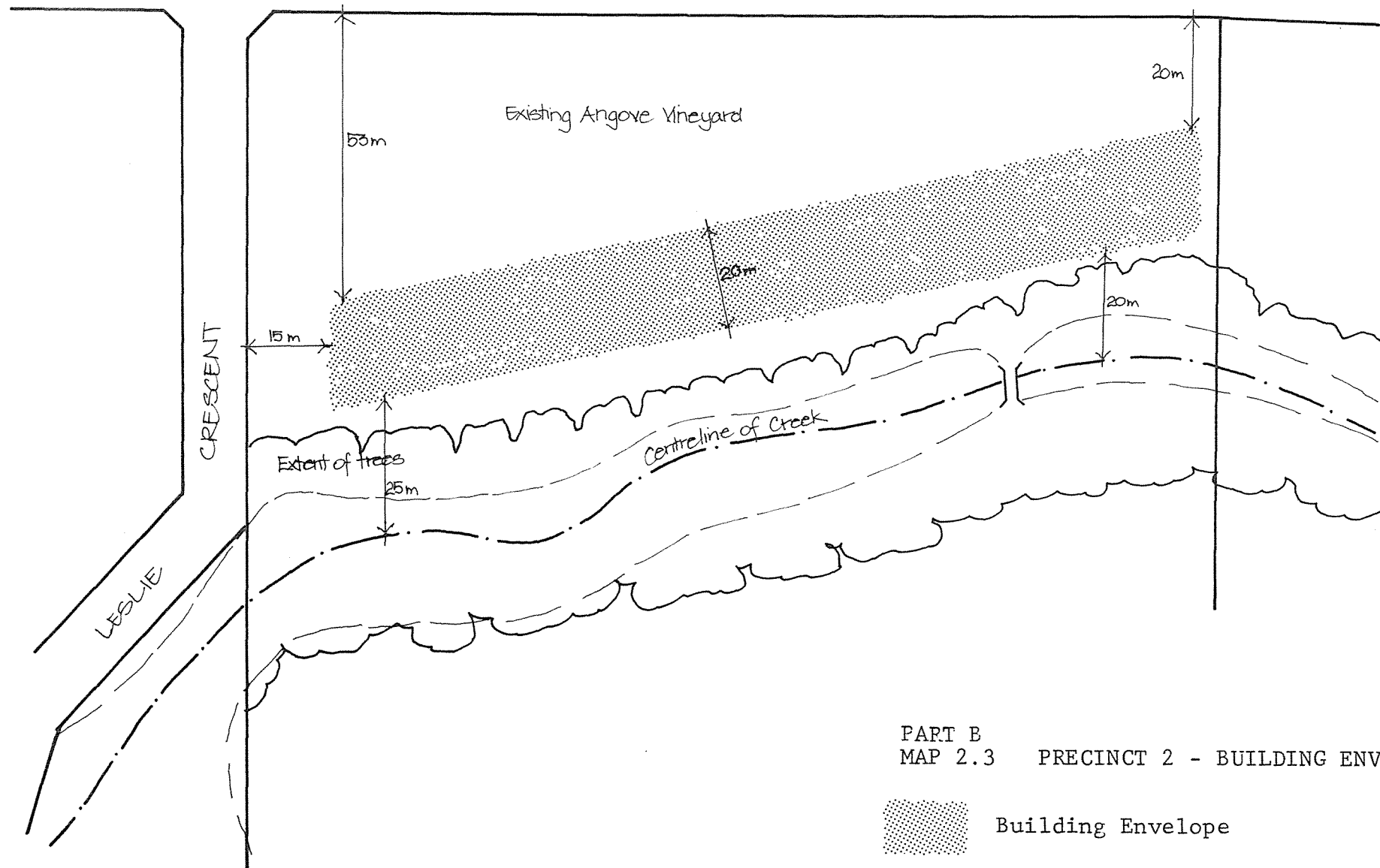
ii Townscape and Landscape

- . On the north side of North East Road, only developments which show that buildings and landscaping will retain the open character of the precinct should be allowed.
- . On the south side of North East Road, only developments which show that the building and landscaping will not be detrimental to the views across the vineyard along the boundary to North East Road and the open character of the precinct should be allowed.
- . Development which damages or destroys the natural character of the stands of pines, mature trees and the creek bed, should not be allowed.
- . Buildings should be set back from North East Road, Leslie Crescent, and the creek within the building envelope, defined on Map 2.3, Part B .

iii Land Use

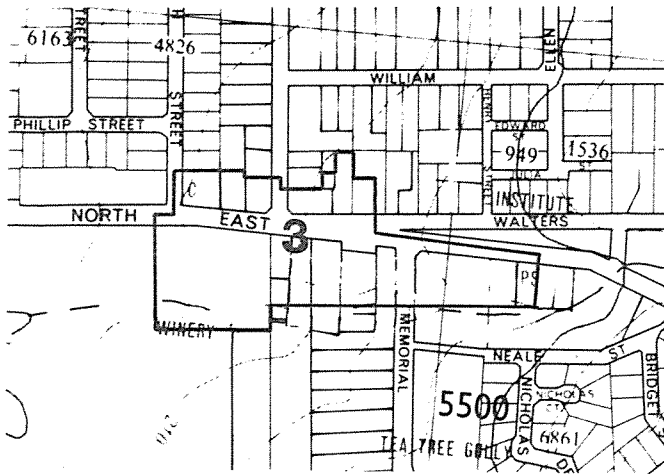
- . Building development generating large volumes of traffic directly onto North East Road should not be allowed.
- . Residential land use should be designed and sited so that the existing open character of the precinct is retained. Development which destroys the views across the vineyards and the open character of the precinct should not be allowed.

NORTH EAST ROAD



PART B  
MAP 2.3 PRECINCT 2 - BUILDING ENVELOPE





Village Shopping Precinct

### 3 PRECINCT 3 - VILLAGE SHOPPING

#### a Desired Future Character

This precinct should develop a distinct and cohesive image as the 'traditional' Tea Tree Gully Village Shopping Centre. The predominant land use in the precinct should be a range of small scale shops meeting the needs of both local residents and tourists.

Care must be taken to ensure adequate off-street parking and safe and convenient access to North East Road. Traffic hazards in the precinct should be reduced and careful consideration given to the likely impact of any road widening and reconstruction proposals on the historic character of the precinct.

All development should establish an historic character and theme, with careful control over the scale and external appearance of buildings and signage, streetscaping projects, and generous landscaping to create a distinctly different, traditional shopping atmosphere. The Angove cellars and winery form a dominant element in the precinct and should be retained to play a significant role in the development of tourist opportunities in the Township.

#### b Conservation Principles

##### i Historical Conservation

- . The following Heritage Items should be conserved and their character retained:

Item	6	Baptist Churches
"	7	Police Station
"	11	Angove Cellars
"	21	House at No 9 Walters Street
"	30	House at No 1346 North East Road
"	31	House at No 1344 North East Road
"	37	Archway - Soldiers Memorial Drive

Any development which is detrimental in any way to the integrity of the items should not be allowed.

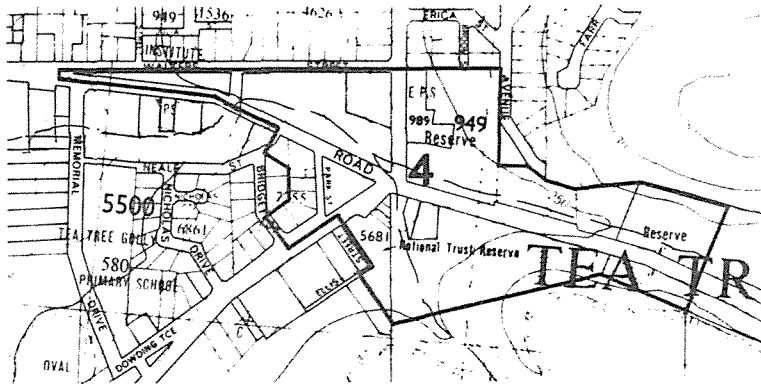
## ii Townscape and Landscape

- . Development within the Village Centre should conform to the basic design principles and guidelines listed in General Principles for the Township Conservation Zone (refer Section 2.1 c, Part B).
- . The design of buildings and the use of materials, outdoor signs and landscaping, should be such as to strengthen the small scale shopping character of the precinct. Development which does not conform in these matters should not be allowed.

## iii Land Use

- . Within the precinct, only developments which reinforce the existing retail/commercial land uses should be allowed.

- . Development adjacent to houses should have minimal impact on those houses. Development having any detrimental impacts on houses and residential areas should not be allowed.



Haines Memorial Park Precinct

4

#### PRECINCT 4 - HAINES MEMORIAL PARK

a

##### Desired Future Character

This precinct is the key historic precinct as it contains the most significant group of buildings and the most dramatic townscape in the Conservation Zone. The unique character of the precinct should be retained and enhanced with the priority given to the conservation of heritage items and townscapes.

The character of the inner core of the precinct around Haines Memorial Park should be in keeping with a small 'village green' environment, with built form defining the edges. The outer fringe to the precinct comprises the access roads into the Haines Memorial Park core. Each has its own townscape character with dramatic entrances to the village green which should be preserved.

Development in the precinct should be limited to those land uses which enhance its historic character and which meet the needs of the local community and visitors. Any new development should conform to the existing 'restrained public building' character of the precinct, with careful control over the siting, design and external appearance of any buildings and signage. Any development in this precinct must be considered in the light of its impact on the whole precinct.

Emphasis should be placed on the restoration of buildings to enhance the historic quality of the precinct. A comprehensive urban design approach is preferred which will visually link the different elements through appropriate landscape and street-landscape improvements. Landscaping and tree planting should be encouraged throughout the precinct.

Rationalisation of vehicular movement is also required in the precinct to minimise hazards, with careful consideration given to traffic management without resorting to drastic road widening proposals for North East Road.

b Conservation Principles

i Historic Conservation

. The following Heritage Items should be conserved and their intrinsic character retained:

Item	1	Old Council Chambers
"	3	Old Post Office and Telegraph Station
"	8	Old Flour Mill
"	9	North East Highway Restaurant
"	10	Tea Tree Gully Hotel
"	27	House at No 1333 North East Road
"	28	House at No 1368 North East Road
"	29	House at No 1360 North East Road
"	33	Fountain - Haines Memorial Park
"	34	Walling - Tea Tree Gully
"	35	Holding Tank - Reserve, Tea Tree Gully
"	36	Blacksmith's Shop at No 1333 North East Road
"	38	Pine Plantation
"	41	Tea Tree Gully Creek

Item 47	Haines Memorial Park and Vicinity
" 48	Reserve No 27, Haines Memorial Park
" 50	Reserve No 3, Council Chambers and Creek
" 51	Water Reserve - Tea Tree Gully

Any development, public or private, which is detrimental in any way to the integrity of the items should not be allowed.

ii Townscape and Landscape

- . Development on the vacant land west of Haines Memorial Park should be residential and conform to the following principles:
  - built form should be on the eastern boundary line to give an edge to the Park
  - buildings should be single-storey in height to be compatible with existing houses
  - buildings should not block long vistas across the Adelaide Plains as viewed from Haines Memorial Park.
- . Development in all areas of the precinct should comply with the design principles and guidelines listed in Section 2.1, Part B. Development which does not comply with this list and reflect the important heritage significance of the precinct, and is not compatible with the existing buildings and other items, should not be allowed.
- . Development which damages or destroys the natural character of the mature stands of trees, the creek or any other natural vegetation which is part of the character of the precinct should not be allowed.

- . The design of buildings, use of materials, outdoor signs and landscaping, should be such as to strengthen the historic character of the precinct.

### iii Land Use

- . Residential and small scale retail or office development should be allowed in the western end of the precinct on the triangular shaped allotment bounded by North East Road and Walters Street.
- . In the existing residential area west of Park Street, bounding Haines Memorial Park, only residential land uses should be allowed.
- . Any use of land west of Haines Memorial Park for on-site car parking should not be allowed.
- . On the vacant land west of Haines Memorial Park, only residential development with fence lines, walls or built form on the boundary line facing the Park should be allowed.
- . Development of the land bounded by North East Road, Haines Road and Walters Street, excluding the former Council Depot, should be confined to uses associated with the existing hotel land use and should conform to the following principles:
  - development should provide all car parking space required for the hotel on-site
  - development generating large volumes of traffic should not be allowed

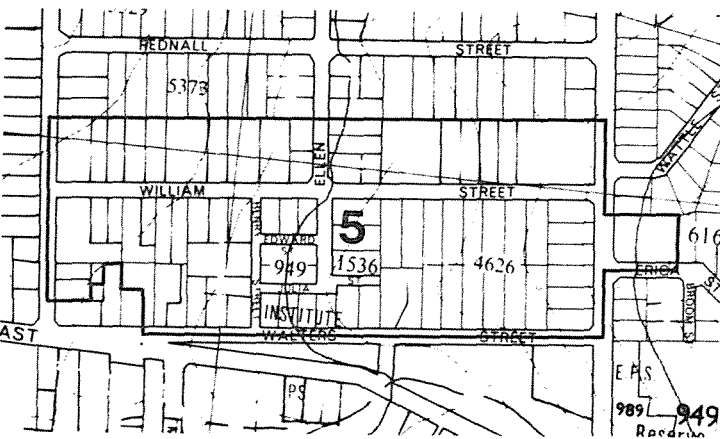
- direct vehicular access to the residential frontage of Walters Street or to North East Road should not be allowed
- development which is integrated into the natural landscape, including mature trees and the Tea Tree Gully creek bed, should be allowed
- development which plans for pedestrian access across the creek from car parks should be allowed
- development conforming with the scale, form and architectural heritage of the precinct and guidelines of Section 2.1, Part B, should be allowed
- development which minimises visual, noise and all other environmental impacts to adjacent residential areas should be allowed.

Development of Council land in the precinct north of North East Road (former Council Depot, CFS and Old Council Chambers area, including the Hills Face Zone) should be for community land use and open space. Long term development, incorporating the sensitive upgrading of the former Council Depot, should be allowed (refer proposals for precinct in Section 4, Part B) to ensure a concentration of community facilities in the area to supplement the heritage aspects of the precinct.

- . To the east of Haines Memorial Park, including the National Trust Reserve area and the original heritage buildings, only land use and development of a conservation and rehabilitation nature should be allowed.
  - . The vacant block of land between two existing houses on Park Street should be developed as residential to retain the residential scale and edge to the Park.
- iv Access
- . On the vacant land on the corner of North East Road and Park Street, only development which has access direct to North East Road should be allowed (to keep vehicle movements in Park Street to a minimum).
  - . Access from developments, car parks or existing areas east of Haines Road should be from one single entry/exit point to reduce traffic congestion on Haines Road.
  - . Car parking for the National Trust Reserve area and land uses east of Haines Memorial Park should be on-site with one entry/access point each to Perseverance Road and North East Road to reduce traffic movements in Perseverance Road.
  - . Car parking in front of buildings to the east of Haines Memorial Park should be kept to a minimum and no greater than existing provision. Car parking in this area should only be allowed if it is integrated into a streetscape redesign and traffic management of roads around Haines Memorial Park. Detailed design should include parking bays,

footpaths, cobbled paving stones, stone gutters, street trees with tree grilles, seating, rubbish containers, 'period' lighting, and signage to enhance the visual character and heritage value of the Park and environs.

NOTE: The Haines Memorial Park Precinct is the most important precinct in terms of its heritage value. The principles listed above are aimed at Development Control over private properties. Many issues in this precinct are of a public nature. They have been covered in Section 4, Part B - Proposals/Recommendations for Action By Council.



Early Residential Precinct

## 5 PRECINCT 5 - EARLY RESIDENTIAL

### a Desired Future Character

This precinct should retain the early residential character which distinguishes it from other residential areas in the district.

The remaining traditional buildings in the precinct should be conserved to retain the heritage of the original Steventon Subdivision. The uniformity of landscape which is created by treatments on private properties and in street tree plantings should be retained and reinforced where necessary.

The blend of old and new buildings should be retained in future development to enhance the basic residential character of the precinct.

### b Conservation Principles

#### i Historic Conservation

- . The following Heritage Items should be conserved and their intrinsic character retained:

Item	2	Institute
"	12-13	Houses at Nos 10 & 12 Elizabeth Street
"	16-19	Houses at Nos 1, 9, 21, 23 William Street
"	20	House at No 10 Haines Perseverance Road
"	21-24	Houses at Nos 9, 23, 29, 37 Walters Street
"	39	Regrowth of Native and Pine Trees - William Street/Perseverance Road

Any development, public or private, which is detrimental in any way to the integrity of the items should not be allowed.

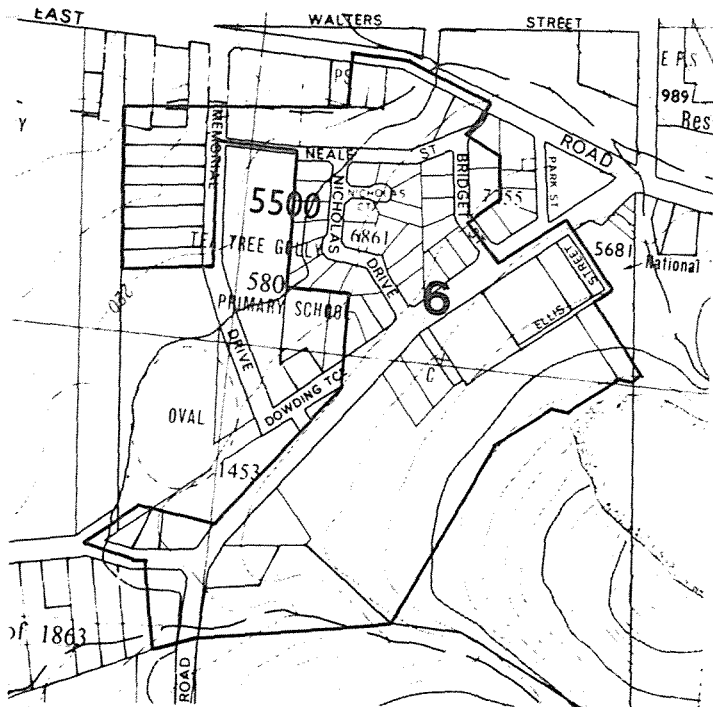
#### ii Townscape and Landscape

- . Within the precinct, only landscaping which enhances the residential character of the precinct should be allowed.
- . Additions and alterations to existing houses should be in keeping with the existing house style and reinforce the total heritage character of the precinct.
- . Any future development in the form of additions or alterations to the Institute building, such as the attached entrance porch, should not be allowed.
- . Additions and alterations to the fronts of houses on Walters Street should not be allowed where the houses are set well back on the block from front boundaries.

#### iii Land Use

- . The non-residential land use in the precinct should be confined in size and scope of business to existing uses.

- . Vacant sites should only be developed for residential purposes in keeping with the desired future character of the precinct.
- . Houses that abut the Village Shopping Precinct should not be environmentally impacted in any way by development in that precinct.



Residential/Perseverance Road  
Precinct

## 6 PRECINCT 6 - RESIDENTIAL/PERSEVERANCE ROAD

### a Desired Future Character

This precinct should retain the existing pleasant, modern, residential character, dominated by the landscape of Anstey's Hill Park. The predominant land use should remain residential, and the character of the precinct should be reinforced with additional tree planting.

The precinct acts as a cohesive element in the Conservation Zone, linking the surrounding precincts and enhancing the southern approach to the Haines Memorial Park area along historic Perseverance Road.

### b Conservation Principles

#### i Historic Conservation

- . The following Heritage Items should be conserved and their intrinsic character retained:

Item 5	St Wilfred's Church of England
" 32	Bridge - Haines Perseverance Road
" 45	Pine Trees - Memorial Drive

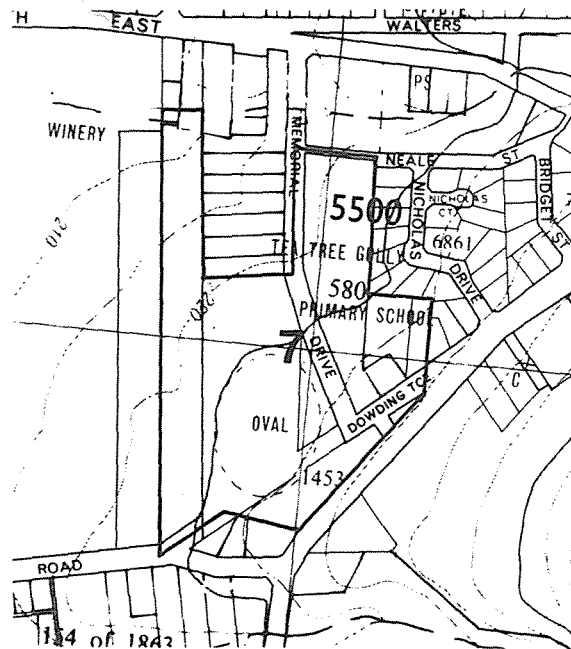
Any development, public or private, which is detrimental in any way to the integrity of the items should not be allowed.

ii Townscape and Landscape

- . On vacant sites, only residential development which is similar in character to existing houses should be allowed.

iii Land Use

- . Any development on Neale Street or North East Road which destroys, damages or in any way is detrimental to the existing landscape and stands of trees or the creek corridor, should not be allowed.



Community Precinct

7 PRECINCT 7 - COMMUNITY

a Desired Future Character

This precinct should retain its open and institutional character, as a focus for community activities in the Township. Only recreational, community and open space land uses should be allowed in the precinct, integrated by additional tree planting.

Careful consideration should be given to pedestrian/bicycle linkages within the precinct which would link the adjoining precincts, enabling safe access to community facilities. In particular, consideration should be given to the establishment of an open space, pedestrian/bicycle linkage between North East Road and Bowen Road.

b Conservation Principles

i Historic Conservation

- . The following Heritage Items should be conserved and their intrinsic character retained:

Item	4	Steventon School
"	42	Gum Trees - De Rivers Pty Ltd Estate
"	46	Native Shrub Plantation
"	49	Reserve No 31, Tea Tree Gully Oval

Any development, public or private, which is detrimental in any way to the integrity of the items should not be allowed.

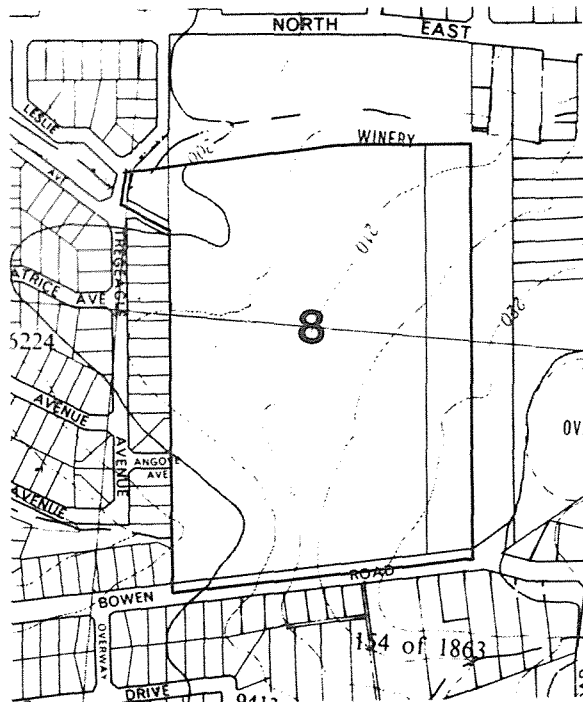
ii Townscape and Landscape

- . On the De Rivers Estate, only development of recreational uses and natural open space should be allowed.
- . Development which damages, destroys or removes any mature trees or detrimentally affects the existing open, natural environment in any way, except for passive recreation purposes, should not be allowed.
- . Development (alterations or additions) of existing community buildings should only be allowed if the development is in keeping with the existing architectural style of those buildings (including school, community hall and oval buildings).

- . Any development which detrimentally affects the existing landscape should not be allowed.

### iii Access

- . On the De Rivers Estate, only pedestrian and cycle movement pathways should be allowed to provide an important north-south linkage for the local community south of Bowen Road direct to North East Road, the Community and Village Shopping Precincts.



Angove Precinct

## 8 PRECINCT 8 - ANGOVE

### a Desired Future Character

While it would be desirable to retain this precinct in its current state of vineyards and scrubland, it should be recognised that development of the land may occur. In this event the precinct should be developed as a pleasant residential setting, placing a high priority on the preservation of bushland in reserves and individual private properties.

Any development of the land should be unobtrusive in appearance and siting. Development should be based on environmental planning and architectural design principles to ensure a modern development of a 'special' nature. This should reflect the heritage importance of the Township - not the pattern of standard residential subdivisions.

b Conservation Principles

i Historic Conservation

- . The following Heritage Item should be conserved and its intrinsic character retained:

Item 44 Regenerated Native Vegetation -  
St Agnes Vineyards off Bowen Road

Any development which is detrimental in any way to the integrity of the item should not be allowed.

ii Townscape and Landscape

- . Development which destroys, damages or is detrimental in any way to the mature stands of trees on the property and the creek on the northern boundary should not be allowed.
- . Development within the precinct should conform to the following principles:
  - All mature trees should be retained.
  - Siting and design of development should be such that no cut and fill is required.
  - Building allotments or development units should not back onto the creek reserve.
  - Access roads should generally follow site contours.

- Access to the site should be limited to Tregear Avenue and the eastern boundary at Bowen Road.
- Clustered residential units of a maximum of two storeys in height should be allowed.
- For residential development, a mixture of single allotments and clustered development should be allowed.
- Narrow width access roadways rather than the standard width used in residential areas should be allowed.
- Built form should generally be compact to maximise open space.
- Development should blend with the natural environment and not be intrusive within the precinct, and should cause no visual or other impacts to surrounding residential development.
- The design of buildings, and use of materials, should be such as to reinforce the heritage nature of the Conservation Zone.

### iii Land Use

- . Development and land use associated with or for animal husbandry should not be allowed.

### 3        OUTLINE PROPOSALS TO AMEND THE PRESENT          PLANNING REGULATIONS - ZONING

The introduction of a Supplementary Development Plan for the Tea Tree Gully Township is the first step in the introduction of revised Development Controls in the area. In addition, it will be necessary to amend the existing Hills Face Zone and Planning Regulations to incorporate the intentions of the Supplementary Development Plan.

#### 3.1    HILLS FACE ZONE REGULATIONS

The eastern boundary of the Conservation Zone does not coincide with the boundary of the Hills Face Zone in the vicinity of North East Road. The Hills Face Zone boundary is to be adjusted to coincide with the eastern boundary of the Conservation Zone to allow Council to exert the same system of Development Control throughout the whole of Precinct 4.

#### 3.2    PLANNING REGULATIONS - ZONING

The City of Tea Tree Gully Planning Regulations - Zoning, allow detailed control over land use and building by Council in accordance with a system of consent or not permitted uses for each different zone. These Regulations are the 'grass roots' of Development Control and must be amended to conform with the intentions of the Supplementary Development Plan as follows:

- a        By introducing a new Regulation stating that Council must have regard only to the objectives, desired future characters and principles specified in the SDP when assessing any development application in the Tea Tree Gully Township Conservation Zone, and shall not

approve any development which does not comply with the desired future character and the principles.

- b By amending the First Schedule (Zoning Maps) to introduce the boundaries of the Tea Tree Gully Township Conservation Zone and the eight precincts.
- c By amending the Second Schedule (Zoning Chart) to introduce a new system of consent and not permitted uses for each precinct. The Draft Zoning Chart presented here outlines the manner in which this could be done using consent and not permitted uses appropriate to each precinct based on the Principles of the Supplementary Development Plan.

### 3.3 DRAFT ZONING CHART

USE GROUPS (Refer to Following Page)																								. - Consent Use x - Not Permitted Use
PRECINCTS	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
PRECINCT 1	.	.	.	.	.	.	x	.	x	x	x	x	x	x	x	x	x	x	x	x	.	x	x	x
PRECINCT 2	x	x	.	x	x	x	x	x	.	x	x	x	x	x	x	.	x	x	x	x	.	x	x	.
PRECINCT 3	.	.	.	.	.	x	x	x	.	x	x	x	x	x	x	.	x	x	x	x	.	x	x	.
PRECINCT 4	.	.	.	.	.	.	.	x	x	.	x	x	x	x	x	x	x	x	x	x	.	x	x	.
PRECINCT 5	.	.	x	.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	.	x	x	x
PRECINCT 6	.	.	.	.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	.	x	x	.
PRECINCT 7	x	x	x	.	.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	.	x	x	x
PRECINCT 8	.	.	.	.	.	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	.	x	x	.

PRECINCT 1 -  
WESTERN PRECINCT

LEGEND

. - Consent Use  
x - Not Permitted Use

Planning & Development Act 1966-1978 METROPOLITAN DEVELOPMENT PLAN CITY OF TEA TREE GULLY Planning Regulations - Zoning				USE GROUP  TABLE		THIRD  SCHEDULE	
USE GROUP							
1 .	2 .	3 .	4 .	5 .	6 .	7 X	8 .
Detached dwelling-house	Semi-detached dwellinghouse	Residential flat building  Multiple dwelling Boarding house Row dwelling-house	Primary school Health centre Community centre Meeting hall Place of public worship  Police station Library	Education establishment  Hospital Welfare institution	Shop Shop & dwelling-house	Hotel Motel Residential club Non-residential club Private hotel	Petrol filling station
USE GROUP							
9 X	10 X	11 X	12 X	13 X	14 X	15 X	16 X
Builders yard Warehouse Store Timber yard Service industry	Post office Bank Office Office & dwelling-house  Consulting rooms Radio or TV studio	Motor showroom Used car lot Auction rooms	Dance hall Exhibition hall Amusement hall Bowling alley Concert hall Squash courts Billiard saloon Skating rink Theatre Gymnasium	Amusement park Fun fair Stadium Race course Drive-in theatre Showground Dog track Motor race track Golf driving range	Light industry Motor repair station	General industry	Special industry Abattoir Refuse destructor
USE GROUP							
17 X	18 X	19 X	20 X	21 .	22 X	23 X	24 X
Extractive industry	Electricity sub-station  Pumping station over 75 kv Service reservoir Minor public service depot  Telephone exchange Temporary sewage treatment works Water treatment station local Water pressure regulating station Telecommunication station	Fire station Bus depot Road transport terminal  Bus station Harbour installation	Permanent sewage treatment works  Waterworks Reservoir Defence establishment Major public service depot  Transmitting station Electricity generating station  Gas holder Marshalling yards Water treatment works	Recreation areas	Golf course	Cemetery Crematorium Caravan park	Agriculture Plant nursery Agistment & holding of stock  Air field Stock saleyard

Planning & Development Act 1966-1978 METROPOLITAN DEVELOPMENT PLAN CITY OF TEA TREE GULLY Planning Regulations - Zoning				USE GROUP  TABLE		THIRD  SCHEDULE	
USE GROUP							
1 X	2 X	3 o	4 X	5 X	6 X	7 X	8 X
Detached dwelling-house	Semi-detached dwelling-house	Residential flat building  Multiple dwelling Boarding house Row dwelling-house	Primary school Health centre Community centre Meeting hall Place of public worship  Police station Library	Education establishment  Hospital Welfare institution	Shop Shop & dwelling-house	Hotel Motel Residential club Non-residential club Private hotel	Petrol filling station
USE GROUP							
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LEGEND

- . - Consent Use  
x - Not Permitted Use

PRECINCT 3 -  
VILLAGE SHOPPING  
PRECINCT

LEGEND

- . - Consent Use  
x - Not Permitted Use

Planning & Development Act 1966-1978 METROPOLITAN DEVELOPMENT PLAN CITY OF TEA TREE GULLY Planning Regulations - Zoning				USE GROUP  TABLE		THIRD  SCHEDULE	
USE GROUP							
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Extractive industry	Electricity sub-station  Pumping station over 75 kv Service reservoir Minor public service depot  Telephone exchange Temporary sewage treatment works Water treatment station local Water pressure regulating station Telecommunication station	Fire station Bus depot Road transport terminal  Bus station Harbour installation	Permanent Sewage treatment works  Waterworks Reservoir Defence establishment Major public service depot  Transmitting station Electricity generating station  Gas holder Marshalling yards Water treatment works	Recreation areas	Golf course	Cemetery Crematorium Caravan park	Agriculture Plant nursery Agistment & holding of stock  Air field Stock salesyard

PRECINCT 4 -  
HAINES MEMORIAL  
PARK PRECINCT

LEGEND

. - Consent Use  
x - Not Permitted Use

Planning & Development Act 1966-1978 METROPOLITAN DEVELOPMENT PLAN CITY OF TEA TREE GULLY Planning Regulations - Zoning				USE GROUP  TABLE		THIRD  SCHEDULE	
USE GROUP							
1 .	2 .	3 .	4 .	5 .	6 .	7 .	8 X
Detached dwelling-house	Semi-detached dwelling-house	Residential flat building  Multiple dwelling Boarding house Row dwelling-house	Primary school Health centre Community centre Meeting hall Place of public worship  Police station Library	Education establishment  Hospital Welfare institution	Shop Shop & dwelling-house	Hotel Motel Residential club Non-residential club Private hotel	Petrol filling station
USE GROUP							
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PRECINCT 5 -  
EARLY RESIDENTIAL  
PRECINCT

LEGEND

. - Consent Use  
x - Not Permitted Use

Planning & Development Act 1966-1978 METROPOLITAN DEVELOPMENT PLAN CITY OF TEA TREE GULLY Planning Regulations — Zoning				USE GROUP  TABLE		THIRD  SCHEDULE	
USE GROUP							
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Extractive industry	Electricity sub-station  Pumping station over 75 kw Service reservoir Minor public service depot  Telephone exchange Temporary sewage treatment works Water treatment station local Water pressure regulating station Telecommunication station	Fire station Bus depot Road transport terminal  Bus station Harbour installation	Permanent Sewage treatment works  Waterworks Reservoir Defence establishment Major public service depot  Transmitting station Electricity generating station  Gas holder Marshalling yards Water treatment works	Recreation areas	Golf course	Cemetery Crematorium Caravan park	Agriculture Plant nursery Agistment & holding of stock  Air field Stock saleyard

PRECINCT 6 -  
RESIDENTIAL/  
PERSEVERANCE ROAD  
PRECINCT

LEGEND

. - Consent Use  
x - Not Permitted  
Use

Planning & Development Act 1966-1978 METROPOLITAN DEVELOPMENT PLAN CITY OF TEA TREE GULLY Planning Regulations - Zoning				USE GROUP  TABLE		THIRD  SCHEDULE	
USE GROUP							
1	2	3	4	5	6	7	8
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PRECINCT 7 -  
COMMUNITY PRECINCT

LEGEND

. - Consent Use  
x - Not Permitted Use

Planning & Development Act 1966-1978 METROPOLITAN DEVELOPMENT PLAN CITY OF TEA TREE GULLY Planning Regulations - Zoning				USE GROUP  TABLE		THIRD  SCHEDULE	
USE GROUP							
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LEGEND

- . - Consent Use  
x - Not Permitted Use

Planning & Development Act 1966-1978 METROPOLITAN DEVELOPMENT PLAN CITY OF TEA TREE GULLY Planning Regulations - Zoning				USE GROUP  TABLE		THIRD  SCHEDULE	
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1 ●	2 ●	3 ●	4 ●	5 ●	6 X	7 X	8 X
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#### 4 PROPOSALS/RECOMMENDATIONS FOR COUNCIL ACTIONS

##### 4.1 CONSERVATION ZONE PROPOSALS

###### i Historic Conservation

- . The Council should promote a continuous program of public education and consultation for conservation planning actions in the Township.
- . Prepare a management program for the Township to be run by Council and the Tea Tree Gully Township Advisory Group.
- . Encourage the maintenance, rehabilitation or restoration of all buildings of heritage value for uses compatible with their precincts and their own character and size.
- . Encourage restoration of buildings of heritage and historic character value unsympathetically modified or converted to inappropriate uses in the past.
- . Encourage action by owners of buildings to improve the appearance of their buildings in sympathy with the Township's historic character.
- . Prepare, promote and distribute a brochure or handbook outlining the findings of the Heritage Study, explaining the importance of the Township, the Conservation Zone and measures being taken to conserve the heritage.
- . Examine programs to provide aid to persons intending to restore or maintain historic buildings for residential purposes.

ii Townscape and Landscape

- . Prepare a program for restoration of listed heritage items, improvement to streetscapes and preservation of landscape within the entire Conservation Zone.
- . Preserve, maintain, replace and plant street trees as necessary to retain and reinforce the natural character of the streets and roads in the Township.
- . Preserve the natural character of the Tea Tree Gully Creek within the Township.
- . Public access should be restricted in areas of significant vegetation, such as Tea Tree Gully, or creek frontage land, eg, through hotel property, in keeping with their character and capacity to withstand public intrusion.

Public direction and heritage information signage should be carefully designed and located in keeping with the historic character of the Zone and individual precincts.

- . Prepare a design guidelines brochure for new developments in core Precincts 3 and 4 covering aspects of building design such as height, bulk, siting, roof angle and construction materials, access, car parking, landscaping, lighting, advertising. The brochure could be given to potential property developers in these precincts.

iii Land Use

- . Encouragement and promotion should be directed at property owners and developers to ensure that the desired future character of the Zone and each precinct is basically achieved by private development actions.

iv Access

- . The Corporation of the City of Tea Tree Gully and the Highways Department should discuss the:
  - a retention of the existing road width for North East Road from Milton Street to Perseverance Road
  - b reconstruction of the road between Milton Street and Perseverance Road in association with streetscape design and tree planting
  - c rationalisation of traffic movements in the Zone with special emphasis given to the redesign of each intersection along North East Road and the use of Haines Road and Perseverance Road by quarry trucks.

v Funding

- . Apply to the Heritage Commission for grants to restore all Heritage Items in Council ownership within the Zone.

4.2 CONSERVATION PRECINCT PROPOSALS

a PRECINCT 1 - WESTERN

i Historic Conservation

- . The historic and visual nature of the entrance to the Township should not be further impacted by extending the road widening of North East Road further into the Township Conservation Zone.

ii Townscape and Landscape

- . Reinforce the important entrance to the Township along North East Road by establishing street trees east of the existing road widening so that:
    - the North East Road widening stops at the former Lloyd Milton House
    - the road is retained as a two-lane moving carriageway with parking lanes for the remainder of the distance to the Haines/Perseverance Road intersection
    - a colonnade of street trees is established along this section to give the Zone a green 'spine' from east to west
    - the Conservation Zone is given a visual entry, starting from the front of the Lloyd Milton house.
  - . The North East Road corridor through Precinct 1 would require new street tree plantings. (Note - other precincts require only infill planting.)
- This proposal creates the physical transition from west of Hancock Road to the Conservation Zone.
- . Promote the long term conversion of street lighting along North East Road to a form and design more in keeping with the character of the Township, paying particular attention to the lighting of footpaths and underground wiring for electrical services.

- . Provide signage at the entrance to the precinct identifying the Township Conservation Zone.

iii Access

- . The North East Road east of Milton Street should be redesigned to accommodate an attractively streetscaped and safe transition from the wide to the narrow section of road.

b PRECINCT 2 - VINEYARD

i Historic Conservation

- . Encourage the retention of the vineyard as a major land use. It is a significant tourist attraction and townscape element, playing an important role in the character of the Township.

ii Townscape and Landscape

- . Undertake a streetscape and tree planting program to reinforce the few remaining street trees along North East Road. This action should be in association with similar programs for the entire length of North East Road through the Zone.
- . Encourage the restoration of the early residence at No 1321 North East Road.

iii Access

- . Maintain a moving two lanes of roadway through the precinct without resorting to road widening programs.

c PRECINCT 3 - VILLAGE SHOPPING

i Historic Conservation

- . Promote the precinct as a 'different' shopping centre with an historic theme based on the heritage of the precinct and the existing shopping centre which includes original village buildings.

ii Townscape and Landscape

- . Council should undertake a complete review of the precinct with regard to access, parking, through-traffic and traffic signage.
- . Analysis of urban design issues is required in the precinct. It is the focus of shopping activities, and as such, requires a detailed analysis of vehicular and pedestrian movement, linkages to other precincts (note - six of the eight precincts have an interface with this the central precinct), and development options within the precinct.
- . Prepare programs to continue the street tree planting recommendations for North East Road through Precincts 1 and 2 to create the green 'spine' through the Conservation Zone.

- . Undertake a streetscape analysis to create a desired public environment (roads, trees, paths, lighting, signs, seats, litter bins) to match the desired character of the private property land uses as controlled by the conservation principles. Council can lead the way in creating the streetscape environments to encourage private enterprise to concentrate retail/commercial development in the precinct.

### iii Access

- . Council should discourage any attempts to widen North East Road in this precinct. Traffic counts and observation of traffic movement indicate a rationalisation of traffic flow and a redesign of intersection geometries would be more beneficial for the Village Shopping Precinct than drastic road widening which would destroy the Township's core precinct.
- . Review traffic management in the precinct and its relationship to other roads and precincts in the Conservation Zone.

## d PRECINCT 4 - HAINES MEMORIAL PARK

### i Historic Conservation

- . Ensure the alignment, width and general integrity of all the roads in the precinct are not destroyed. In particular, Council should retain the historical meaning of the roads and prevent actions based on traffic engineering that would reduce this meaning.

- . Undertake tourist promotion and heritage education programs within the community.
  - . Prepare a strategy plan for design and development in the precinct, with action planning (building, construction and planting) being phased into the Council's future works program and capital expenditure programs.
  - . Adopt recommendations made by the Heritage Consultant for the Conservation Zone, including those applicable to planning Precinct 4.
- ii Townscape and Landscape
- . Promote and adopt the recommendations listed for the whole Conservation Zone in Section 4. The recommendations are generally applicable to Precinct 4 which has the most necessity and opportunity for conservation promotion, education and action.
  - . Undertake a streetscape analysis which should be a broad based analysis, including public and private areas. The analysis should include the public areas - roads around the Park and the Park, so that the details of edges between public and private areas are integrated.
  - . Analyse streetscape opportunities and problems and prepare action plans for the areas east of Haines Memorial Park in front of the heritage buildings where changes in level, steps, pavement, parking, gutters, signs, lighting, trees and

plants in the Park should be designed together to unify the public and private areas in and around the Park.

- . Undertake landscape planning for the Haines Memorial Park which is a central feature - village green - and will require analysis for use of the space, a more imaginative use of plantings (introduce colour), and groups of exotic trees to define the Park spaces.

This should include screening the parking and traffic on North East Road from the Park area by use of landscape-screening.

- . Reinforce the entrance into the Haines Memorial Park area from Perseverance Road with street-scaping and street trees extending from the Park to the old school house and onto the Perseverance Road Bridge. The street tree plantings should be a common denominator in all streets and roads in the Township to create a system of green ways throughout the Conservation Zone. Most streets have trees at present, but a program to infill and establish new plantings will give the whole Zone an added identity and help to link precincts.
- . Encourage the removal of wall paint to historic buildings to restore and expose the original brickwork or stonework.

### iii Land Use

- . Program for the use of the Council land to the north of North East Road, adjacent to the hotel site, to be of a short term community nature. Long term use should be of a more permanent

community nature to supplement the historic nature of the Haines Memorial Park area.

iv Access

- . Undertake a traffic management analysis of the precinct as a matter of urgency. Traffic engineering analysis should focus on the whole Zone as four major access roads converge in the heart of the precinct.
- . Oppose traffic engineering solutions which require road widening, drastic alterations or alignments around Haines Memorial Park.
- . Consider the following traffic management options:
  - means of diverting through-traffic, especially quarry trucks, away from the north/south route using Haines Perseverance Road
  - one-way traffic movements around Haines Memorial Park; this has implications regarding diversion of some traffic through other precincts
  - road closure of Park Street, except for the housing access.
- . Combine traffic and urban design analysis of the precinct. Any traffic recommendation for the precinct will impact on other precincts and will require re-routing of north/south, regional through-traffic. This should be analysed in greater detail on a region basis as it would be to the advantage of the Conservation Zone,

the local Township community, and the long term environmental quality of Precinct 4.

e      PRECINCT 5 - EARLY RESIDENTIAL

i      Historic Conservation

- .      Promote a sense of community pride amongst residents living in the historic subdivision. Community education programs and brochures should highlight the importance of the precinct to the Zone.

ii     Townscape and Landscape

- .      Undertake a tree planting program to reinforce the existing street trees in William and Walters Streets.
- .      Trees along Walters Street to be of a larger variety to define the edge of the precinct and provide screening between Precincts 4 and 5.
- .      Undertake a tree planting program using large trees on Haines Road of a similar type proposed for Perseverance Road to define the major access routes to Haines Memorial Park.
- .      Provide pedestrians with a safe, attractive path from the precinct and beyond via all streets including Henry Street into the shopping village.

iii Access

- . Rationalise the traffic problems at the intersection of Walters Street and North East Road.

f PRECINCT 6 - RESIDENTIAL/PERSEVERANCE ROAD

i Historic Conservation

- . Promote the significance of Perseverance Road as an historically important access route to the original Tea Tree Gully Township as part of a zone-wide promotion.

ii Townscape and Landscape

- . Undertake a street tree planting and streetscape program for Perseverance Road from the bridge to Haines Memorial Park to re-create the historic 'green way' access to the Township. Species should be large varieties, exotics, and different in nature to minor street tree plantings (all access roads within the Zone leading to the Haines Memorial Park area should be planted in a similar manner).
- . Maintain and fill the gaps in the pine tree plantings along Memorial Drive.
- . Plant additional pines outside the RSL Hall to accentuate its importance and location in Memorial Drive.
- . Provide signage at the Bowen Road/Perseverance Road intersection to indicate an historic entrance to the old Township.

iv Access

- . Retain the existing two-lane roadway on Perseverance Road. Street tree planting (refer ii above) should define this roadway with roadside landscaping infilling the very wide right-of-way.
- . Close Dowding Terrace and rationalise vehicular movement from Perseverance Road into Memorial Drive (refer Precinct 7).

g PRECINCT 7 - COMMUNITY

i Historic Conservation

- . Purchase the De Rivers Pty Ltd Estate for community uses.
- . Encourage the development of the historical classroom in the old public school building.
- . Encourage use of information signage for heritage items as part of zone-wide policy.

ii Townscape and Landscape

- . Undertake landscape planning analysis and development programs to incorporate the De Rivers Estate into an open space/community/recreation/pedestrian movement system for the Conservation Zone.
- . Close Dowding Terrace between the old school building and Memorial Drive.

- . Undertake landscape analysis and rehabilitation of parks at Memorial Drive/Perseverance Road intersection.
- . Undertake streetscaping and street tree planting of Perseverance Road to link with Precinct 6 so that the historic 'green way' is restored.

#### iii Land Use

- . Upgrade car access and parking spaces around the perimeter of the oval for use by spectators.

#### iv Access

- . Close Dowding Terrace between the old school building and Memorial Drive.
- . Provide extensive landscaping, culs-de-sac and car parking bays in lieu of Dowding Terrace to cater for public visiting the historic classroom at the Tea Tree Gully School and community club meetings.
- . Rationalise vehicular traffic movements at the Perseverance Road/Memorial Drive intersection in association with the Dowding Terrace closure.

### h PRECINCT 8 - ANGOVE

#### i Historic Conservation

- . Encourage the retention of the vineyards in this precinct and the retention of the winery business in Precinct 3.

- . Ensure the scrub-lands in the south of the precinct are not destroyed as a viable flora and fauna habitat.
- ii Townscape and Landscape
  - . Encourage the maintenance and retention of all the vegetation and landscape in the precinct. It is a large scale landscape with strong lines of definition, and should be retained as a dominant feature of the townscape.
- iii Land Use
  - . Encourage any future development in the precinct to be sympathetic with the Township's conservation objective and to exhibit an image to enhance this objective.
- iv Access
  - . Limit access points and keep vehicular movements and impacts on the surrounding community to a minimum.

TEA TREE GULLY TOWNSHIP  
HERITAGE STUDY

PLANNING STUDY CREDITS

Ross Bateup	Project Director Architecture, Urban Design and Planning
Michael Geddes	Landscape and Planning
Martin Ely	Planning