

Heritage Standard

Penola (Petticoat Lane – Woods/MacKillop
School House) State Heritage Area



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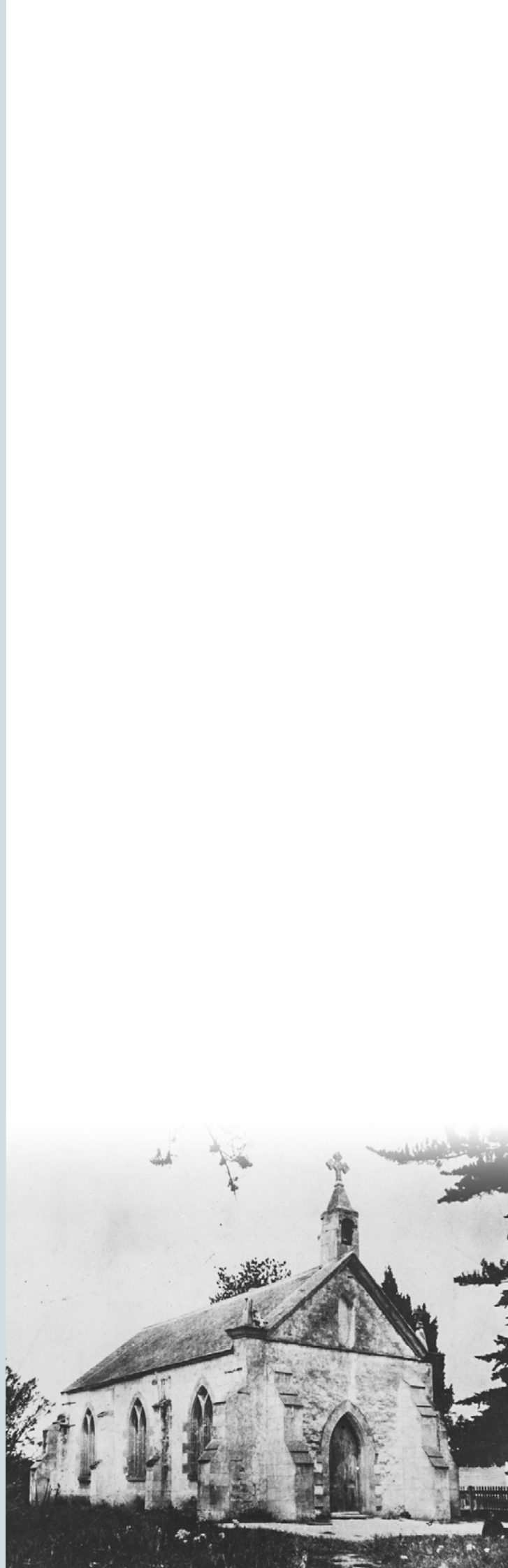
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Cover image: First house built in Penola and residence of the Sharam family, State Library of South Australia, B26749, c.1870.

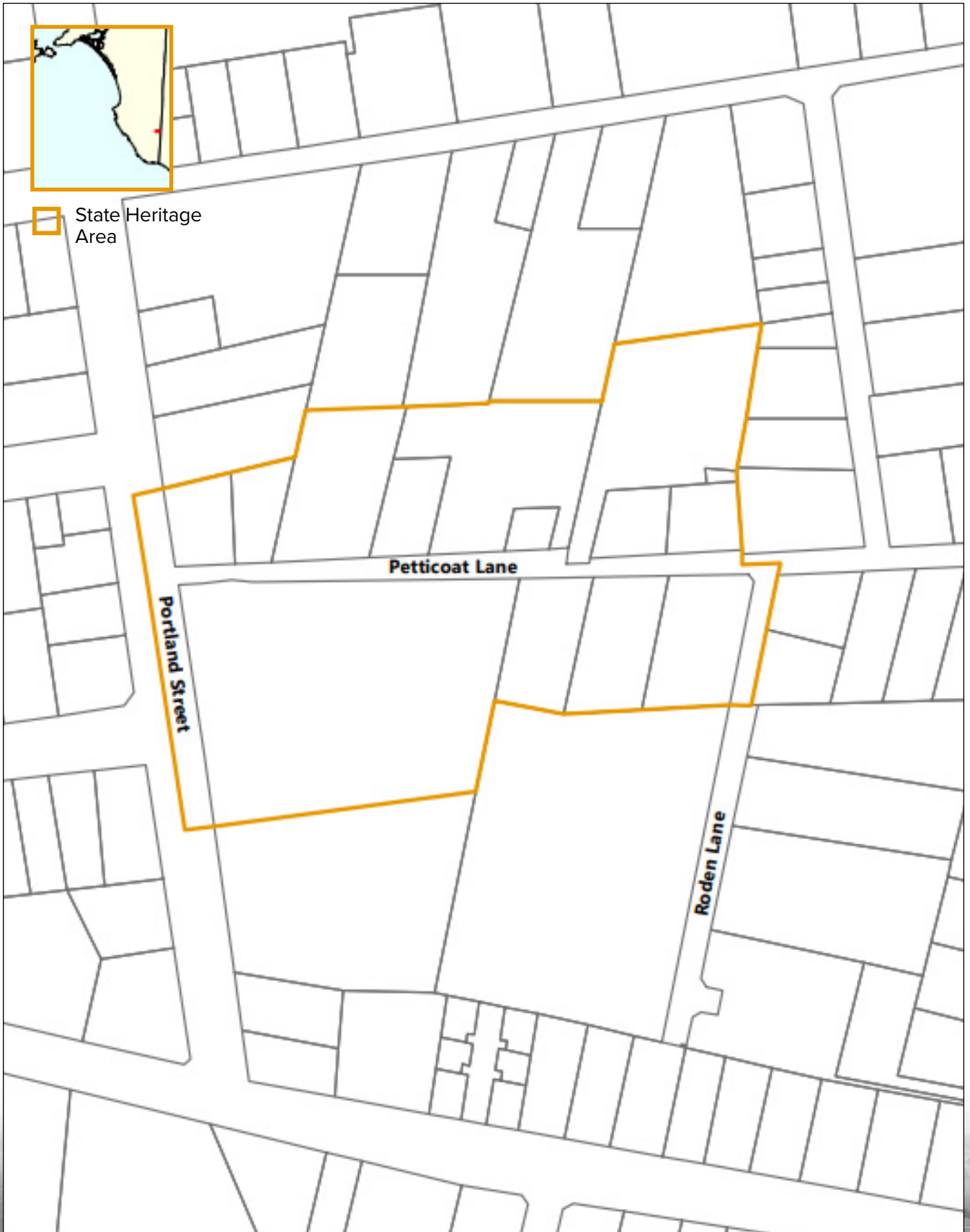
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Aerial view of Penola, 1938, State Library of South Australia, SLSA B-9078





 State Heritage Area



1. Background

1.1. Penola (Petticoat Lane – Woods/MacKillop School House) State Heritage Area

South Australia's State Heritage Areas represent significant aspects of the State's rich natural and cultural heritage. Penola (Petticoat Lane – Woods/MacKillop School House) was designated as a State Heritage Area under the *Heritage Places Act 1993* in 1997. The designation ensures that future development of properties and open spaces within the Penola (Petticoat Lane – Woods/MacKillop School House) State Heritage Area is managed in a way that maintains the Area's heritage value.

For ease of reading, in the Heritage Standard, the State Heritage Area will generally be referred to as the "Penola (Petticoat Lane) State Heritage Area".

1.2. Purpose of Heritage Standards

Heritage Standards are published in accordance with the *Planning, Development and Infrastructure Act 2016* and its Planning and Design Code (Code). They are a supplementary tool of the Code and are referenced in the State Heritage Area Overlay.

Proposals to undertake development within a State Heritage Area may be referred by the Relevant Authority to the Minister responsible for administering the *Heritage Places Act 1993*, for consideration of impact on the heritage values of the State Heritage Area.

The Relevant Authority decides if a referral is required. The State Heritage Area Overlay 'Procedural Matters (PM) Referrals' identifies the types of development in a State Heritage Area that may require referral.

Officers within Heritage South Australia (Heritage SA) in the Department for Environment and Water are the Minister's delegate for advice on referred development applications. Generally, Heritage SA can support the proposal and direct

conditions of approval, or direct refusal if heritage values are unacceptably compromised. The Heritage Standard forms a key part of Heritage SA's assessment of the heritage impact of referred development proposals.

The Penola (Petticoat Lane) State Heritage Area includes State Heritage Places listed in the State Heritage Register. If proposed development involves a State Heritage Place or Object located within a State Heritage Area which is also independently listed in the South Australian Heritage Register, the policy of the Planning and Design Code's State Heritage Place Overlay will take precedence over that of the State Heritage Area Overlay.

The Heritage Standard is presented in three parts:

1. **Background** - the historical development of Penola and the principles that underpin the State Heritage Area listing
2. **Statement of Significance** – the South Australian Heritage Register listing and the context and description of the heritage values
3. **Heritage Standards for Development** - Principles and Acceptable Standards for development

1.3. History – Penola (Petticoat Lane – Woods/MacKillop School House)

Origins

The traditional owners of the Penola area were the Pinchunga (also spelt Pinejunga or Pinjunga) people,¹ who appear to be a part of the Meintang / Maintangk people, a larger ethnolinguistic group. The Meintang peoples' broader territory stretched from 'Lacepede Bay, north to Granite Rocks near Kingston, south to Cape Jaffa and east to Lucindale, Blackford, Keilira and Naracoorte, and inland from Lake Hawdon to Mosquito Creek'.²

The Pinchunga people are known to have hunted, fished and foraged around the swamps and vegetation at what

1 See 'S14: Meintang (Comments)', AustLang; 'Meintang (SA)', Explore Archives, South Australian Museum. https://www.samuseum.sa.gov.au/collection/archives/language_groups/meintangk, accessed 5 February 2024; and 'Maintangk', Mobile Language Team, University of Adelaide. <https://mobilelanguageteam.com.au/languages/maintangk/>, accessed 5 February 2024.

2 'S14: Meintang (Comments)', accessed 5 February 2024.

is now Penola.³ While there is limited information about the Pinchunga people, it is certain that their population declined due to the same forces operating on First Nations communities throughout the South East. Introduced diseases, the enclosure of traditional lands and frontier violence driven by pastoral expansion contributed to their dispossession and displacement from Penola and its surrounds.⁴

The earliest European settlement in the South East part of South Australia followed a series of exploratory expeditions from the eastern states. Starting in the 1830s, these expeditions sought to establish overland stock routes to Adelaide to avoid the expense of sea transport.⁵ During the 1840s, many pastoralists from eastern regions (now Victoria) were drawn to South Australia hoping to find suitable grazing land. They had done so after Major Thomas Mitchell's 1836 expedition when he described a section of land in the region of what would become the southern portion of the border between South Australia and Victoria, as 'Australia Felix' or 'Fortunate Australia'.⁶

Pastoral occupation in South Australia was further encouraged by the *Waste Lands Act 1842* which made provision for 'Occupation Licences' that entitled pastoralists to annually renew rights to large tracts of land.⁷ The licenses cost only £5 annually; however the government could, with six months' notice, resume the land and sell it, creating insecurity of tenure for the holders.⁸ Many of the early pastoralists were of Scottish Highlander origin who established themselves in the South

East following previous experiences in Victoria and Tasmania.⁹ The earliest European colonial occupation in the region of Penola dates to approximately 1840, and by the mid-1840s numerous pastoralists had arrived in the district to take advantage of the occupation licences and establish sheep runs.¹⁰ Vast tracts of the best farming land in the district were thus occupied by a handful of enterprising pastoralists, more than a decade before the declaration of the first Agricultural Hundred.¹¹ This was contrary to the intentions of the colony's founders, influenced by Wakefield's theory of systematic colonisation,¹² and by the romantic dream that small-scale settlement by British yeoman farmers was the best way to ensure proper European cultivation of South Australia.¹³



Stanley Leighton, 'Killingoola, Mr Seymour's nr Penola, South Australia', Sketches in Australia with journal extracts, Vol. 2, National Library of Australia, 138909450, Sat. 24 April 1868. Killingoola, or Killinoola, was one of the early pastoralist properties in the district, founded c.1846-47 by Henry Seymour and his sons on Bool Lagoon, south of Naracoorte.¹⁴

- 3 Cliff Hanna, *Corartwalla: A History of Penola, the Land and its People* (Adelaide: Magill Publications, 2001), pp. 3-21; and 'Walk With History', Wattle Range Council, 2019. https://www.wattlerange.sa.gov.au/data/assets/pdf_file/0033/566916/Walk-With-History-2019-O.pdf. Accessed 6 February 2024.
- 4 See Hanna, *Corartwalla: A History of Penola*, pp. 3-21, pp.212-213, and p.217. Also see Robert Foster and Amanda Nettelbeck, *Out of the Silence: The History and Memory of South Australia's Frontier Wars* (Mile End, SA: Wakefield Press, 2012), pp.78-86; Peter J. Dowling, 'A Great Deal of Sickness': *Introduced Diseases Among the Aboriginal People of Colonial Southeast Australia 1788-1900*, PhD Thesis, Australian National University, 1997.
- 5 Hanna, *Corartwalla: A History of Penola*, pp. 27-29.
- 6 D. W. A. Baker, 'Mitchell, Sir Thomas Livingstone (1792-1855)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <https://adb.anu.edu.au/biography/mitchell-sir-thomas-livingstone-2463>, published first in hardcopy 1967, accessed online 5 February 2024.
- 7 Hanna, *Corartwalla: A History of Penola*, p.31.
- 8 Leigh McGillivray, "'We Have Found Our Paradise': The South-east Squattocracy, 1840-1870", in: *Insights into South Australian History*, Vol.1, ed. Robert Nicol and Brian Samuels, Historical Society of South Australia, 1992, pp.51-57.
- 9 Leigh MacGillivray, 'Pastoralism' in *The Wakefield Companion to South Australian History*, eds. Wilfred Press, Kerrie Round and Carol Fort (Kent Town, SA: Wakefield Press, 2001), pp.402-404.
- 10 Hanna, *Corartwalla: A History of Penola*, pp.29 & 45.
- 11 McGillivray, 'We Have Found Our Paradise', p.54.
- 12 Keith Russell Bowes, *Land Settlement in South Australia, 1857-1890*, PhD Thesis, Australian National University, 1962, 1.
- 13 Leigh McGillivray, 'We Have Found Our Paradise', 51.
- 14 The name Killanoola is said to have derived from the Aboriginal words "kilen oola", meaning black jay's nest. Seymour's biography records his encounters with local Aboriginal people, and contains accounts of frontier violence. Seymour was also said to have employed Aboriginal men to shoot kangaroos on his other pastoral run at Mount Benson, paying sixpence per head. See: Rodney Cockburn, *Pastoral Pioneers of South Australia, Vol. 1*, facsimile edition indexed by A. Dorothy Aldersey, Lynton Publications, Blackwood S.A., 1974, pp.84-85; see also McGillivray, 'We Have Found Our Paradise', pp.52 & 54.



Royal Oak Hotel, Penola, State Library of South Australia, B 15212, c.1890.

Establishing Penola

The Cameron family were among the first pastoralists in the region and played an important role in the establishment of Penola. Brothers Duncan and Alexander were emigrants from the Scottish Highlands who had first established themselves as pastoralists in the eastern colonies, primarily Victoria. They subsequently moved to the south east of South Australia seeking to expand their holdings.¹⁵ Duncan Cameron took out his first Occupation Licence in early 1845, and Alexander Dhu Cameron and his nephew, also named Alexander (Alex) shared a licence at Limestone Ridge by 1848.¹⁶ Historian Cliff Hanna describes in detail the confusion that has existed about the respective roles of Alexander Dhu Cameron and Alex Cameron in the history of Penola, as both men have been attributed as the 'King of Penola'.¹⁷ Hanna identifies Alexander Cameron as the founding resident of Penola, with Alex subsequently inheriting much of his uncle's estate in 1858.¹⁸

By 1848, Alexander Cameron (the elder) had established Penola Station in the area where the township would later form.¹⁹ The origin of the name Penola is obscure, with various meanings proposed, but sources generally suggest it was named after a nearby swamp; a 1954 cadastral map shows a large area east of the township as a wetland, or subject to inundation.²⁰ The first building in what would become the township was a weatherboard house licenced by Alexander Cameron as the Royal Oak Hotel. It was situated at the junction of the Robe and Portland Roads to capitalise on the traffic travelling along the region's main north-to-south corridor, as well as the overland coach routes from east of the border and the lower south east of South Australia with Adelaide. A new hotel, built of regional limestone and brick, was opened in 1873²¹ on the same site, and stands today as a prominent local landmark.

Cameron erected the Royal Oak Hotel as part of his larger plan to establish the private township of Penola. On 4 April 1850, he purchased 80 acres of freehold land

¹⁵ Hanna, *Corartwalla: A History of Penola*, p.46; Rodney Cockburn, *Pastoral Pioneers of South Australia*, Vol. 1, pp.170-171.

¹⁶ *South Australian Government Gazette*, 1845, 28 January- 26 February; 28 May- 26 June; GRG, Incoming Correspondence, Chief Secretary's Office: 24/6/1847/508, p. 17; Government Records of South Australia.

¹⁷ Hanna, *Corartwalla: A History of Penola*, pp.46-56; 'Obituary: Miss Alexandria Cameron Passes', *Border Watch*, 28 August 1937, p.3.

¹⁸ Peter Rymill, *The Founders*, National Trust of South Australia, Penola S.A., 1995, p.29.

¹⁹ Hanna, *Corartwalla: A History of Penola*, p.50.

²⁰ Hanna, *Corartwalla: A History of Penola*, p.21; Manning, G. 2006, Manning's Place Names of South Australia, from Aron Creek to Zion Hill. Gould Books, Modbury. P. 336. Hanna, *Corartwalla: A History of Penola*, pp.49-50.

²¹ "Penola", *Border Watch* (Mount Gambier), Saturday 3 May 1873, p.2.

and encouraged his station's tradesmen to establish businesses in the new township.²² The first resident on the track that later became known as Petticoat Lane was Christopher Sharam (1813-1890), who arrived in Penola in 1846 to work as a bootmaker.²³ Subsequent surveys and land purchases occurred between 1858 to 1861, with Alex Cameron assuming control of this process after his uncle's death.²⁴ A memorandum by Alex Cameron approved on 15 December 1858 advised 'I have laid out and subdivided... the Township of Penola'. The Hundred of Penola was proclaimed on 29 August, 1861.²⁵



Section of 'Penola, Co. Grey', cadastral map showing the Hundred of Penola. Office of the Surveyor General, Department of Lands, South Australia. Adelaide : H.J. Wall, Actg. Government Photolithographer, 1954. The site of Mary MacKillop's school can be seen, adjacent to the school reserve which runs immediately south of Petticoat Lane.

Geographically, Penola is located on a limestone ridge, which afforded it protection from the surrounding landscape which was once dominated by wetlands. Drainage programmes began in the area in 1863 and have since then reduced waterlogging and flooding to improve agricultural productivity.²⁶



Penola main street scene, State Library of South Australia, B 21766/167, c.1880. This view of Church Street illustrates Penola's development from rural settlement to township by the late nineteenth century. On the left, stands the Royal Oak Hotel, while on the right, the Post Office building and Matthew Clarke's saddlery premises can be seen.

The evolution of the town according to elements of English and Scottish lifestyles was actively promoted by Alex Cameron, who initiated the Penola races in 1852 and held Highland Balls.²⁷ This was further reflected in the positioning of affluent pastoral homesteads on properties outside the town, and the establishment of an active social calendar including cricket matches and agricultural shows,²⁸ thus emulating English country estates.²⁹ The town also evolved following an English village style in terms of its appearance and the layout of streets and

22 Hanna, *Corartwalla: A History of Penola*, p.50 and pp.52-53.; Cockburn, *Pastoral Pioneers*, pp.170-171; Rymill, *The Founders*, pp. 22-23; Victor Feehan, *Alexander Cameron, King of Penola: A Biographical Sketch*, self-published, Doncaster, Vic., 1980, p.26.

23 W. M. Teape, 'Christopher Sharam, senr.', *Naracoorte Herald*, 03 June 1890, p.2; 'Mrs. Ellen Shara, *Observer* (Adelaide), 9 July 1910, p.38.

24 Hanna, *Corartwalla: A History of Penola*, p.54.

25 Geoffrey Manning, *Manning's Place Names of South Australia, from Aron Creek to Zion Hill*, Gould Books, Modbury, S.A., c.2006, p.336.

26 'History of the South East Drainage System – Summary', Primary Industries and Regions South Australia (PIRSA), Department of Primary Industries and Regions, Government of South Australia, 2017. https://www.pir.sa.gov.au/aghistory/natural_resources/water_resources_ag_dev/irrigated_agriculture/history_of_the_south_east_drainage_system_-_summary/history_of_the_south_east_drainage_system_-_summary, accessed 5 February 2024.

27 Peter Rymill, 'Alexander Cameron (1810-1881)' Australian Dictionary of Biography, National Centre of Biography, Australian National University, published first in hardcopy 2005. <https://adb.anu.edu.au/biography/cameron-alexander-12833>. Accessed 6 February 2024.

28 The Register, The Border Watch, June 6, 1866; Hanna, *Corartwalla: A History of Penola*, p.115.

29 MacGillivray, 'Pastoralism', p.403.

lanes, reflecting the English, Scottish and Irish heritage of the inhabitants.³⁰ One observer in 1903 described Penola as having: 'cottage gardens everywhere...[with] the hedgerows of hawthorn,...[giving] it much of its English appearance.'³¹



'First residence in Penola', photograph, B 58132, State Library of South Australia, c.1870. This four-room slab cottage was, if not the first, certainly one of the earliest homes in Penola. It was built by James McElroy on Portland Street for his family on land purchased from Alexander Cameron in 1855.³²

Petticoat Lane was the first residential section of the Penola township. The laneway was first known as Christie's Row, named after bootmaker Christopher Sharam, its

first occupant. Sharam erected a slab cottage in 1850 out of local timber, which was likely also used as a store.³³ An adjacent cottage was built in the 1860s.³⁴ Sharam's place became a popular destination for 'thirsty horsemen' seeking his services as well as a place to drink.³⁵ William Wilson built a cottage out of Mount Gambier limestone and 'local clay' along the laneway in 1865.³⁶ Father and son Peter and John Davidson constructed Davidson Cottage in 1861 using 'pit-sawn timber'.³⁷ Another stone building, now known as Gammon Cottage since Philip Frances William Gammon acquired the property in 1878.³⁸

By 1870, the laneway had developed into 'an attractive tree-lined road in the English style and boasted eleven cottages, a market garden, orchards and its own cemetery'.³⁹ Several more structures were erected along the laneway during the nineteenth and early twentieth centuries.⁴⁰

At some point during the nineteenth century, the name of the laneway was changed to 'Wilson's Lane'. It remained as such until it was renamed as Petticoat Lane in the 1980s, a name it had been known by colloquially. The name may have been derived from the fact that 'many of the Irish and Scottish female migrants lived in the boarding houses that sprang up along the lane' and would have hung 'their petticoats out to dry on the washing lines'.⁴¹

Catholicism and Mary MacKillop in Penola

South Australia was founded during a period of religious turbulence in Britain. The Church of England's authority was being challenged by 'Dissenters', radical Protestants who rejected the Church's religious and political

30 'Penola's Prospects', *Chronicle* (Adelaide), 17 October 1903, p.34.

31 'Penola', *Observer* (Adelaide), 24 October 1908, p.56.

32 Penola: Walk With History – McElroy Home', *SA Heritage*, mobile app, National Trust of South Australia (Penola Branch), 2019. <https://saheritage.stqry.app/1/tour/11718/item/120491>, accessed 03-09-2024.

33 Hanna, *Corartwalla: A History of Penola*, pp.80-81.

34 'Sharam Cottages', National Trust of South Australia, 2024. <https://www.nationaltrust.org.au/places/sharam-cottages/> Accessed 6 February 2024.

35 Hanna, *Corartwalla: A History of Penola*, p.81.

36 'Wilson's Cottage', National Trust of South Australia, 2024. <https://www.nationaltrust.org.au/places/wilsons-cottage/>. Accessed 6 February 2024.

37 'Davidson Cottage', National Trust of South Australia, 2024. <https://www.nationaltrust.org.au/places/davidson-cottage/>. Accessed 6 February 2024.

38 'Gammon Cottage', National Trust of South Australia, 2024. <https://www.nationaltrust.org.au/places/gammon-cottage/>. Accessed 6 February 2024.

39 Hanna, *Corartwalla: A History of Penola*, p.167.

40 'Penola (Petticoat Lane – Woods/MacKillop School House_ State Heritage Area)', State Heritage Unit, Department of Environment, Water and Natural Resources. <https://cdn.environment.sa.gov.au/environment/docs/her-fact-penolasha-factsheet.pdf>. Accessed 6 February 2024.

41 Hanna, *Corartwalla: A History of Penola*, p.97.

dominance.⁴² Simultaneously, Roman Catholics continued to be subjected to discrimination in Britain. This situation was somewhat ameliorated by the *Roman Catholic Relief Act 1829*, which permitted Catholics to be elected to the Parliament of the United Kingdom, promoting public debate in the Australian colonies on the idea of freedom of religion.⁴³ South Australia promised further opportunities for religious emancipation. Intended as a 'Paradise of Dissent' based on principles of religious liberty and secularism,⁴⁴ South Australia offered a society that appealed to people belonging to various Christian denominations.

The colony's earliest residents were primarily Methodists, Baptists and Congregationalists. The Anglican Church was "the largest denomination in self-described adherents but it formed a smaller proportion of the population, by some ten percentage points, than elsewhere in Australia".⁴⁵ Roman Catholics were among the earliest settlers, but constituted a smaller percentage of the overall South Australian population (14.4% in 1901) compared with the other Australian colonies; "since the foundation of South Australia the colony's religious climate had been strongly influenced by English Protestant Dissent".⁴⁶ Catholic settlers were largely from Ireland, though Scottish and English Catholics also migrated to South Australia during the first decades of colonisation.⁴⁷ While initially concentrated in Adelaide, within decades Catholic settlers had expanded across the colony, including the South East.

The Penola Catholic Mission was founded in November 1854, making it one of the earliest Catholic missions in the South East. Its establishment was aided by the early patronage and support of the wealthy and powerful Cameron family. The Camerons were Scottish Catholic and supported the founding of a church by selling land to the Diocese of Adelaide.⁴⁸ The Mission's first Mass was celebrated on 3 December 1854 and was delivered in a wooden store to a congregation of 30 people.⁴⁹ The congregation was first run by Reverend Peter Powell, later replaced by Father Tenison-Woods, who arrived in the town on the Feast of Saint Joseph in March 1857. A stone church, dedicated to Saint Joseph, opened on Easter Sunday 1859.⁵⁰ By 1860, the increased size of the congregation warranted the appointment of an assistant priest, Reverend Daniel Fitzgibbon.⁵¹

That same year, Mary MacKillop arrived at Penola to work as a governess at Penola Station, which was owned by her uncle Alex Campbell.⁵² Originally from Melbourne and born to Catholic parents from Scotland,⁵³ Mary went on to form a passionate interest in penitential Catholicism and a concomitant dedication to social justice and the education of the poor during her initial stay at Penola. It was in this context that she first met Father Tenison-Woods. After attending one of his services in Penola, Mary wrote 'I had to go and offer myself to aid him as far as the nature of my other duties would permit'.⁵⁴ Mary and Tenison-Woods went on to develop a shared desire to organise a religious society based on penitential principles.⁵⁵

42 David Hilliard and Arnold D. Hunt, "Religion" in *The Flinders History of South Australia: Social History*, ed. Eric Richards (Netley, SA: Wakefield Press, 1986), p.195.

43 Sarah Irving-Stonebraker, "Catholic Emancipation and the Idea of Religious Liberty in New South Wales", *Australian Journal of Politics and History*, 67 (2): 193-207, 2021, p.193.

44 Douglas Pike, *Paradise of Dissent: South Australia 1829 – 1857*, 2nd edition (Melbourne: Melbourne University Press, 1967); David Hilliard, 'Religion', SA History Hub, History Trust of South, 2014. <https://sahistoryhub.history.sa.gov.au/subjects/religion-0>. Accessed 5 February 2024.

45 David Hilliard (2013), 'How Did Methodism Shape South Australia?', *Church Heritage*, 18 (2): 94-108, p.99.

46 D.L. Hilliard, "The City of Churches: Some Aspects of Religion in Adelaide About 1900", in: Robert Nicol and Brian Samuels (eds), *Insights into South Australian History*, Vol. 1, Royal Historical Society of South Australia: Adelaide, pp.77-88.

47 Hilliard, 'Religion'.

48 Peter Rymill, 'Penola's Early Catholic History', Mary MacKillop Penola Centre, c.2010. <https://www.MacKilloppenola.org.au/church/penolas-early-catholic-history/>. Accessed 6 February 2024; Feehan, *Alexander Cameron*.

49 'Story of a Historic South Australian Mission. Father Tenison Tenison-Woods and Mother Mary of the Cross'. *The Catholic Press* (Sydney), 31 January 1924, p.14.

50 'Story of a Historic South Australian Mission', p.14.

51 Hanna, *Corartwalla: A History of Penola*, p.109.

52 Judith Steer, *Mary MacKillop: A Biographical Study of Australian Sainthood*, Masters Thesis, University of Queensland, 1994.

53 'Sisters of St Joseph. Founded in South Australia. Life Story of the Foundress', *Register*, 8 September 1909, p.5.

54 Paul Gardiner, *The Virtues of Saint Mary of the Cross: Mary MacKillop 1842-1909*, St Pauls, Strathfield, NSW, 2017, p.156.

55 Steer, *Mary MacKillop*.



'Roman Catholic Priests', State Library of South Australia, B 36528, c.1864. Portrait of (L-R): Father Julian Tenison-Woods, Father Daniel Fitzgibbon (later Dean Fitzgibbon), and Father Simon Carew, three of the earliest Catholic clergymen in the Penola district.

Tenison-Woods also urged Mary to assist in the development of a Catholic school in Penola. He saw a considerable need for the provision of education in the town, as although 'rich squatters could educate their families without much difficulty', the 'poorer classes ... and trades people who began to settle around, were unable to procure teachers for their children'. Moreover, his intention to establish a school was in line with the Diocese's broader objective to establish formal Catholic education in South Australia, which had commenced in the 1840s with Bishop Francis Murphy. Following the *Education Act* of 1851, which restricted government funding to non-denominational teaching, the Diocese began to deviate from the State and gradually developed an independent education system, a process continued by Bishops Georghegan and Sheil. Tenison-Woods and MacKillop would be instrumental in its creation.



Mother Mary MacKillop', State Library of South Australia, B 23826, c.1890. Portrait of Mother Mary MacKillop, with her sister Annie and brother Father Donald.

Although prior commitments necessitated Mary leaving South Australia to open the School for Young Ladies at Portland, Victoria, in 1864, she returned in 1866 to help develop the school, which had already commenced operating in 1865 under the tutelage of Mary's sister Annie MacKillop.⁵⁶ The school was relocated from the church to a stable on a site lot owned by William McDonald, on the corner of Queen and Bowden Streets.⁵⁷

⁵⁶ Lyn Drummond, 'The Nun Who Defied a Bishop', *Canberra Times*, 02 August 1986, p.1.

⁵⁷ William McDonald purchased the lot, surveyed as Lot 58, in 1859 and built a six-stalled stable there. On Mary's return from Portland the stable, rented from McDonald and renovated by her brother John, became the first St Joseph's School. By 1925, when the land was sold to the Sisters of St Joseph, the stable had been demolished. See: "MacKillop Stable School", Mary MacKillop Penola Centre, Website. <https://www.MacKilloppenola.org.au/memorial-parks/MacKillop-stable-school/>, accessed 14 May 2024.



St Joseph's School, Penola, State Library of South Australia, B23828, 1866. This photograph shows the stable (demolished c.1925) on the corner of Queen and Bowden Streets, in which the first school established by the Sisters of St Joseph was held. The stable's original site was redeveloped in 2012 as a memorial park, the Mary MacKillop Stable School Park.

In August 1866, Tenison-Woods attended the consecration of Laurence Sheil in Melbourne, who became the Bishop of Adelaide the following month. After discussing the need for a teaching sisterhood with the Bishop, Tenison-Woods and MacKillop co-founded the Sisters of St. Joseph of the Sacred Heart, based the order on the Sisters of Saint Joseph of Puy, France.⁵⁸ Like those in France, the Sisters of St. Joseph of the Sacred Heart were to be drawn from poorer communities, who would in turn serve those facing similar circumstances.⁵⁹ Mary became its first member and superior on 19 March 1866,⁶⁰ becoming Mother Mary of the Cross.⁶¹

The significance of the school and Sisterhood is evidenced by events that immediately followed its establishment. By September 1866, Father Tenison-Woods had been appointed South Australian Director-General of Catholic education and secretary and chaplain to Bishop Sheil, who left Penola to assume these roles by February 1867.⁶² The stable school was used only until May 1867, after which the school moved into a purpose-built structure at the south west corner of Petticoat Lane.⁶³

58 Hanna, *Corartwalla: A History of Penola*, p.145.

59 Hanna, *Corartwalla: A History of Penola*, p.121.

60 'Early Education at Penola. Mother Mary MacKillop's Work', *Chronicle* (Adelaide), 04 February 1937, p.55; Osmund Thorpe, 'Mary Helen MacKillop (1842–1909)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, published first in hardcopy 1974. <https://adb.anu.edu.au/biography/MacKillop-mary-helen-4112/text6575>, accessed 5 February 2024.

61 Steer, *Mary MacKillop*.

62 D. H. Borchardt, 'Julian Edmund Tenison-Woods (1832–1889)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, published first in hardcopy 1976. <https://adb.anu.edu.au/biography/tenison-woods-julian-edmund-4700/text7787>, accessed 5 February 2024.

63 Historical Archaeological Excavations at Mary MacKillop Stable School Park, Penola, South Australia. P.9.

By June of that year, Mary had been summoned to Adelaide by Tenison-Woods to continue work in establishing the Order at a colonial and intercolonial level. Further schools and convents were subsequently opened throughout South Australia to provide care to orphans, the sick and unmarried mothers, with the 'Josephites' running 35 schools in the Adelaide diocese by 1871.⁶⁴ In 1873, Mary obtained papal approval from Rome for the sisterhood.

Father Tenison-Woods and Mary MacKillop's activities in Penola were significant in the establishment of the Catholic education system in South Australia and Australia more broadly.⁶⁵ Mary MacKillop was beatified in 1995 and canonised in 2010, and the Sisters of Joseph is now Australia's largest order with sisters living in communities in Australia, New Zealand, Ireland, Peru, Timor-Leste and Brazil.⁶⁶ They are recognised worldwide primarily due to Mary MacKillop's sainthood.

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2. Heritage Value

2.1. Statement of Significance (Petticoat Lane State Heritage Area)

'Penola (Petticoat Lane – Woods/MacKillop School House) is of heritage value for the following reasons:

The Petticoat Lane State Heritage Area is made up of small dwellings on large allotments and vacant allotments maintained as open space. The principal characteristic of the area is that of a turn of the century country lane. In addition the area contains the Woods MacKillop Schoolhouse which is considered one of the most significant sites associated with the life and work of Mary MacKillop, who has been beatified as a saint by the Catholic Church.

*(as entered on the South Australian Heritage Register,
11 December 1997)*

2.2. What is of heritage significance?

Penola township was founded and surveyed in 1850, on land purchased by the pastoralist pioneer Alexander 'King' Cameron. It is the oldest town in the South East region of South Australia. The State Heritage Area is located at the western edge of the Penola township, bounded by Portland Street to the west and Roden Lane to the east. The Petticoat Lane section of the Area contains a variety of small-scale, nineteenth-century cottages set on large allotments, set in the streetscape context of an informal laneway. These buildings evoke the work and lives of Penola's early colonial settlers and demonstrate some of the earliest remaining uses of timber and stone construction techniques in South Australia. The site demonstrates the self-sufficient lifestyle of the early settlers, with groups of cottages and outbuildings surrounded by productive gardens, fruit trees, and fields, retaining views through to open space and the surrounding rural land.

Built in 1867, the Woods MacKillop Schoolhouse sits prominently on the south-western corner of Portland Street and Petticoat Lane. This part of the State Heritage Area is civic in character, and is significant for its association with Mary MacKillop, co-founder of the religious community of the Order of St Joseph of the Sacred Heart, and initiator of a legacy of educational and charitable works by the Josephite Sisters in South Australia. At the invitation of Father Julian Tenison Woods, MacKillop established the first school in Australia that catered to all children, irrespective of family income or social status.

Today, Mary MacKillop is celebrated as Penola's most famous resident, and Australia's first saint. The Woods/MacKillop School House stands together with the former Convent of 'Bawcoodalyn', St Joseph's Catholic Church and the Mary MacKillop Memorial School as strong reminders of the works of Mary MacKillop and the Josephite Sisters in Penola. Much of the vacant land, once used for orchards, vegetable gardens and livestock, remains in the State Heritage Area as open space. The original 1850 survey and the 1924 rebuild of St Joseph's justify a date range of significant development in the State Heritage Area.

Features within the State Heritage Area which contribute to the heritage value of the State Heritage Area include:

- a.** Petticoat Lane's scale and built form character of a late 19th century country lane. Small footprint cottages are set in informal cottage gardens, remnant kitchen and market gardens mature trees, and open space.



View of Davidson Cottage (1861), used by Anglican Church clergy from 1889-1995, when it was known as The Rectory. DEW 2024

- b.** The **Woods / MacKillop School House**, prominently sited, demonstrates the work of Mary MacKillop and Julian Tenison-Woods in establishing Catholic religious, educational, and charitable ministries in the Penola district.



View of the Woods / MacKillop School House DEW 2024

- c.** **Abundant vegetation** on public and private land particularly mature trees frames buildings within the landscape. Eucalypts contrast with historic orchard and garden trees, open space, and remnant market gardens.



View of Petticoat Lane, showing hedges and mature trees, including a substantial Cedar adjacent to Wilson's Cottage, DEW 2024

-
- d.** Remnant examples of old **river red gums** stand in paddocks. These trees provide a landscape structure, illustrate where fields have historically been subject to seasonal inundation and are a dramatic link with the pre-European past of Penola.



Remnant river red gums in paddock to the southern edge of the State Heritage Area, DEW 2024

-
- e.** Along Petticoat Lane, small **nineteenth-century cottages and outbuildings** are interspersed with later modestly sized, dwellings. Early slab and stone construction methods are evident. Original timber shingle roofs to some roofs have been covered with iron sheeting.



Gammon Cottage (1880s), showing early construction methods including metal tile roof, DEW 2024

-
- f. Views** north and south through established gardens to open spaces beyond, and east to paddocks and fields, emphasise the informal, rural nature of the locality. Views of Saint Joseph's Catholic Church, give historical context to the area.



View due south from the lane through to open space, adjacent to Sharam Cottages, DEW 2024

-
- g. Buildings** vary in their street alignment but are generally **located close to the street boundary** creating a strong sense of enclosure.



Sharam Cottages (1850 and c.1860s), set close to the street boundary, Heritage SA 2024

-
- h. Informal grassed or gravel paths and timber kerbs** reinforce the established rural laneway character.



View west along Petticoat Lane, showing timber kerbs and informal pathways, Heritage SA 2024

Architectural features of heritage value include:

- Simple, small scale built forms reflect slab and stone cottages built by early settlers.



Sharam's Cottage (First), c.1850, DEW 2024

- Local building materials including timber slab, Mount Gambier limestone, and local clay. Later cottages are constructed using lightweight external cladding, primarily timber planking.



Woods / MacKillop School House (1866-67), DEW 2024

-
- Moderate roof pitches, hipped or gabled (approx. 30-45 degrees), clad with galvanised, corrugated metal sheeting or roof tile panels, covering earlier timber shingles. Simple stone or brick chimneys and hearths to exterior, with little or no ornamentation.



Sherdington Cottage at the western boundary of the State Heritage Area, showing external stone chimney, DEW 2024

-
- Early cottages had no verandahs. Later verandahs are timber-framed with simple pitched roofs clad in corrugated, galvanised metal sheeting.



Davidson Cottage (1861), showing sloping verandah, DEW 2024

-
- Vertically proportioned, modestly scaled timber framed doors and sash windows.



Wilson's Cottage (1860s), with paned sash windows and glazed entrance door, DEW 2024

-
- Traditional lean-to additions to rear of buildings, with single pitch roofs and walls clad in corrugated, galvanised steel sheeting, horizontal timber weatherboard or horizontal planking.



View towards the rear of Sharam's Cottages, showing lean-to addition with skillion roof at left, DEW 2024

-
- Small scale ancillary outbuildings of traditional rural shed form. Double-pitch roofs clad in corrugated galvanised steel sheeting.



Traditional rural outbuilding with open sides, DEW 2024

-
- Street-front fences are low enhancing the open character of the streetscape. Fencing materials include low timber picket or paling fencing, hedges, timber post and rail with woven or strained wire.
 - Side and rear fences include timber palings and post and wire.



Timber picket fence to the front of Davidson Cottage (1861), DEW 2024

3. Heritage Standards for Development (Petticoat Lane State Heritage Area)

3.1. Purpose of Heritage Standards for Development

Heritage Standards form a key part of Heritage SA's assessment of the heritage impact of referred development proposals by:

- providing a basis for assessment of heritage impact of development by Heritage SA Heritage Officers;
- including heritage principles and location-specific detail on how development can be undertaken to ensure heritage values are protected; proposing a minimum acceptable standard for development related solutions within the State Heritage Area.

Any future development within a State Heritage Area is regulated by the *Planning, Development and Infrastructure Act 2016* (PDI Act), assessed against the Planning and Design Code (the Code):

- Each State Heritage Area is mapped as illustrated in the South Australian Property and Planning Atlas (SAPPA). A State Heritage Area includes both private properties and public spaces (including streets and reserves).
- The Code prescribes planning policy requirements for the assessment of development within a State Heritage Area through the State Heritage Area Overlay.

Any work (development) within a State Heritage Area is defined through the PDI Act as: (*Part 1 (3) (e) Interpretation*):

“...—the demolition, removal, conversion, alteration or painting of, or addition to, the place, or any other work that could materially affect the heritage value of the place”.

Work relates to changes to the exterior of a property within a State Heritage Area and could include repairs, additions, or new construction. Repairs are typically considered ‘work’ where they are significant in scope or have a large effect on heritage value. Exemptions to the definition of Development within a State Heritage Area are scheduled in the [Planning, Development and Infrastructure \(General\) Regulations 2017 – Schedule 5](#).

It is the role of the Relevant Authority (typically the local Council) to confirm if proposed work within a State Heritage Area is considered ‘development’ and therefore requires a development application (DA). In the first instance, contact your local council to ask if what you are proposing is considered development.

Proposals to undertake development within a State Heritage Area may be referred to the Minister responsible for administering the *Heritage Places Act 1993*, for consideration of impact on the heritage values of the State Heritage Area.

The Relevant Authority decides if a referral is required. The State Heritage Area Overlay ‘Procedural Matters (PM) Referrals’, identifies the types of development in a State Heritage Area that typically require referral.

Officers within Heritage SA in the Department for Environment and Water are the Minister’s delegate for advice on referred development applications. Generally, Heritage SA can support the proposal and direct conditions of approval, or direct refusal if heritage values are unacceptably compromised.

Proposed development to the exterior and interior of a State Heritage Place, within a State Heritage Area is separately prescribed by the State Heritage Place Overlay of the Planning and Design Code and is assessed in addition to the State Heritage Area assessment.

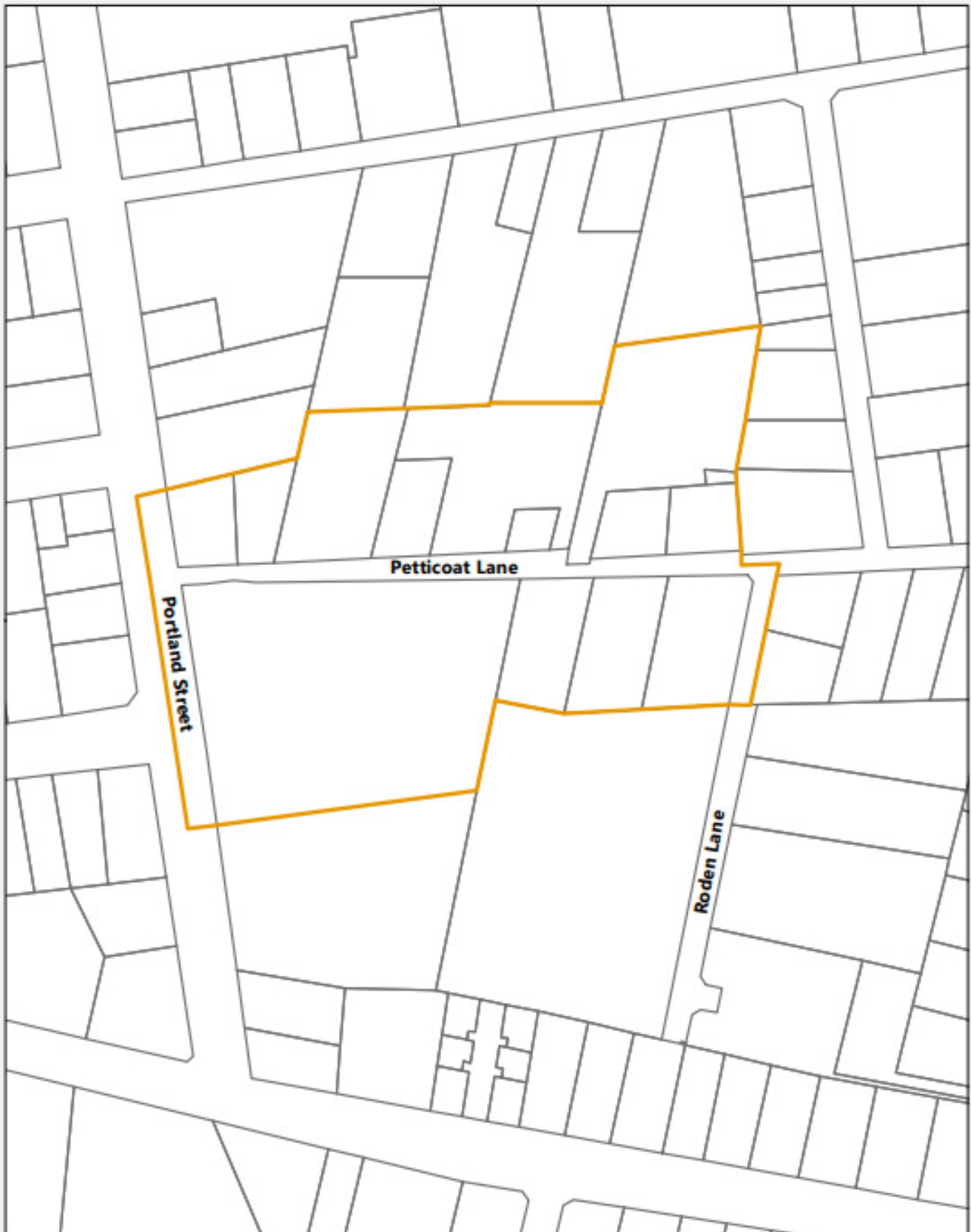
The Penola (Petticoat Lane – Woods/MacKillop School House) State Heritage Area is a place of historic significance, presenting the streetscape of a late 19th Century country lane with a high degree of intactness. The Woods/MacKillop School House reveals the educational and social work of Mary MacKillop and the Josephite religious order in the district.

Any future development is to conserve the character of the Area and uphold its heritage values by:


- retaining the laneway’s visual and environmental approaches and setting
- maintaining the existing buildings, structures, public spaces, and open spaces which collectively contribute to the historic streetscape of the State Heritage Area
- using a complementary palette of materials for new construction that is compatible with the historic built fabric
- ensuring development does not visually dominate existing heritage fabric or streetscape character

Note: this Heritage Standard is valid for all development proposals submitted on or after the date of publication. Development prior to this date will have been assessed under different provisions and therefore cannot be used as a precedent for future development.

Penola State Heritage Area



Legend

 State Heritage Area

Produced by Heritage SA
Department for Environment and Water
81-85 Waymouth St, Adelaide SA 5000
<https://www.environment.sa.gov.au/>

Data Source DEW/EDY
Compiled 2 July 2023
Projection Lambert Conformal Conic
Datum Geocentric Datum of Australia, 2020

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3.2. Land use

(refer: State Heritage Area Overlay – Alterations and Additions PO 2.2)

Land division in the State Heritage Area created the intimate scale and character of Petticoat Lane, with smaller allotments carved from larger parcels and laid out around existing cottages. The setting of the laneway at the western edge of Penola township also contributes to the character of the State Heritage Area. Remaining open space visually connects Petticoat Lane with the Mary MacKillop complex and the State Heritage Area to the surrounding agricultural and natural landscapes.

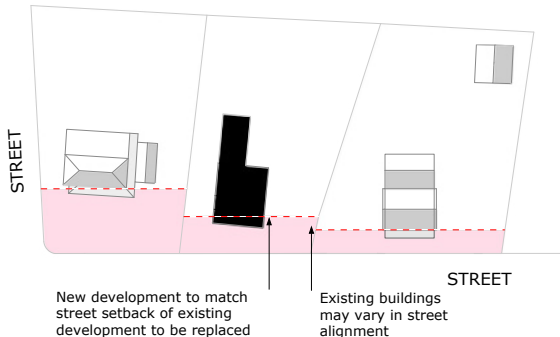
The siting of the Woods / MacKillop School House at the south-western corner of the State Heritage Area provides a non-residential element to the Area and a visual connection to Penola's town centre. This land was among the earliest developed parcels in the district, and its history is strongly linked to the foundation of the town by Highland Scots from Inverness-shire and the development of Roman Catholic religious and educational ministries to serve the local Catholic community.

Principles	Acceptable Standard
<h3>3.2.1. Land Use</h3> <p>Land use in Petticoat Lane reflects its development history.</p> <p>Development along Petticoat Lane is primarily residential in scale, on much larger allotments, illustrating an earlier semi-rural pattern of use.</p> <p>Petticoat Lane is a narrow road reserve, with irregular allotments of varied size. Allotment boundaries align with either Portland or Gordon Streets.</p> <p>The Woods / MacKillop School House sits prominently at the edge of the cluster of buildings forming the historic precinct of the Mary MacKillop Penola Centre on the eastern side of Portland Street.</p> <p>Development is to have regard to the following:</p>	
<p>a. Future land use will complement the established streetscape character of the Area.</p>	<p>Future land uses along Petticoat Lane are of a type that suit the small footprint, low scale buildings within the Area. New development for changing land uses repeat the scale and open space characteristics common to the Area.</p> <p>Land use in the Woods/MacKillop precinct of the Area will be compatible with the current religious, educational and tourist uses.</p> <p>Adaptive reuse of buildings is possible if the external appearance from the public realm is retained.</p>

3.3. New Buildings

(refer: State Heritage Area Overlay - Built Form PO1.1 to 1.5)

New buildings within the State Heritage Area will not adversely materially impact on identified heritage values of the Penola State Heritage Area.

Principles	Acceptable Standard
<p>3.3.1. Siting of new buildings</p> <p>The streetscape character of Petticoat Lane is typical of a nineteenth-century country lane. Spacing of buildings in the Area vary, with cottages sited close to Petticoat Lane, within informal country style gardens and fields. Open spaces between clusters of buildings and outbuildings permit views through to the surrounding landscape.</p> <p>Development is to have regard to the following:</p>	
<p>a. Street and side boundary setbacks</p>	<p>Setbacks are to maintain open space and views between buildings, reinforcing the Area's open, rural character.</p> <p>New building development is to be set back from the street facing boundary to reflect setbacks of existing development on adjacent allotments and complement setback patterns in the streetscape.</p> <p>New development to be set back a minimum of 1.5 metres from any point along a side boundary in the State Heritage Area.</p> <p>New buildings will not obscure sight lines to existing buildings of heritage value within the State Heritage Area.</p>  <p>New development to match street setback of existing development to be replaced</p> <p>Existing buildings may vary in street alignment</p>
<p>b. Ancillary development</p>	<ul style="list-style-type: none"> refer 3.5 Ancillary development

3.3.2. Form and design of new buildings

The form, scale, and architectural features of 1850-1924 buildings in the Petticoat Lane State Heritage Area are of heritage value, illustrating the building techniques and subsistence lifestyle of Penola's first colonial settlers.

New buildings **are to have regard** to the following:

a. Scale

Development along Petticoat Lane takes the form of modestly-scaled, simple dwellings set in informal gardens, surrounded by open space and with views through to fields beyond.

Larger scale religious and educational buildings provide a counterpoint in scale and reflect their landmark importance in the State Heritage Area.

New development complements the built form scale of the historic streetscape and is not to visually dominate adjacent buildings of heritage value. The width of facades to new dwellings complements widths common to historic dwellings within the Petticoat Lane streetscape.

Only detached dwellings are appropriate in Petticoat Lane.

b. Roof form and pitch

The, established, roofs of Petticoat Lane are primarily gable, hipped and skillion in form and are of heritage value.

Masonry chimneys built of Mount Gambier limestone or brick are an important element of the historic roofscape in Petticoat Lane. Most chimneys are built externally on to the sides of cottages.

Roofs to complement historic roof form, pitch, span and profiles in the locality.

Roofs are hipped or gabled. Larger scale development may be reduced in scale by articulating floor plan or breaking into smaller units. Wall eaves and ridge heights are to complement those in the vicinity.

Roof to attached garage will not be continuous with main roof.

Chimneys are erected outside of wall line of dwellings.

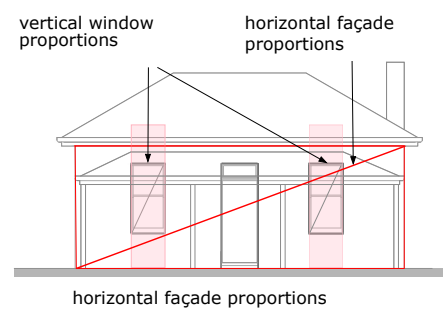
c. Façade Proportions

Street-facing façades of heritage value are horizontally proportioned and punctuated by timber doors and small paned sash or casement windows of modest scale, narrow width and vertical proportion.

Horizontal proportions of established dwellings relating to the period 1850-1924 commonly have two front rooms. Verandahs have been added to some early cottages and later dwellings generally include original porches or verandahs.

Façades of new buildings are to complement the proportions of existing street facing facades of heritage value in the vicinity, including window and door openings.

Window and door openings facing the street do not dominate façades, are to be of vertical format and limited width, with substantial frame profiles. Plate glass façades visible from the public realm are not appropriate. Façades containing only garage doors and entrance doors are not appropriate



d. Verandahs

Verandahs to be simple, have pitched roofs with straight, forms supported on plain timber posts, clad in corrugated steel sheet. Spacing of verandah posts to complement façade proportions.

New, elaborately decorative verandah elements are not supported in the State Heritage Area.

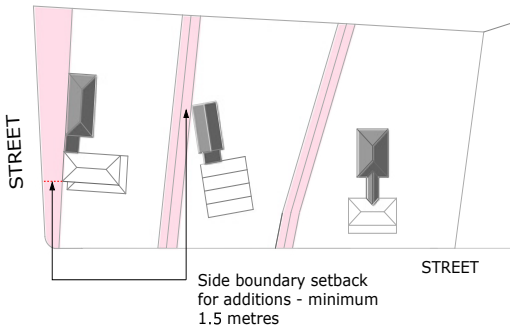
3.3.3. Materials, finishes and colours

New development is to have regard to *Accepted Materials, Finishes and Colours* as scheduled in: **(Alterations and Additions) 3.4.3 Materials, finishes and colours**, incorporating those common to the era of heritage value of the State Heritage Area.

3.4. Alterations and additions

(refer: State Heritage Area Overlay - PO 2.1)

Additions and alterations to existing buildings within the Penola State Heritage Area are not to visually dominate existing buildings or surrounding streetscapes of heritage value. Any addition or alteration is to complement the established building, while maintaining the clearly legible historic pattern of nineteenth and early twentieth century development.

Principles	Acceptable Standard
<div><h3>3.4.1. Site and location of additions</h3><p>Development reflects the existing spatial pattern of streetscapes and the visual prominence of established development relating to the period 1850-1924.</p><p>The historic streetscape of Petticoat Lane has high integrity. Early cottages are set close to the street edge; later construction varies in setbacks and street alignment, with the variation lending an informality to the streetscape.</p><p>Open spaces between buildings offer views from the public realm through to gardens, fields and surrounding open space beyond, reinforcing the rural setting of Petticoat Lane.</p><p>Open spaces between buildings offer views from the public realm through to gardens, fields and surrounding open space beyond, reinforcing the rural setting of Petticoat Lane.</p><p>Development is to have regard to the following:</p></div>	
<div><p>a. Street and side boundary setbacks</p></div>	<div><p>Additions are to be located to the rear of existing street facing buildings, to minimise visual impact and ensure the original building is clearly distinguishable in historic footprint from the street. Additions do not extend beyond the width of the existing building footprint.</p><p>Side boundary setback for additions - minimum 1.5 metres</p><p>Additions are to be set back a minimum of 1.5 metres from any point along a side boundary in the State Heritage Area. If the existing dwelling is located less than 1.5 metres off the side boundary, additions can match this alignment.</p></div>

3.4.2. Design of additions

The consistent form, scale, and architectural features of existing buildings relating to the period 1850-1924 in the Area are of heritage value, illustrating the historic, social, and economic development of a nineteenth/early twentieth century rural settlement. Petticoat Lane is distinguished by the presence of adzed timber slab, pise/clay, and masonry construction, illustrating the construction techniques, building skills, and limited resources of the earliest colonial settlers.

Development **is to have regard to** the following:

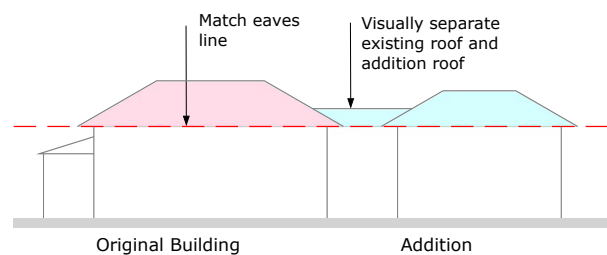
a. Scale

The consistent scale of established development is of heritage value.

Larger scale buildings such as the Woods / MacKillop School House and St Joseph's Church reflect their importance to the development of Catholic life and mission in Penola and tell the story of Mary MacKillop's work in the community.

Additions and alterations are to complement and not dominate existing built form.

Where seen from the street and surrounding public realm, additions are to be designed so that the scale and extent of the existing development of heritage value remains clear.



Side Elevation-EXAMPLE only of roof treatment which maintains form and scale of original building

Additions are to be single storey in height and are to match existing eaves height. A break in the roof line between existing development and additions is required.

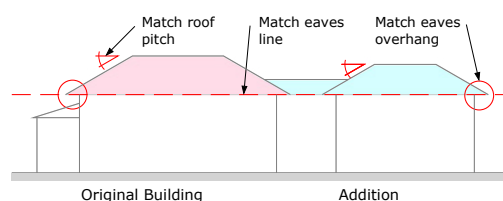
b. Roof form and pitch

The consistent, established roofscape of 1850-1924 Petticoat Lane is of heritage value. Buildings commonly feature hipped or gable pitch roofs (approx. 35-45 degrees).

Where visible from the public realm, the roof form, roof pitch and ridge height of additions are to complement the existing building. Roof cladding is to have regard to *Accepted Materials, Finishes and Colours* as scheduled in **3.4.3 Materials, finishes and colours**.

Chimneys to roofs of existing heritage buildings (1850-1924) are to remain when roof cladding is updated. New chimneys are to complement the form, scale, and composition of existing building.

Existing timber shingles located beneath more recent roof cladding are to be retained.



Side Elevation- EXAMPLE only of pitch, eaves overhang and height

c. Façade proportions

Where visible from the street, additions are to complement the built form proportions of existing buildings. New window and door openings should not visually dominate and are to be similar in proportion and extent to those existing in buildings of heritage value. Plate glass walls and patio doors are not acceptable in Petticoat Lane where visible from the public realm.

d. Alterations to original building features

The overall consistency in architectural features associated with buildings in the Petticoat Lane State Heritage Area, the majority of which were constructed prior to 1924, are of heritage value.

Refer [3.10 Conservation Works] for further details.

Face brick and stone external walls are to be retained and not painted or render finished. Painted external walls are to be maintained using traditional paint systems.

Original architectural features, including windows and doors, verandahs and lean-tos, are to be retained in their original configuration and material. Front verandahs are to remain unenclosed.

Where original façade features have been removed or altered and evidence of these features is not clear, reinstatement is acceptable using architectural detailing copied from nearby buildings of similar style/ era.

3.4.3. Materials, finishes and colours

The architectural features of existing buildings including outbuildings which relate to the period 1850-1924 within the Petticoat Lane State Heritage Area are of heritage value, illustrating the historic, social, and economic development.

Development in the Area constructed between 1850-1924 illustrates the building traditions of early colonial settlers.

Development **is to have regard to** the following:

a. Roofing and rainwater goods (new)

Roof cladding, flashings, gutter and downpipe profiles to match original, traditional material profiles.

Acceptable

- deep profile, corrugated, galvanised metal sheet or pressed metal tiles
- galvanised 'ogee' or half round profile gutters, metal round downpipes
- scribed roof capping
- extant timber shingles retained under proposed roof sheeting
- new like for like timber shingle roof, local shingle repairs to match

Not supported (where visible from street/public space)

- steel sheeting with rectangular/square profiles
- colorbond and Zinalume finish roof
- steel barges and fascias
- colours incompatible with the traditional (grey or galvanised) roofing colours on historic buildings
- roof tiles or other heavy weight materials where not on existing building
- modern quad gutter profile
- rectangular downpipes
- PVC downpipes

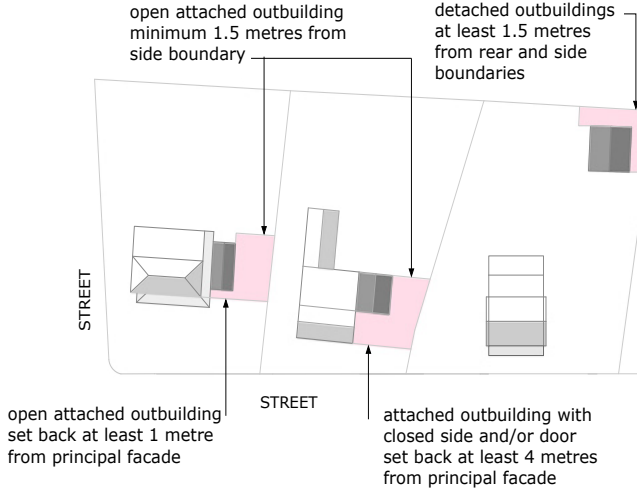
<p>b. Exterior Walls (new)</p> <p>Buildings of heritage value in the Petticoat Lane State Heritage Area are typically single-storey buildings of cut timber slab, limestone, or timber-framed and board-clad construction, with masonry chimneys, and lean-to additions.</p>	<ul style="list-style-type: none"> • face or rendered stone to match original buildings • red brick or limestone masonry, pointed in lime mortar • deep profile, corrugated, galvanised metal sheet • rendered masonry (mid stone or natural oxide tones) • painted weatherboard, thickness and profile to compliment traditional 	<ul style="list-style-type: none"> • Square profile steel sheeting • Face concrete blocks • Fibre cement sheeting • Composite wall panels • Stone veneer facing • Unpainted/ exposed timber • Zinalume finish • Colorbond finish
<p>c. Proposed external doors and windows in view of the street</p>	<ul style="list-style-type: none"> • timber framed doors – simple timber face without glazing • timber framed flywire screen doors • timber framed windows, vertically proportioned (double-hung sash or casement) 	<ul style="list-style-type: none"> • decorative aluminium screen/security doors/window grilles • aluminium-framed doors and windows • horizontally proportioned and/ or large windows • roller window security shutters
<p>d. External painting</p> <p>Note: Painting of unpainted external surfaces to existing buildings is not supported.</p>	<ul style="list-style-type: none"> • exterior painting using compatible paint colour schemes 	
<p>e. Verandahs (new)</p>	<ul style="list-style-type: none"> • simple, dressed, timber posts (110-120mm square) • flagstone, natural ground, concrete floors 	<ul style="list-style-type: none"> • finials and cast-iron lace or other decorative elements unless supported by historical evidence • decorative timber posts • decorative tessellated tiling
<p>f. Fencing</p>	<ul style="list-style-type: none"> • refer 3.5.2 Fences and Gates 	
<p>g. Ancillary development</p>	<ul style="list-style-type: none"> • Refer 3.5 Ancillary development 	

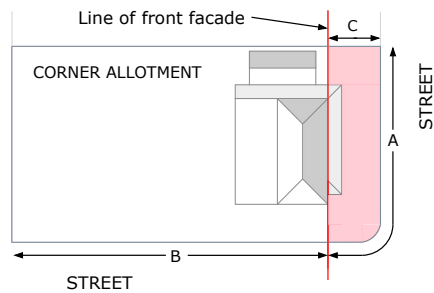
3.5. Ancillary Development

(refer: State Heritage Area Overlay - PO3.1-3.3) – garages, carports, sheds, verandahs, solar panels, signage, fences

Ancillary development in Petticoat Lane includes, but is not limited to: carports, garages and sheds; studios, offices and ancillary accommodation; fences and gates; signage; solar panels; home batteries; and rainwater tanks. While such development is of a secondary nature, it may still have an adverse impact on the heritage value of the State Heritage Area if not managed appropriately.

Principles	Acceptable Standard
<p>3.5.1. Ancillary structures including carports, garages and sheds, studios, offices and ancillary accommodation.</p> <p>Ancillary structures (outbuildings) are an important part of the built form heritage values of the Petticoat Lane State Heritage Area.</p> <p>Existing outbuildings are typically small, freestanding and rectilinear in plan, with short-span, low-pitch skillion or higher pitch gable or hip roof forms. Materials used include brick, or stone and galvanised, corrugated steel sheeting, timber boards.</p> <p>Development is to have regard to the following:</p> <p>a. Ancillary Structures (garages, carports, sheds, studios, offices, ancillary accommodation and other outbuildings supporting)</p> <p>The diversity of ancillary structures (outbuildings) reflects the rural character and infrastructure of Petticoat Lane. They complement other structures associated with local farming and trade, including lean-to animal shelters, sheds, workshops, and stock yards. Open space between principal buildings and associated outbuildings reinforces the open, rural character of the Area streetscapes.</p> <p>New Ancillary Structures are to have regard to <i>Accepted Materials, Finishes and Colours</i> as scheduled in 3.4.3.</p>	<p>Where visible from the public realm, the permanent installation of shipping containers as dwellings, additions or ancillary structures is not supported within the State Heritage Area.</p> <p>Support may be granted for temporary use of shipping containers during construction of new development.</p> <p>Attached ancillary structures:</p> <p>New attached structures are to:</p> <ul style="list-style-type: none"> • be open structures with no walls or doors, sited a minimum of 1 metre behind principal front wall of dwelling (e.g. carport) • be structures with street facing doors and/or side walls only to buildings constructed after 1924, located a minimum of 4 metres behind principal front wall of dwelling (e.g. garage) • be a minimum of 1.5 metres from any side boundary • be a minimum of 1.5 metres from rear boundary • have no part of structure (eaves or fascia) closer than 450mm to any boundary • have eaves height to match front verandah, or if no verandah, eaves no higher than 2.4 metres • have a roof pitch to match front verandah, using similar details, and if no verandah, have roof pitch to complement main roof • have posts that are 120x120mm minimum in dimension • have simple roof form separate from main roof

Principles	Acceptable Standard
	<ul style="list-style-type: none"> • Detached ancillary structures (outbuildings): • New detached structures are single storey, rectilinear in floor plan and: <ul style="list-style-type: none"> • located behind the line of rear wall of primary building • are a minimum of 1.5 metres from a side boundary • are a minimum of 1.5 metres from rear boundary • not visually dominate the site or streetscape, or existing buildings of heritage value • be no greater than 60 square metres in area where visible from the public realm • have roof form and pitch to complement existing primary building of heritage value • Where visible from the public realm, single width garage doors are supported. Double car width doors are only supported where not visible from the street. 
b. Pergolas and garden structures	Pergolas to be located to the rear or side of existing buildings, to avoid adversely impacting on views from the public realm.
<h3>3.5.2. Fences and gates</h3> <p>Early fencing styles contribute to the character of the Petticoat Lane State Heritage Area. Dwellings that address the street have no fencing or low, open fencing styles that reinforce the rural, open character of the Area, maintaining clear visual connections to surrounding landscape.</p> <p>Original fences include planted hedges, timber pickets of simple design and timber post and wire/rail. Timber palings were sometimes used on secondary property boundaries.</p>	<p>Low, open fencing is maintained along property frontages. New fencing is to match the existing palette of materials in the locality without compromising the open character of the Area.</p> <p>Original gates and fences, stone walls and planted hedges to be retained. Removal and/or replacement of existing inappropriate fencing is supported.</p>

Principles	Acceptable Standard	
a. Fences and gates (replacement or new)	Location	Accepted
	Property frontages: Boundary A, shown below	Not higher than 1.2m; Constructed of planted hedges; timber pickets (70mm wide, 50mm gap, 60 degree point, not scalloped); timber post & wire/rail
	Side street Boundary B, shown below; other adjoining property boundaries	No higher than 1.2m: timber post and wire/rail; No higher than 1.2m: timber paling on timber post and rail support.
	Boundary C, shown below	Not higher than 1.2m; Timber post and wire, timber palings with timber posts and top plate
 <p>The diagram illustrates a corner allotment in a street layout. A building footprint is shown within the corner. A red line indicates the boundary C, which is the rear boundary of the building. Boundary A is the front facade line, and Boundary B is the side street boundary. The diagram shows the relationship between the building, the street, and the boundaries.</p>		
<h3>3.5.3. Signage</h3> <p>Minimal signage is a feature of the Petticoat Lane State Heritage Area.</p>		
	<p>All signs in the State Heritage Area require development approval.</p> <p>Signage is to be minimal and not dominate in the streetscape or landscape.</p> <p>Signs for non-residential buildings to be small, free-standing structures.</p> <p>Permanent LED screen type signs are not acceptable. Sign design should be based on a heritage range of external colours appropriate to the era. Corporate-colour signage is not appropriate.</p>	

Principles	Acceptable Standard
3.5.4. Skylights Roof forms are significant to the heritage values of the State Heritage Area	<p>Dormer windows are not supported in the Petticoat Lane State Heritage Area where visible from the public realm.</p> <p>New or replacement skylights are to be low profile and located out of view of the public realm. Skylights on street facades are not acceptable.</p>
3.5.5. Solar Panels Solar panels provide environmental benefits. Adverse visual impact is negated if panels are placed out of view of public streets/areas.	<p>Solar panels within the State Heritage Area are to be:</p> <ul style="list-style-type: none"> • not located on development which relates to the 1850-1924 date range • located on roof planes not visible from the public realm and sited below the ridge for other existing buildings • located on sheds, carports, garages or pergolas, that are not visible from the streetscape • installed so componentry including cabling, conduits, batteries and inverters is not visible from the public realm • mounted flush with roof plane • black framed • arranged in a symmetrical group (not staggered) with a margin of visible roof edge around the group. <p>If no other mounting location is possible, side roof-mounted solar panels must be:</p> <ul style="list-style-type: none"> • located at least 4 metres behind the front of the roof (but not on a corner site) • located as far as practical on the lower part of the roof.
3.5.6. Rainwater Tanks	<p>Rainwater tanks are to be located underground or to the rear of properties to avoid adverse visual impact on the public realm.</p> <p>Above ground tanks to be corrugated, circular, metal tanks in galvanised finish.</p> <p>Modern plastic tanks of the same form, profile and colour are to be located to the rear of the property and not visible from the public realm.</p>

Principles	Acceptable Standard
3.5.7. Plant and ancillary equipment	<p>Hot water units, water pumps and effluent systems are to be located to the rear of properties, underground or otherwise concealed by vegetation or within small sheds.</p> <p>Air conditioners are not located on street façades and external air handing (condenser) units are screened from view of the public realm. Roof-mounted evaporative units are to be located on rear roof planes and coloured to match roof sheeting.</p> <p>Antennae and satellite equipment to be located out of view of the public realm.</p> <p>Infrastructure for new technology (such as electric car charging) is supported in principle. The size, appearance and location will be negotiated on a case-by-case basis to minimise any negative impacts on the State Heritage Area.</p>

3.6. Land division

(refer: State Heritage Area Overlay - PO4.1)

Land division refers to boundary adjustments and sub-division of allotments within the State Heritage Area.

Principles	Acceptable Standard
3.6.1. Land division characteristics Remnants of early subdivision patterns in the State Heritage Area remain. Further subdivision will not detract from the character of the Area. Development is to have regard to the following:	
a. Land division	<p>Some opportunities for subdivision of larger allotments exist within the State Heritage Area. Subdivision of new allotments to ensure development outcomes do not negatively impact on the existing spatial built form pattern, scale, open character and heritage values of the State Heritage Area.</p> <p>Lot 121 – future subdivision allotment widths to match those to the east within State Heritage Area.</p> <p>Lot 2 and 15 – no further subdivision facing Petticoat Lane. Allotments to the rear to be similar in scale to abutting allotments, to ensure a consistent pattern of built form development.</p> <p>Boundary adjustments to remedy boundary anomalies are acceptable where they are of a minor nature.</p>

3.7. Landscape context and streetscape amenity

(refer: State Heritage Area Overlay - PO5.1)

The landscape character of the Petticoat Lane State Heritage Area contributes to its heritage value, defined by its natural topography and vegetation as well as by its settlement pattern and built infrastructure.

The township of Penola developed to service the surrounding agricultural area. Today, Penola is a supporting commercial and service centre for the Limestone Coast region, being the second largest town in the district. It is also host to a prominent tourism industry, driven by the Coonawarra wine region to the north of the town and to its connection with Australia's only Catholic saint, St Mary MacKillop.

Originally little more than a footpath, Petticoat Lane was progressively subdivided and its landscape formalised over time, with the sealing of the roadway and introduction of street infrastructure including kerbing and street lighting, following in approximately the 1950s.

Principles	Acceptable Standard
3.7.1. Landscape character The landscape character of the Petticoat Lane State Heritage Area is defined by its informal, open character. Development is to have regard to the following:	
a. Views and Vistas	The open character of the Petticoat Lane State Heritage Area is that of a nineteenth century open rural settlement, allowing views and vistas within the State Heritage Area. Significant views including those of Saint Joseph's Church are to be maintained.
b. Public realm infrastructure <ul style="list-style-type: none"> • some unsealed and lightly bitumised roads • unsealed footpaths • minimal infrastructure • timber kerbing 	Actions involving the replacement or upgrade of public realm features by local council are typically not defined as development in the <i>PDI Act 2016</i> . These actions are not exempt from the definition of development in the case of a State Heritage Area. As such works vary in scope, early discussion between Heritage SA and Wattle Range Council is required to confirm if works materially affect heritage values. Where they do affect heritage values, development approval is required. Other non-statutory documentation such as Conservation Management Plans and Concept Plans may provide guidance as part of Heritage South Australia advice
c. Kerbs and drains	Road infrastructure upgrades include reproduction timber kerbing, gravel footpaths, and street lighting.
d. Wells	Historic water wells are to be retained and conserved.
e. Street furniture	Street furniture is to be located in communal park areas and designed to reflect the historic character of the area. Fixed, streetside furniture is inappropriate. Bollards to be natural timber. Seating to be made from timber and galvanised steel. Street lighting to be simple and unobtrusive in design.
f. Services and infrastructure	Visually intrusive services and infrastructure distract from the heritage character of Petticoat Lane.

3.8. Demolition

(refer: State Heritage Area Overlay - PO6.1) Demolition of original buildings, structures, public realm elements and other features of identified heritage value associated with the period 1850-1924 is not acceptable.

Principles	Acceptable Standard
<p>3.8.1. Demolition</p> <p>The form, scale and architectural features of existing buildings, structures and landscape features within the State Heritage Area are of heritage value and illustrate the historic development of a nineteenth and early twentieth-century country town lane and Mary Mackillop's work.</p> <p>Development is to have regard to the following:</p>	
<p>a. Demolition of buildings</p>	<p>Demolition of buildings erected before 1924 is not acceptable. Demolition of later structures is acceptable, subject to approval and provided that:</p> <ul style="list-style-type: none"> the portion of any building or other feature is determined to not contribute to the heritage value of the State Heritage Area, or the structural condition of the building represents an unacceptable risk to public or private safety and results from actions and unforeseen events beyond the control of the owner and is irredeemably beyond repair. <p>Replacement buildings must have due regard to the <i>Principles</i> and <i>Acceptable Standards</i> contained in Section 3.3: New Buildings</p>
<p>b. Demolition of structures, out-buildings and building additions</p>	<p>Demolition of structures, building lean-tos, building additions, garages and sheds and other ancillary buildings within the State Heritage Area erected before 1924 is not supported, unless removal does not adversely impact on the heritage values of the State Heritage Area.</p> <p>Any replacement buildings/structures must have due regard to the <i>Principles</i> and <i>Acceptable Standards</i> of 3.4 Alterations and additions and 3.5 Ancillary development.</p>
<p>c. Demolition of public realm infrastructure</p>	<p>Demolition and replacement of public realm infrastructure is acceptable where heritage values are not compromised. This includes water management infrastructure. See also: Sections 3.7.1. Kerbs and drains; d), 3.7.1. e). Wells.</p>

3.9. Conservation works

(refer: State Heritage Area Overlay - PO7.1)

Conservation work to repair dilapidated building fabric is considered a development matter where the scope of works is not minor in nature. Getting the right advice is important, to save time, minimise costs, and to ensure the ongoing management of buildings. Advice from Heritage South Australia may assist in the correct conservation of buildings and preservation of historic character.

Principles	Acceptable Standard
<p>3.9.1. Conservation approach</p> <p>Significant building fabric of existing buildings and structures of heritage value within the State Heritage Area is to be conserved and maintained.</p> <p>Correct repair methods ensure the ongoing preservation of built fabric. The aim is to repair only as much as needed, avoiding conjectural reinstatement. Conservation works are to respect the historic layering of individual buildings and structures.</p> <p>The following conservation works are deemed 'development':</p> <ul style="list-style-type: none"> • roof, guttering and verandah repairs • chimney repairs – stabilisation, repointing • structural stabilisation • external wall repairs and repointing / rendering • external timber repair • rising / falling damp repair • removal of paint finishes from external masonry surfaces and original timber or metal surfaces • conservation of historic paint finishes • repairs to historic fences 	<p>Dwellings and non-residential buildings: seek advice from Heritage SA before undertaking conservation repairs to dilapidated building fabric. Works that are more than 'minor in nature' require development approval. The Relevant Authority, Wattle Range Council, in conjunction with Heritage SA, can provide advice confirming if works are of a minor nature.</p> <p>Seek the advice of a Heritage South Australia heritage officer before undertaking conservation repairs to dilapidated building fabric.</p> <p>Works that are considered to materially affect the heritage values of the State Heritage Area require development approval.</p> <p>The Relevant Authority (Alexandrina Council) in conjunction with Heritage South Australia, can provide advice confirming if works are likely to materially affect the heritage values of the State Heritage Area.</p>



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