

SA Heritage Register

Nomination form

South Australian HERITAGE COUNCIL

To help your nomination be successful, please fill out this form with as much information as possible.

Feel free to expand the answer fields as much as you require or append information to the form.

Please note that places which have been nominated during past three years will not be reconsidered by the South Australian Heritage Council unless you can provide significant new information not provided through the previous nomination and assessment.

For assistance with this form you may contact:

Your local historical society or heritage adviser may be of assistance OR you may telephone an assessment officer in Heritage South Australia on (08) 8124 4960.

A. Nominated Place

1. Name	
Name of Place / Object:	Grange Farm
Any other or former name(s):	'Springbank' (1880s)
Is the place already on another heritage list?	Yes, this place is currently local heritage listed

2. Location					
Street Address:	92 Gaffney Road				
	Suburb / Town: Willunga			Post Code: 5172	
Local Council Name:					
Land Description: (if known)	Title: CT	Volume: 6177	Folio: 17	Parcel Type: Allot	Parcel No: 4
	Plan Type: DP	Plan No: 110599	Section:	Hundred: Willunga	
GPS Location/s: (If known)	Longitude / Easting / X			Latitude / Northing / Y (Datum =)	

3. Ownership	
Name of Owner(s):	
Contact person: (if different from owner explain relationship)	
Postal Address:	
Phone Number:	
Ownership History:	1839 - Section 440 was originally granted to Robert Ferguson, but he apparently did not reside on or use the land c1843 - Thomas Marshall leased the land, built a three room farmhouse and named the property 'Grange Farm' 1871 - Property ownership transferred to Thomas Marshall 1880 - Thomas Marshall dies. Property executors Henry Binney and Thomas Atkinson transfer ownership to Gabriel Cox of Aldinga, farmer 1881 - Francis Gabriel Culley lease the property, added second storey to farmhouse and farmed the land; they named the property 'Springbank' 1912 - Beaumont Arnold Moulden, Solicitor and Thomas Pengilly, Aldinga farmer, acquired the property. John Thomas Rowland leased the farm

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	1917 - Martin Binney leased the farm 1930 - Wildred Aldam, Willunga farmer, purchased the property Mid 1970s - [REDACTED] purchased the property
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4. Nominator (your details)	
Your Name/s:	[REDACTED] [REDACTED]
Organisation/Position:	[REDACTED]
Daytime Phone:	[REDACTED]
Fax:	
Postal Address:	[REDACTED] [REDACTED] [REDACTED]
Email Address:	[REDACTED]

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B. Description

5. Description of nominated place or object	
Description of the nominated place or object and its current condition:	<p>The nominated place consists of the following elements:</p> <ul style="list-style-type: none">• c1843 single-storey L-shape farmhouse with c1900 second-storey addition• c1840s single storey kitchen and washhouse• mid-19th century single storey former dairy• mid-19th century single storey former stables• mid-19th century outbuilding ruins with later shelter <p>The farmhouse was originally constructed as a single-storey dwelling and a second floor was added in the 1900s.</p> <p>The kitchen/washhouse has been converted to a bedroom, bathroom, and laundry.</p> <p>The former dairy (later used as a chicken house) is a single-storey single room masonry building with a later carport addition to the east.</p> <p>The outbuilding north-east of the farmhouse, which is partly a ruin with a covered roof, is now used as the cellar door.</p> <p>The former outbuilding (ruin) to the north-east of the group of buildings has a later shelter over.</p> <p>Most of the buildings are in use which ensures their maintenance.</p>
Are you aware of any modifications or additions to the place or object? Can you provide dates for these changes?	<p>There have been numerous internal and external alterations and additions to the dwelling and the outbuildings.</p> <p>The [REDACTED] family undertook extensive works to the dwelling after the mid-1970s, including re-structuring of the roof.</p>
Do you believe there may be historical items under the ground? Should an archaeological investigation be considered?	<p>The property is in close proximity to the Coast to Vines Rail Trail and research suggests that there are a number of culturally significant areas along the trail.</p>
Date you inspected the place or object:	<p>Inspected by [REDACTED] (GGA) in 2021 and [REDACTED] in 2023</p>
Have you had any contact with the Owner?	<p>Yes, council has contacted the owner a number of times since 2020. The owner was also contacted by [REDACTED] prior to their site visits.</p>
Current use of the place or object:	<p>Dwelling and cellar door</p>
Original or former use(s):	<p>Farm Complex with dwelling and outbuildings</p>
Are there any current or long term threats to the nominated place or object?	<p>Not aware of any</p>
Name of Builder:	<p>Unknown</p>
Any other information:	

C. History

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6. Origins and history	
Years of Construction:	Start: 1840s Finish:
Name of Designer / Architect:	Unknown
History of the nominated place or object:	<p>Thomas Marshall built a single-storey dwelling at the property in 1840 and he farmed there for next 40 years. F.G. Culley owned the property from the 1880s and was responsible for adding a second-storey to the dwelling built by Thomas Marshall. The property was called 'Springbank' by the Culley family.</p> <p>The Binney family and W. Aldam were the subsequent owners of the property. The original local stables were demolished during the period when the property was owned by W. Aldam.</p> <p>The Bosworths acquired the property in mid-1970s and are the current owners.</p> <p>See Attachment 1 – Report by [REDACTED] [REDACTED] (GGA) and Attachment 2 – Report by [REDACTED] [REDACTED] for detailed history.</p>
Historical sources used to support your nomination: Please attach copies of pages from publications or newspaper articles as appropriate.	<p>See Attachment 1 – Report by [REDACTED] [REDACTED] (GGA) and Attachment 2 – Report by [REDACTED] [REDACTED].</p>

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D. Heritage Significance

7. Statement of State Significance - Why is the place or object important to South Australia?

It is of State heritage significance because it is a highly intact farming complex dating to the Willunga district's earliest developments, retaining both the original farmhouse and outbuildings dating from the 1840s onwards. The farm is also significant for its association with several early and significant families for the Southern Vales including the Marshall, Culley, Binney and Aldam families who were instrumental in shaping the agricultural landscape of the region and contributing to its economic prosperity.

8. Significance Criteria

The South Australian *Heritage Places Act 1993* lists seven criteria by which places are assessed as 'State significant.' Please tick the criteria you feel the place demonstrates and explain your reasons.

- | | |
|--|---|
| <input checked="" type="checkbox"/> It demonstrates important aspects of the evolution or pattern of the State's history. | This place represents the theme of Developing South Australia's economies as it is an intact example of a farm complex in the Southern Vales region. The farm complex represents a tangible link to the area's agricultural past. |
| <input type="checkbox"/> It has rare, uncommon or endangered qualities that are of cultural significance. | |
| <input type="checkbox"/> It may yield information that will contribute to an understanding of the State's history, including its natural history. | |
| <input type="checkbox"/> It is an outstanding representative of a particular class of places of cultural significance. | |
| <input type="checkbox"/> It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics. | |
| <input type="checkbox"/> It has strong cultural or spiritual associations for the community or a group within it. | |

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- ☐ It has a special association with the life or work of a person or organisation or an event of historical importance.

E. Additional Information

9. Images/Maps/Diagrams/Site Plans

A full range of images including maps, site plans, and photographs will help your nomination.

Please provide:

- a clear outline of the place or object being nominated within any maps or plans provided
- high quality images of the place or object (please list the total number of images being provided)
- the subject of each image
- the date each image was created
- the author of each image, and
- the copyright holder of each image (if known)

Paste images here:



Aerial image of 'Grange Farm', 92 Gaffney Road, Willunga (elements highlighted in red and numbered as per below):

1. c1843 single-storey L-shape farmhouse with c1900 second-storey addition
2. c1840s single storey kitchen and washhouse
3. mid-19th century dairy
4. mid-19th century former stables
5. mid-19th century outbuilding ruins with later shelter

Source: Nearmap 2024

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The South Australian Heritage Council is committed to transparency in relation to the listing process and wishes to enhance public confidence in the nomination, listing and decision-making process. The Council's policy is to make nominations for State heritage listing and submissions on provisional entries publicly available via webpage or to interested parties. The Council will adhere to the Privacy Principles and your name and personal details will not be released.

I [REDACTED] nominate Grange Farm to be state heritage listed.

The information I/we have provided is correct to my/our knowledge.

Your Signature:

[REDACTED]

Date: 18/8/25

Nomination Form Checklist

Please check that your nomination includes:

- ☒ A clear indication of the location of the place or object (including map/s). Where a number of features are nominated, show the location of each and/or a boundary surrounding the significant elements of the site.
- ☒ A history of the place or object explaining important aspects relevant to the nomination.
This should generally help support arguments of cultural significance.
- ☒ A clear description of the nominated place or object/s.
- ☒ A statement of significance and indication on how the place or object satisfies one or more of the significance criteria.
- ☒ Have you taken the opportunity to discuss the nomination with a heritage assessment officer? It is strongly advised you to do so prior to submitting this nomination.

Email: DEWHeritage@sa.gov.au

Post: Executive Officer, South Australian Heritage Council
Department for Environment and Water
GPO Box 1047, Adelaide SA 5001

NAME: 'Grange Farm', 92 Gaffney Road, WILLUNGA

PLACE NO.: Local, HID 5431

CURRENT USE:	Commercial and residential premises
FORMER USE:	Dwelling with outbuildings
DATE(S) OF CONSTRUCTION:	C.1840s dwelling and outbuilding with later additions and alterations
LOCATION:	92 Gaffney Road, WILLUNGA
LAND DESCRIPTION:	CT 6177/17, Section 440, Hundred of Willunga
OWNER:	Private Ownership
REGISTER STATUS:	Local, HID 5431



'Grange Farm', Gaffney Road, Willunga (GGA, 2021)

NAME: 'Grange Farm', 92 Gaffney Road, WILLUNGA

PLACE NO.: Local, HID 5431

DESCRIPTION:

C.1840s two storey former farmhouse constructed of masonry with brick quoins and surrounds. Second storey added in c.1900. Early window and door openings with slate sills and casement window fittings. Substantial early masonry chimney to south-east elevation with brick chimney stacks. Later timber framed corrugated steel clad verandahs to north-east and north-west elevations. Early roof forms with slate cladding. External masonry stairs with slate treads leading to basement cellar. External retaining walls adjoining residence to immediate south of south elevation.

C.1840s single storey kitchen and washhouse adjoining former farmhouse constructed of masonry with chimney to east elevation, original roof form with slate cladding. Early timber door fittings and early casement window fittings. Slate paved verandah over masonry plinth with timber framed trellis with associated vines.

Mid-19th century split-level dairy immediately north of former kitchen & washhouse across stream, constructed of masonry with original roof form clad in slate. Early timber window and door fittings, windows retain timber casements. Later timber framed corrugated steel-clad verandah extending to west elevation.

Mid-19th century outbuilding, partially in ruinous form, constructed of masonry with brick quoins to openings. Original gabled roof with later replacement corrugated steel cladding and associated flue. Later timber framed French doors to north, east and west elevations. Ruinous masonry walls extend to western elevation.

Mid-19th century farming outbuilding, now in ruinous form with internal rendering, early window forms and internal timber lintels. C.2010s steel and timber framed shelter constructed over site to stabilise outbuilding ruins.

It is recommended that the dwelling and outbuildings 'Grange Farm', 92 Gaffney Road, Willunga be retained on the SA Heritage Register as a Local Heritage place. It is recommended that the current listing be amended to include additional heritage fabric identified in the recommended Extent of Listing.

It is believed that criteria a), d) & e) of Section 16 of the *Heritage Places Act 1993* may be applicable to the currently identified heritage significance of 'Grange Farm', 92 Gaffney Road, Willunga.

A delineation of significant historic fabric is provided in the Extent of Listing.

STATEMENT OF HERITAGE SIGNIFICANCE:

'Grange Farm', Gaffney Road, Willunga is of significance as an important and attractive farming complex dating to the Willunga district's earliest developments in the 1840s. Retaining a high degree of early fabric, the design characteristics of surviving early elements is of local significance, as is the site's attractive setting, its historical development following the natural topography of the site over time. The property is also historically associated with the Marshall, Culley, Binney and Aldam families, important early settlers for the Southern Vales.

RELEVANT CRITERIA (As defined in Section 67(1) of the PDI Act 2016):

- a) it displays historical, economical or social themes that are of importance to the local area; being a highly intact farming complex dating to the Willunga district's earliest developments, retaining both the original farmhouse and outbuildings dating from the 1840s onwards.
- b) it represents customs or ways of life that are characteristic of the local area; being a highly intact example of an early Willunga farming complex, retaining a high degree of original fabric dating from the 1840s onwards. The transition from agricultural to current viticultural usage in the mid-20th century is a later example of the agricultural changes that occurred in the district in the late 19th and early 20th centuries.
- d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; being a highly attractive complex of early farming buildings for the district demonstrating development over time. This is demonstrated in the farmhouse's construction, retaining its significant early masonry chimney, the documented development of the building into a two-storey structure in the early 20th century and its associated single storey outbuildings. The attractive rural setting of the farm complex, developed along the natural topography of the site, is also of significance to the local area.
- e) it is associated with a notable local personality or event; being associated with several early and significant families for the Southern Vales including the Marshall, Culley, Binney and Aldam families.

RELEVANT HISTORIC THEMES:**Theme 5: Food Production in the Southern Vales****5.1 Self-contained and self-reliant farming complexes**

BRIEF HISTORICAL BACKGROUND:

'Grange Farm', 92 Gaffney Road, Willunga was first assessed as part of the 1985 Fleurieu Peninsula Survey, D. C. Willunga. The 1985 survey found the farming complex to be of State Heritage significance, describing the dwelling as having been built in c.1840s by Thomas Marshall who farmed there for the next forty years. Subsequent ownerships included F. G. Cully (1880s until 1917, responsible for the second storey additions), the Binney family (1917-1930) and W. Aldam, who is noted as having demolished the original long stables at the end of the Second World War. The 1985 survey noted the acquisition by the Bosworth family in the mid-1970s.

'Grange Farm' was again assessed by the 1997 Willunga District Heritage Survey, where further historical details were noted. The Culley family originally called the property 'Springbank'; a 1890s photograph was also identified, showing Grange Farm as a single-storey dwelling with an associated tall chimney later included in the two-storey additions, understood to have occurred around the turn of the century (c.1900). Extensive work was undertaken by the Bosworth family after the mid-1970s, including re-structuring of the roof and other works, including the reinstatement of the original name 'Grange Farm'. Vineyards were also planted by the Bosworth family around this time. Outbuildings discussed by the 1985 survey were identified in 1997 as including a laundry, dairy and implement store converted to offices.

Current research has identified Lands Title records dating to 1871 when Willunga farmer Thomas Marshall acquired a Torrens Title certificate in October 1871, having resided at the property since the 1840s. Following Thomas Marshall's death in 1879, the property was transferred from executors Henry Binney and Thomas Atkinson to Gabriel Cox of Aldinga, farmer, who leased the

property to Francis Culley in April 1881. The Culley family leased and resided at the property until the early 1910s and were responsible for the second storey additions undertaken in c.1900. The property was acquired by solicitor Beaumont Arnold Moulden and Aldinga farmer Thomas Pengilly in 1912, leasing the site to John Thomas Rowland from 1916 until approximately 1930. The Aldam family leased the property from 1930, subsequently purchasing in March 1936. The Aldam family were associated with the property until the [REDACTED] family's acquisition in the mid-1970s. The [REDACTED] family are responsible for the development of the successful commercial winery currently located on the site.

EXTENT OF LISTING:

The form and materials of all early masonry fabric to the 1840s two storey former farmhouse, including all chimneys, early window and door openings with slate sills, early roof forms with slate cladding, external masonry stairs with slate treads and external retaining walls. Early timber casement window elements are also included in the listing. The form of the timber framed corrugated steel-clad verandahs are also included in the listing though individual materials are not included in the listing.

The form and materials of all early masonry fabric to the c.1840s single storey kitchen and washhouse, including all walls, chimneys, door and window openings, original roof form with slate cladding and slate paved verandah plinth. Early timber door and window fittings are included in the listing. The timber framed trellis is not included in the listing.

The form and materials of all early masonry fabric to the mid-19th century split-level dairy, including all walls, door and window forms and original slate clad roof form. Early timber door and window fittings are included in the listing. Later timber framed corrugated steel-clad verandahs are not included in the listing.

The form and materials of all early and surviving masonry fabric to the mid-19th century partially ruinous outbuilding, including all masonry walls and roof form. Later replacement corrugated steel roof cladding, associated chimney and later timber framed French doors are not included in the listing. Ruinous masonry walls to western elevation are however included in the listing.

The form and materials of all early and surviving masonry fabric to the ruinous mid-19th century outbuilding, including all surviving walls, windows and internal timber lintels. Later 2010s steel and timber framed shelter not included in the listing.

REFERENCES:

Historical CTs 159/15; 1284/166; 2514/150; 2736/16; 3663/30; etc.

McDougall & Vines, 1997, Willunga District Heritage Survey, p. 250-2

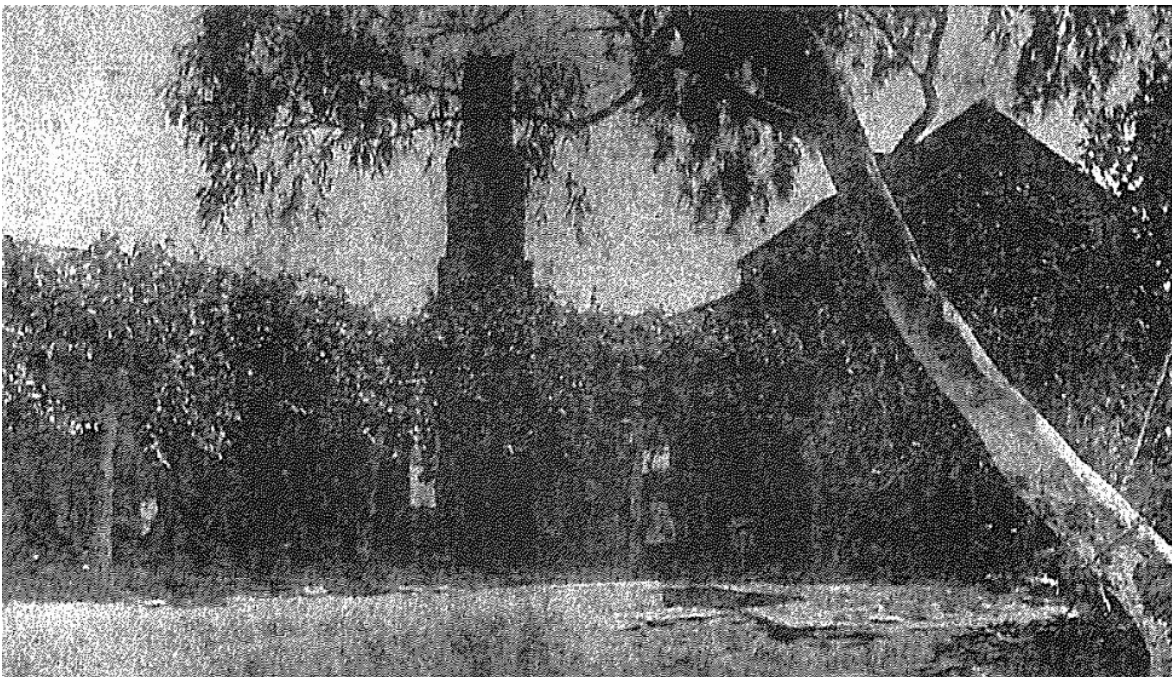
Heritage Investigations & Heritage Consultants, 1985, Fleurieu Peninsula Survey, D. C. Willunga, Item Ref. No. 26.

SITE MAPPING:



Site map of 'Grange Farm', 92 Gaffney Road, Willunga; (1) c.1840s two-storey farmhouse; (2) c.1840s single storey kitchen and washhouse; (3) Mid-19th century split-level dairy; (4) Mid-19th century outbuilding in partially-ruinous form; (5) ruinous mid-19th century outbuilding with c.2010s shelter (Google Maps)

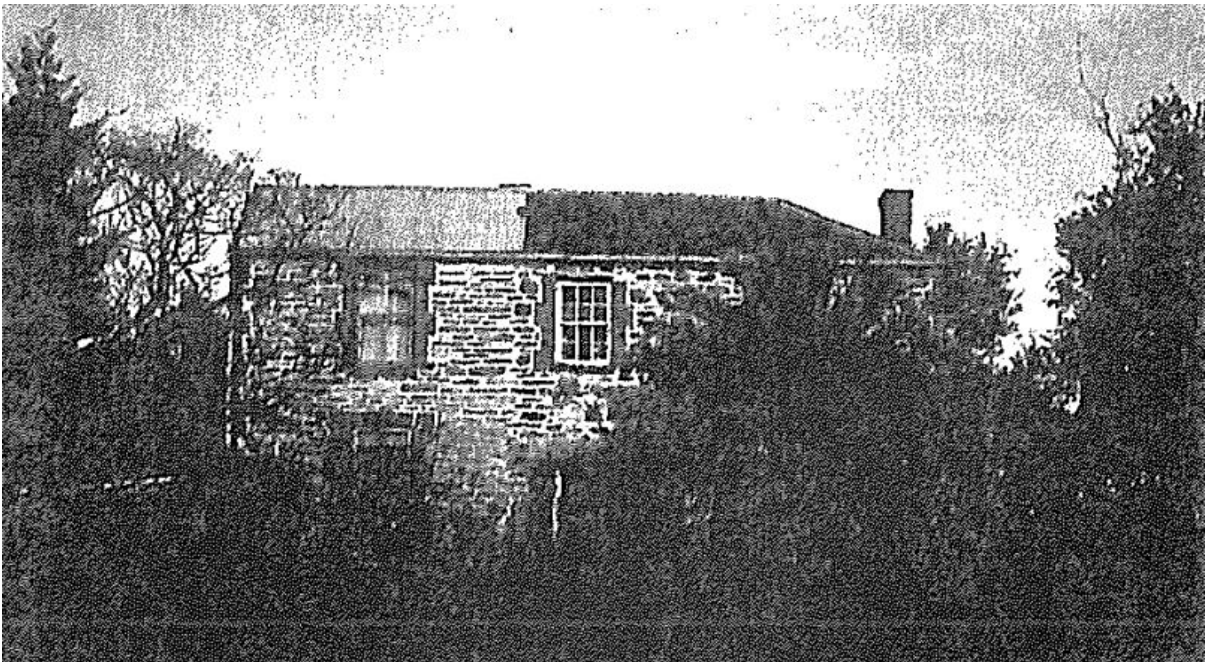
HISTORICAL IMAGES:



C.1890s photograph of 'Grange Farm' farmhouse before c.1900s two storey additions. 1997 Survey notes presence of Culley children on the verandah (1997 Willunga District Heritage Survey).



C.1977 photograph of 'Grange Farm' farmhouse, looking north (1997 Willunga District Heritage Survey).



C.1977 photograph of 'Grange Farm' farmhouse, looking west (1997 Willunga District Heritage Survey).



C.1984 photograph of 'Grange Farm' farmhouse, looking north (1985 Fleurieu Peninsula Survey, D. C. Willunga).



C.1997 photograph of Grange Farm farmhouse, facing west (1997 Willunga District Heritage Survey).

OTHER IMAGES:



'Grange Farm' farmhouse, looking east (GGA, 2021)



'Grange Farm' farmhouse and outbuildings, looking south (GGA, 2021)



North elevation of former kitchen and washhouse (GGA, 2021)



North elevation of kitchen and washhouse with early chimney (GGA, 2021)



Significant early masonry chimney to east elevation of former farmhouse (GGA, 2021)



Retaining walls to the south of former farmhouse (GGA, 2021)



Attractive rural setting of 'Grange Farm' outbuildings east of former farmhouse (GGA, 2021)



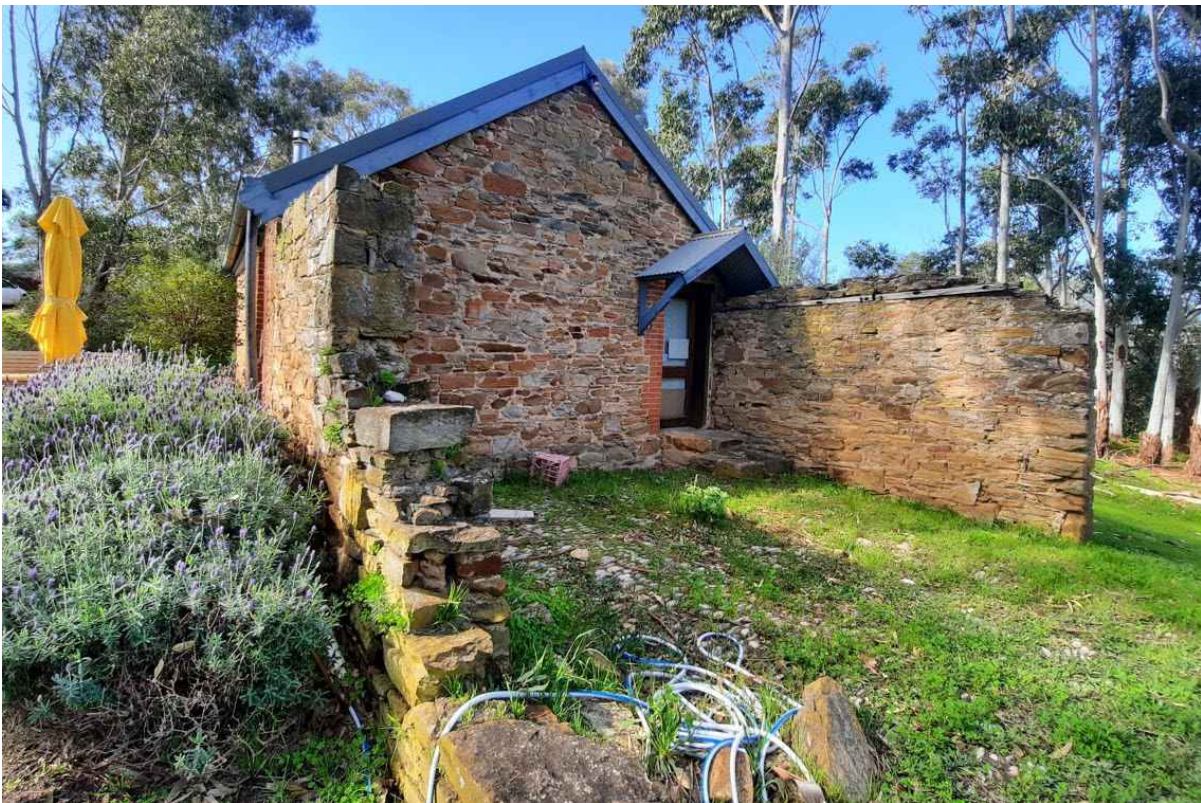
West elevation of split-level former dairy (GGA, 2021)



North and east elevations of split-level former dairy with later verandah additions (GGA, 2021)



East and south elevations of split-level former dairy (GGA, 2021)



West elevation and ruinous walls of mid-19th century outbuilding immediately east of former farmhouse (GGA, 2021)



North elevation and ruinous walls of mid-19th century outbuilding immediately east of former farmhouse with later corrugated steel roofing, chimney and timber-framed doors (GGA, 2021)



South elevation and ruinous walls of mid-19th century outbuilding immediately east of former farmhouse (GGA, 2021)



C.2010s shelter over ruinous masonry outbuilding walls (GGA, 2021)



Surviving timber lintels and internal door and window openings to ruinous masonry outbuilding walls (GGA, 2021)

State Heritage Review

Grange Farm, 92 Gaffney Road, Willunga

DA234531 Issue –

14.12.2023

██████████ was founded in 1964 and has since established itself as one of South Australia's leading exponents of designing architecture responsive to its context.

Operating across the fields of architecture & interiors, heritage, management, strategies and placemaking, the firm's approach centres on running projects as a collaborative process with clear communication strategies, rational planning and rigorous cost controls.

1.0 Introduction

██████████ has been engaged by the City of Onkaparinga to provide heritage advice as to whether 'Grange Farm, 92 Gaffney Road, Willunga' is likely to be of State Heritage value. This work includes:

- a review the Local Heritage assessment for the property
- a site visit to property
- high level assessment as to whether the place is likely to satisfy the Section 16(1) criteria of the Heritage Places Act (SA) to warrant pursuing a State Heritage listing.

'Grange Farm' was listed as a Local Heritage Place in 2004 under Section 23(4) of the then *Development Act 1993* (SA) as it was found to meet four of the prescribed criteria (a, b, d and e) (SA Heritage Places Database Search 2023). These criteria are noted below with their assessment from the Onkaparinga Heritage Survey Stage 2 (██████████ 2020:620):

(a) *it displays historical, economic or social themes that are of importance to the local area*

[It is an] intact farming complex dating to the Willunga district's earliest developments, retaining both the original farmhouse and outbuildings dating from the 1840s onwards.

(b) *it represents customs or ways of life that are characteristic of local area*

[It is] a highly intact example of an early Willunga farming complex, retaining a high degree of original fabric dating from the 1840s onwards. The transition from agricultural to current viticultural usage in the mid-20th century is a later example of the agricultural changes that occurred in the district in the late 19th and early 20th centuries.

(d) *it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

[It is] a highly attractive complex of early farming buildings for the district demonstrating development over time. This is demonstrated in the farmhouse's construction, retaining its significant early masonry chimney, the documented development of the building into a two-storey structure in the early 20th century and its associated single storey outbuildings. The attractive rural setting of the farm complex, developed along the natural topography of the site, is also of significance to the local area.

(e) *it is associated with a notable local personality or event*

[It is] associated with several early and significant families for the Southern Vales including the Marshall, Culley, Binney and Aldam families.

██████████ (2020:619) noted that the place is likely to meet the threshold for State Heritage listing under Section 16(1) criteria (a), (d) and (e) of the Heritage Places Act, however no assessment was undertaken to support this statement at the time.

2.0 History of the Place

The following history of the place has been taken from the Onkaparinga Heritage Survey Stage 2 (██████████ 2020:620-621):

‘Grange Farm’, 92 Gaffney Road, Willunga was first assessed as part of the 1985 Fleurieu Peninsula Survey, D. C. Willunga. The 1985 survey found the farming complex to be of State Heritage significance¹, describing the dwelling as having been built in c.1840s by Thomas Marshall who farmed there for the next forty years. Subsequent ownerships included F. G. Cully (1880s until 1917, responsible for the second storey additions), the Binney family (1917-1930) and W. Aldam, who is noted as having demolished the original long stables at the end of the Second World War. The 1985 survey noted the acquisition by the ██████████ family in the mid-1970s.

‘Grange Farm’ was again assessed by the 1997 Willunga District Heritage Survey, where further historical details were noted. The Culley family originally called the property ‘Springbank’; a 1890s photograph was also identified, showing Grange Farm as a single-storey dwelling with an associated tall chimney later included in the two-storey additions, understood to have occurred around the turn of the century (c.1900). Extensive work was undertaken by the ██████████ family after the mid-1970s, including re-structuring of the roof and other works, including the reinstatement of the original name ‘Grange Farm’. Vineyards were also planted by the ██████████ family around this time. Outbuildings discussed by the 1985 survey were identified in 1997 as including a laundry, dairy and implement store converted to offices.

Current research has identified Lands Title records dating to 1871 when Willunga farmer Thomas Marshall acquired a Torrens Title certificate in October 1871, having resided at the property since the 1840s. Following Thomas Marshall’s death in 1879, the property was transferred from executors Henry Binney and Thomas Atkinson to Gabriel Cox of Aldinga, farmer, who leased the property to Francis Culley in April 1881. The Culley family leased and resided at the property until the early 1910s and were responsible for the second storey additions undertaken in c.1900. The property was acquired by solicitor Beaumont Arnold Moulden and Aldinga farmer Thomas Pengilly in 1912, leasing the site to John Thomas Rowland from 1916 until approximately 1930. The Aldam family leased the property from 1930, subsequently purchasing in March 1936. The Aldam family were associated with the property until the ██████████ family’s acquisition in the mid-1970s. The ██████████ family are responsible for the development of the successful commercial winery currently located on the site.

¹ The current Section 16(1) criteria for State Heritage assessment within the Heritage Places Act did not come into effect until 1993. Prior legislation utilised different criteria.

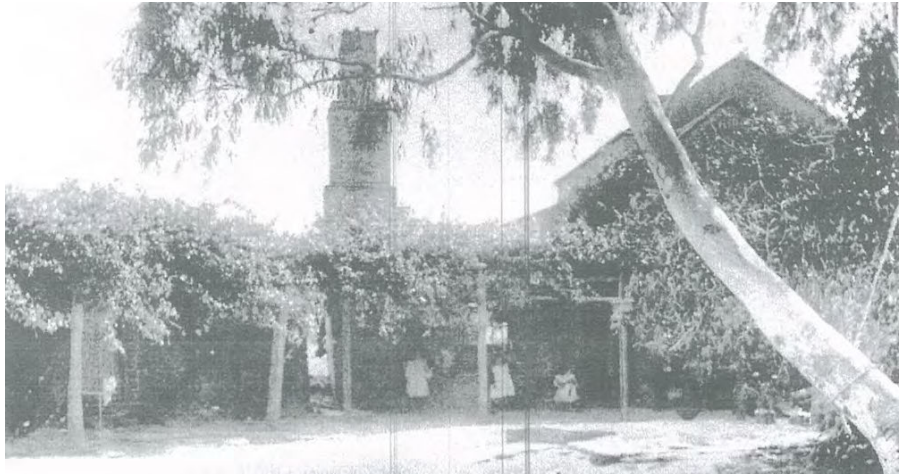


Figure 1: Grange Farmhouse before first floor additions, c1890 [Source: Courtesy of [REDACTED] family]



Figure 2: Grange farmhouse with second floor additions, early to mid 20 century [Source: [REDACTED], Courtesy of [REDACTED] family]



Figure 3: Grange stables and chicken house, early to mid 20 century [Source: [REDACTED] Courtesy of [REDACTED] family]



Figure 4: Grange Farmhouse, mid 20th century [Source: [REDACTED], Courtesy of [REDACTED] family]



Figure 5: Grange Farmhouse and kitchen/washhouse rear elevations, 1977 [Source: Courtesy of [REDACTED] family]



Figure 6: Grange Farmhouse and kitchen/washhouse, c1996 [Source: 1997:251]



Figure 7: Grange Farmhouse, c1996 [Source: 1997:250]

Supplementary History

Thomas **Marshall** (1811-1880) arrived in South Australia from England in 1839 and in 1841 he married Honor Williams (1812-1873). Thomas was a farmer in Willunga and he called his originally three roomed home 'The Grange'. Thomas and Honor had 10 children (5 boys and 5 girls). Marshall farmed wheat, barley and he had cattle and pigs. Marshall held a timber licence, was later a district councillor and he owned six rural sections (306, 440, 441, 769, 770 & 771). ²

Francis Gabriel **Culley** (1860-1946) married Lilya Pethick, they lived at Willunga and they had eight children. Cully's father arrived in South Australia in 1848, married Treaza Cox and they had nine children and he was a farmer at Aldinga. Francis Culley toured farms in England and Australia in 1902 for nine months. Culley named the property 'Springbank'. ³

² Willunga Local Library, family history records; Willunga District Heritage Survey 1997:250

³ Willunga Local Library, family history records; The Advertiser 1902, 17 Oct, p.6

Wildred Aldam (1881-1967) was the last born of 8 children to parents Thomas Storey Aldam (1833-1883) and Mary Hill (1842-1937). Thomas Aldam came to South Australia in 1855 and after a short time living in Fowler Bay, he moved to Willunga and was a grazier. Wildred Aldam married Eva Collins and they had nine children.⁴

██████████ made substantial additions and alterations to the property under his ownership, including planting the land with vines and changing its name back to the original 'Grange Farm'.

2.1 Timeline History

The following timeline history is provided below.

Table 1 – Timeline History of Grange Farm

Date	Activity
1839	Section 440 was originally granted to Robert Ferguson, but he apparently did not reside on or use the land
c1843	Thomas Marshall leased the land, built a three room farmhouse and named the property 'Grange Farm'
1871	Property ownership transferred to Thomas Marshall
1880	Thomas Marshall dies Property executors Henry Binney and Thomas Atkinson transfer ownership to Gabriel Cox of Aldinga, farmer
1881	Francis Gabriel Culley lease the property, added second storey to farmhouse and farmed the land; they named the property 'Springbank'
1912	Beaumont Arnold Moulden, Solicitor and Thomas Pengilly, Aldinga farmer, acquired the property John Thomas Rowland leased the farm
1917	Martin Binney leased the farm
1930	Wildred Aldam, Willunga farmer, purchased the property
c1945	Original long stables was demolished
1967	Wildred Aldam and Eva Aldam die
1988	██████████ and ██████████ purchased the property, undertook extensive changes, including restructuring the roof, changing the garden around the house, adding a pool and other buildings, reinstating the name 'Grange Farm' and establishing a commercial winery on the site

⁴ Willunga Local Library, family history records

3.0 Description of the Place

The privately owned property, located at 92 Gaffney Road, Willunga (CT 6177/17), consists of the following elements:

- c1843 single-storey L-shape farmhouse with c1900 second-storey addition
- single storey kitchen and washhouse c1840s
- single dairy / chicken house, mid-19th century
- single outbuilding, former stables, mid-19th century
- outbuilding ruins with later shelter, mid-19th century.



Site map of 'Grange Farm', 92 Gaffney Road, Willunga; (1) c.1840s two-storey farmhouse; (2) c.1840s single storey kitchen and washhouse; (3) Mid-19th century split-level dairy; (4) Mid-19th century outbuilding in partially-ruinous form; (5) ruinous mid-19th century outbuilding with c.2010s shelter (Google Maps)

Figure 8: Aerial of Grange Farm Complex [Source: [REDACTED] 2020:622]

The farmhouse was originally constructed as a single-storey masonry dwelling. The building has an underground room, which was not accessible at the site visit. Around 1900 a second floor was added, and since then there have been numerous other internal and external alterations and additions. The original c1840s dwelling is not clearly discernible (compare Figure 1 and Figure 6).

Internally the farmhouse has likely original slate flags in the kitchen (Figure 13) and pine floorboards to the other ground floor spaces with some areas carpeted. The ground floor interior walls have been rendered with later skirtings and cornices. The stair case to the first floor appears later, likely associated with late 20th century changes to the property (Figure 14).

The separate kitchen / washhouse is a single storey masonry building, orientated north (Figure 15). The three internal rooms have been converted to a bedroom, bathroom (Figure 16) and laundry, with later carpet and tiled floors, rendered walls and flush ceilings. The raised masonry verandah to the north and pergola are later additions.

The former dairy (later used as a chicken house) is a single-storey single room masonry building with a later carport addition to the east (Figure 17 and Figure 18). Internally, the building has been altered with the masonry walls painted, carpet to the floor and a timber panelled ceiling.

The outbuilding north-east of the farmhouse, which is partly a ruin with a covered roof is now used as the cellar door (Figure 19 and Figure 20). Historical photos label this building as a stable. The roof is clad with metal sheeting, but the earlier slate tiles are visible internally. Internally, the floors have a later tiled finish and masonry walls are painted. All doors and windows are altered, and it has a timber panelled addition to the east.

The former outbuilding to the north-east of the group of buildings (No. 5 in Fig. 8 above) has a later shelter over (Figure 21). The use of this masonry building is unknown.

Late 20th century and early 21st century additions to the property include a pool and pool house west of the farmhouse, and various galvanised clad winery buildings that are used in wine production and offices. The landscape around the house has also substantially changed with later low stone walls to the north, north-west and south of the house, fenced yard and additional trees and shrubs.



Figure 9: Grange Farm, view of farmhouse, washhouse and dairy from the north-east, 2023



Figure 10: Grange Farm, view of dairy and outbuilding from the south-west, 2023



Figure 11: Grange Farm, farmhouse, north and west elevations, 2023



Figure 12: Grange Farm, farmhouse, east elevation showing large chimney and rear additions, 2023

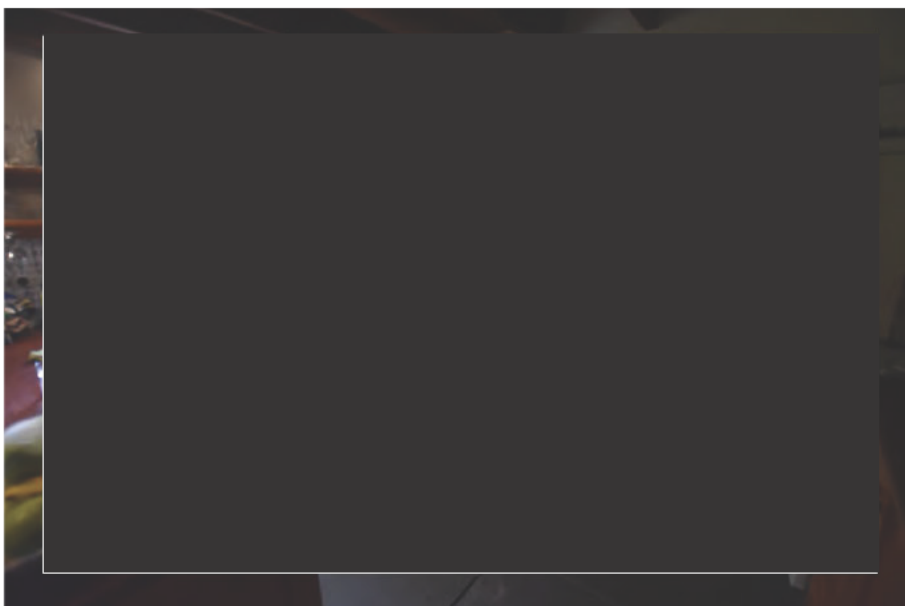


Figure 13: Grange Farm, farmhouse kitchen, 2023

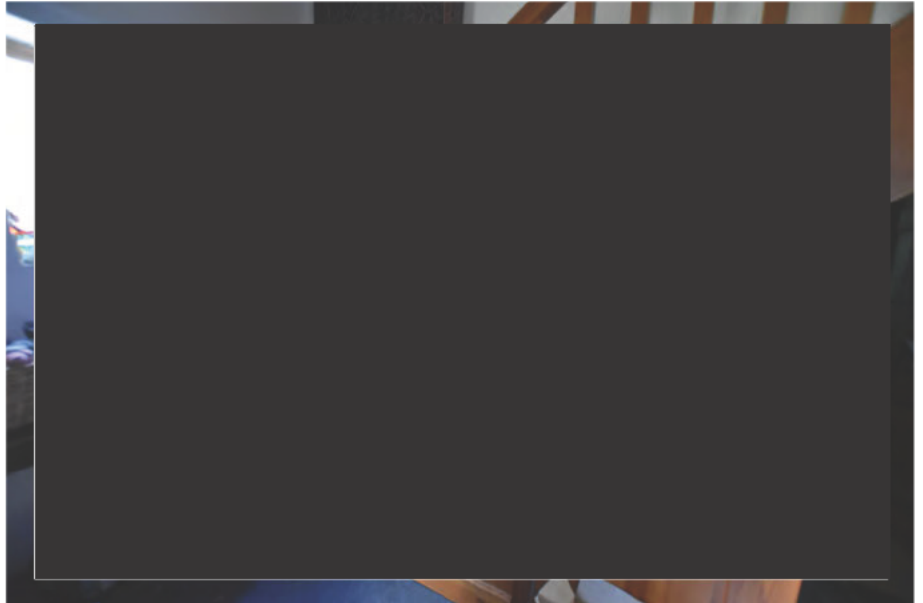


Figure 14: Grange Farm, farmhouse staircase to first floor additions, 2023



Figure 15: Grange Farm, former kitchen and washhouse, north elevation, 2023

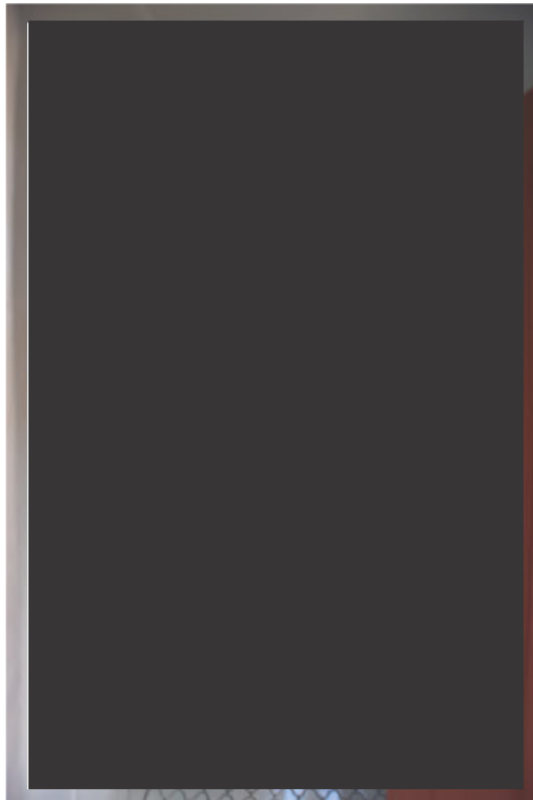


Figure 16: Grange Farm, former kitchen and washhouse, internal view, 2023



Figure 17: Grange Farm, former dairy, 2023

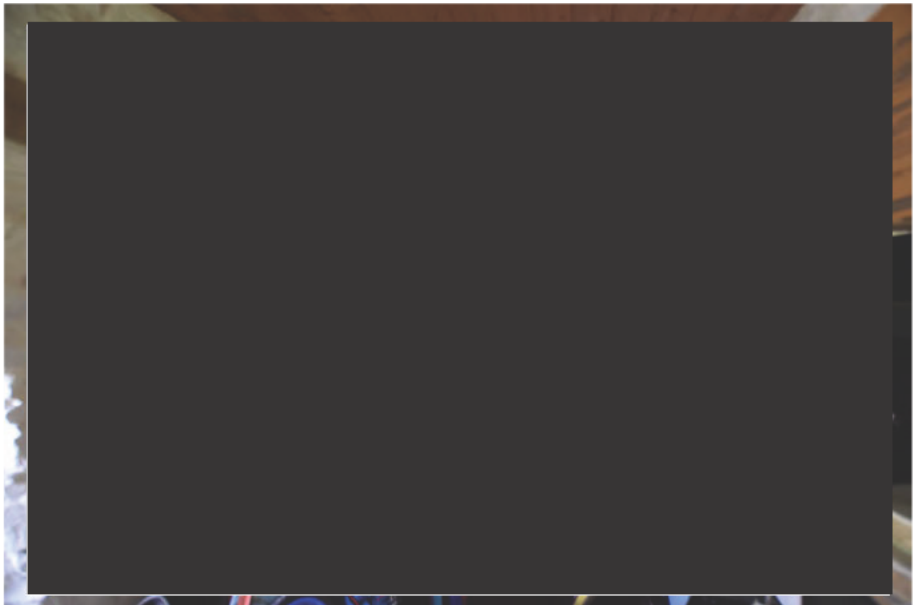


Figure 18: Grange Farm, former dairy internal space, 2023



Figure 19: Grange Farm, outbuilding, now cellar door, 2023

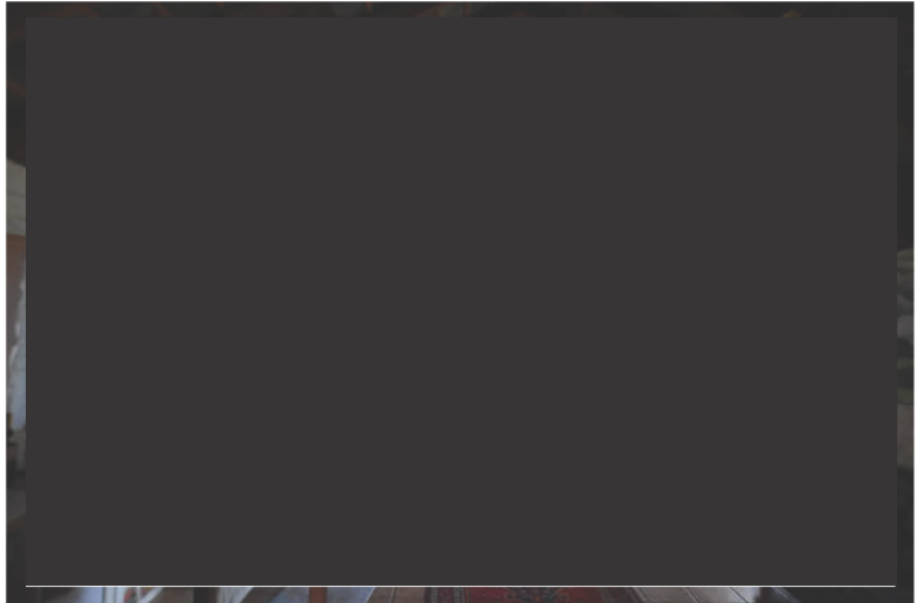


Figure 20: Grange Farm, outbuilding, now cellar door, 2023



Figure 21: Grange Farm, outbuilding ruins with c2010 shelter, 2023

4.0 Heritage Significance

4.1 Historic Themes

Historic themes have been compiled for South Australia to assist in the identification, assessment, interpretation and management of heritage places, which are consistent with the Australian Thematic Framework (South Australian Heritage Council 2023). Historic themes considered relevant to this assessment are summarised below.

Table 2 – Historic Theme(s) relevant to Grange Farm

South Australian Historical Themes	Sub-themes
4. Building Settlement, Towns and Cities	4.1 Planning the settlement of South Australia
	4.8 Making homes for South Australians
5. Developing South Australia's economies	5.3 Developing primary production (pastoralism, agriculture, bio-security)

4.2 State Heritage Assessment

A place is considered to be of State Heritage value if it meets at least one of the seven criteria under Section 16(1) of the *Heritage Places Act 1993* (SA). The following high-level assessment considers the likelihood of the place meeting the threshold for State Heritage listing under these.

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

Unlikely to meet the threshold for State Heritage listing under this criterion:

- The 'developing primary production theme' is demonstrated by the place, being a farm that was established in the early 1840s. The Grange farming complex includes a two-storey residence (originally single storey dwelling), single storey kitchen/washhouse, former dairy / kitchen house, former stables and outbuilding ruin.
- There are around 250 State Heritage Places in South Australia that are associated with farming, and around 35 State Heritage farming complexes (refer **Table 3** below).
- In comparing this farm complex with others already State listed, Grange Farm does not demonstrate evidence of any historical importance beyond its local context, and various alterations and additions to the house impact on its integrity.

Table 3 – 35 State Heritage listed farm complexes

SHP Registered Name	SHP No.	Address	Year Listed
'Lindsay Park' Homestead Complex (including Main House, Two Outbuildings, Old Stables, Garden House, Stable Cottage, Stable/Barn, Worker's Cottage, Gatehouse and Garden)	12212	102 Stott Highway ANGASTON, Barossa	1990
'The Pines' Complex [Dwelling and Farm Outbuildings - 'The Pines']	12905	152 Beaumont Road BALHANNAH, Adelaide Hills	1986
Clayton Farm Complex, including Dwelling, Shearing Shed, Hay Shed, Chaff Shed, Stables, Blacksmithy, Cottage and Workshop	13291	Clayton Farm Road Bordertown, Tatiara	1986
Nor'West Bend Station Complex (including Homestead, Cottage, Underground Tank, Woolshed, Paved Wool Scouring Area, Shearing Shed and Stables)	10174	Cadell, Mid Murray	1989

SHP Registered Name	SHP No.	Address	Year Listed
Bungaree Homestead Complex including the Homestead, Manager's House, Council Chamber, Stables, Office/Store, Men's Kitchen, Shearing Shed, Shearer's Quarters, Swaggie's Hut, Stallion Box and Gate House	13048	Via Clare, Clare and Gilbert Valleys	1993
Rhine Park Homestead Complex, including homestead, cottage, former stable, shearing shed and shearers' quarters	14489	304 Rushlea Road Eden Valley, Barossa	1993
Wills Homestead Complex (Ruins), Ikara-Flinders Ranges National Park [includes dwellings, outhouses and yards; all ruinous]	11761	Flinders Ranges, Unincorporated	1984
Riverside Complex including House, Outbuildings, Woolshed, Stone Walls and Remains of Ferry Landing	13848	Randell Road Hindmarsh Island, Alexandrina	1989
Kanmantoo Homestead and Winery Complex, including House, Outbuildings, David Unaipon's Cottage and Stone Winery Buildings	22796	25-30 Vineyard Road Kanmantoo, Mount Barker	2013
Cassini Station Complex and Mulberry Tree [group of well-preserved vernacular structures]	14750	Cassini Road, near Kingscote, Kangaroo Island	1996
Riverside Homestead Complex (Dwelling, Stable, Coach House & Men's Quarters)	12268	197 Barritt Road Lyndoch, Barossa	1993
Farm Complex, including Two Cottages and House	12296	Neldner Road Marananga, Light Regional Council	1995
Konzag Homestead Complex (including Stone & Pug Cottage, Stone Barn & Thatched Implement Shed)	14216	Wasleys Road, Mallala, Mallala	1993
Gumville Station (former Mount Remarkable [originally Willowie] Homestead) Complex, which includes Mount Remarkable Training Farm structures	16243	Melrose to Orreroo Road, Melrose, Mount Remarkable	2001
Lake Hamilton Homestead Complex including Homestead, Drafting Yards, Shearing Shed, Cemetery, Outbuildings, Mess Hut and Store (ruin)	14107	Flinders Highway, via Mount Hope, Lower Eyre Peninsula	1992
Collinsville Homestead Complex (Homestead, old cottage to south of homestead, house and underground tank to west of homestead, stone barn, stables, smithy & shearers' quarters)	14883	Dare's Hill Tourist Route near Mt Bryan East, Goyder Regional Council	1997
Naracoorte (previously Dartmoor) Homestead Complex, including the homestead, two-storey building, cottage and old cottage	12765	30 McLay Street Naracoorte, Naracoorte Lucindale	1995
Morialta Winery Complex, including residence, main building (stables, wine cellar & store), barn, well house and stone walling	13458	Colonial Drive Norton Summit, Adelaide Hills	1987
Koonalda Homestead Complex (including homestead, petrol outlet and generator room, outbuilding, shearers' hut, shearing shed, yards and sheep dip), Nullarbor Wilderness Protection Area	14248	Nullarbor Plain, Unincorporated	1995

SHP Registered Name	SHP No.	Address	Year Listed
Outbuilding, former Reynell's Winery and Farm Complex	26534	Kaurna Country, 38-44 Panalatinga Road Old Reynella, Onkaparinga	2022
Homestead Complex, including main house, two cottages, shearing shed, stable and piggery	14486	Palmer Road Palmer, Mid Murray	1993
Yaaringiree Homestead Complex, including homestead with tunnel, two storey barn, stable, cool room, circular tank with peripheral trough, smithy and dry-stone walling	13807	Point Sturt Road Point Sturt, Alexandrina	1989
Poltalloch Station Complex including Main House, Stables & Barn, Pump House, Overseers House, Engineers House, Boundary Riders Cottage, Station Hands Cottage, Shearing Shed and Jetty Store	10277	Poltalloch Road Poltalloch, Coorong	1989
Woolmit Homestead Complex (including stone main house, cottage, kitchen, sheds, walled yard, woolshed and ruinous structures)	13730	Woolmit Track Reedy Creek, Kingston District Council	2011
Sunnybrae Farm Complex (Part of former Islington Sewage Farm), including Manager's Residence and Dairymen's Quarters, Cheese Room and Cellars, Stables, Cow Shed and Smoke House	10757	Tikalara Road Regency Park, Port Adelaide Enfield	1983
Gottlieb Noack's House and Farm Complex [does not state building types]	13040	Riverton-Marrabel Road near Riverton, Clare and Gilbert Valleys	1988
Dwelling ('The Hermitage' Homestead Complex) [does not state building types]	12545	Nora Creina Road Robe, Robe	1989
Sevenhill Complex, comprising St Aloysius Catholic Church, St Aloysius College, Sevenhill Cellars, Shrines, Weikert House (Ruin), Smithy/Dairy (Ruin) and Sevenhill Cemetery	13056	College Road Sevenhill, are and Gilbert Valleys	2001
Uplands Homestead Complex [does not state building types]	13008	Highway One, near Snowtown, Wakefield Regional Council	1993
Herbig Homestead Complex including house, cottage, pug & pine dwelling, chaff barn and cellar	12814	2548 Eden Valley Road Springton, Barossa	1986
Stagg Farm Complex (including substantial ruins of farmhouse, water closet, hay shed, implement shed, former pigsty, dam and old fencing)	19043	Tarcowie to Appila Road Tarcowie, Northern Areas Council	2002
Baldon Homestead Complex (including Homestead, Chaff Shed, Workmens Quarters, Stables, Shearing Shed and Quarters & room built into the creek bank)	11032	Baldon Road Truro, Mid Murray	1993
Hughes Park Homestead Complex, including Dwelling, Dairy, Blacksmithy, Stables, Petrol House, Coach House, Cottages, Offices, Garage and Manager's House	13024	Hughes Park, Near Watervale, Clare and Gilbert Valleys	1993

SHP Registered Name	SHP No.	Address	Year Listed
Braun's Farm Complex, including Dwelling, Two Barns and Milking Shed	12523	Tiers Road Woodside, Adelaide Hills	1987
Dwelling - ('Eldergreen') Farm Complex, including Slab Hut, Cottage and House	12804	52 Park Lake Drive Wynn Vale, Tea Tree Gully	1986

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

Unlikely to meet the threshold for State Heritage listing under this criterion:

- Farming complexes and farming structures are not uncommon or rare, and numerous are listed on the State Heritage Register.

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

Unlikely to meet the threshold for State Heritage listing under this criterion:

- The property was farmed by various local families before it was converted to a vineyard and winery, and much is known about the place in historical sources.

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

Unlikely to meet the threshold for State Heritage listing under this criterion:

- The Grange Farm complex has overall moderate integrity. The single storey 1840s portion of the house is not discernible with the c1900 and c1980s alterations and additions.
- It is not considered to be an exceptional, influential or pivotal example of a farming complex, and therefore is not considered to be an outstanding representative example.

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

Unlikely to meet the threshold for State Heritage listing under this criterion

- The Grange Farm complex does not demonstrate any outstanding representative construction techniques or design characteristics that would not already be represented under other State Heritage listed places.

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

Unlikely to meet the threshold for State Heritage listing under this criterion:

- There is no evidence to suggest the site has any strong cultural or spiritual associations with the community or any group.

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

Unlikely to meet the threshold for State Heritage listing under this criterion

- From the mid 19th century to the late 20th century, the farm has been associated with the Marshall, Culley, Binney and Aldam families, however this association does not appear to extend beyond the local level.
- There are no significant historic events known to have occurred at the place.

4.3 Summary and Recommendations

The Grange Farm complex is a Local Heritage Place under the Planning and Design Code, *Grange Farm, 92 Gaffney Road, Willunga* under criterion a, b, d and e.

This high-level State Heritage review has concluded that it is **unlikely** that the Grange Farm complex would meet the threshold for State Heritage listing under any of the seven criteria. The c1900 and c1980s alterations and additions have substantially altered the integrity of the overall property.

5.0 References

Grieve Gillett Andersen 2020, 'Onkaparinga Heritage Survey Stage 2: Local Heritage Review', for City of Onkaparinga, Adelaide.

Heritage Investigations and Historical Consultants 1985, 'Heritage Survey of the Fleurieu Peninsula, Region 4 – South Australia, Part Two, D.C. Willunga, Identification Sheets', for Department of Environment and Planning, Adelaide.

McDougall and Vines 1997, *Willunga District Heritage Survey*, Sep, for District Council of Willunga, Adelaide.

SA Heritage Places Database Search 2023, 'Grange Farm' Local Heritage listing, available at:
<https://maps.sa.gov.au/heritagesearch/HeritageItem.aspx?p_heritageno=5431>.

South Australian Heritage Council 2023, *Historic themes for South Australia*, South Australian Heritage Council, Adelaide.