

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:	'Ingleburne'
Any other or former name(s):	'Bay of Biscay' 'Gedney'
Is the place already on another heritage list?	Yes, this place is currently local heritage listed

2. Location					
Street Address:	281 Main Road				
	Suburb / Town: McLaren Vale			Post Code:	
Local Council Name:	City of Onkaparinga				
Land Description: (if known)	Title: CT	Volume: 6086	Folio: 980	Parcel Type:	Parcel No:
	Plan Type: D 87543	Plan No: A 202	Section: 207	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:	1846 – 1890 - Thomas and Mary Goss 1890 – 1923 - Thomas and Issac Goss 1923 – 1942 - John Thomas Rowland (son of Mary Jane Rowland, sister of Issac and Thomas) 1942 – 1958 - Edgar Rowland 1958 -1998 - Keith Rowland 1998 – 2020 – James Parkinson 2020 – to date –

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4. Nominator (your details)	
Your Name/s:	<div></div> <div></div>
Organisation/Position:	<div></div>
Daytime Phone:	<div></div>
Fax:	
Postal Address:	<div></div>
	<div></div> <div></div>
Email Address:	<div></div>

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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>'Ingleburne' farm includes</p> <ul style="list-style-type: none"> • c.1850s two-storey Victorian Regency dwelling • former dairy • former store • former outbuilding • possibly large gum tree <p>The farm has high integrity and the buildings are generally in good condition.</p> <p>See Attachment 1 – Report by [REDACTED] [REDACTED] (GGA) and Attachment 2 – Report by [REDACTED] [REDACTED]</p>
Are you aware of any modifications or additions to the place or object? Can you provide dates for these changes?	
Do you believe there may be historical items under the ground? Should an archaeological investigation be considered?	
Date you inspected the place or object:	The place was inspected in 2021 by [REDACTED] (GGA) Architects as part of City of Onkaparinga's City-wide Heritage Review.
Have you had any contact with the Owner?	The place was inspected in 2023 by [REDACTED]
Current use of the place or object:	Cellar door
Original or former use(s):	Farm house with outbuildings
Are there any current or long term threats to the nominated place or object?	The farm house is currently not in use which may affect the maintenance and upkeep of the building. Other buildings are in use and are being maintained.
Name of Builder:	Built in Victorian Regency Style, it is thought that the builder was local stone mason Charles Martlew, who also built: Stanley House, 362 McHarg Creek Rd, McHarg Creek (Dunn) c.1860 Fairview or Brook's House, Brook Rd, Woodchester c.1864 (Brooks) Lake View House, Wattle Flat Rd, Sandergrove, c.1865 (Tuckers) Vale House, off Alexandrina Road, Sandergrove, c.1850 None of the above properties are listed. See attachment 3 for information on these properties
Any other information:	

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C. History

6. Origins and history	
Years of Construction:	Start: 1854 Finish: 1855
Name of Designer / Architect:	Possibly Charles Martlew
History of the nominated place or object:	<p>Thomas Overton took a 21 year lease on the property in 1846. He called the property 'Bay of Biscay' and then 'Gedney'.</p> <p>Thomas and Mary Goss purchased a farm from Thomas Overton in 1854 and they built a two storey Victorian Georgian style residence on the property. The house was constructed following financial success in Victorian Goldfields.</p> <p>Thomas and Mary renamed the farm 'Ingleburne' after their purchase.</p> <p>The farm was passed on to Isaac and Thomas Goss and then to John Thomas Rowland (son of Mary Jane Rowland, sister of Isaac and Thomas). The farm stayed in Rowland family until 1998 when it was purchased by Parkinson. Parkinson sold the property in 2022 and is currently owned by [REDACTED]</p>
Historical sources used to support your nomination: Please attach copies of pages from publications or newspaper articles as appropriate.	See Attachment 1 – Report by [REDACTED] [REDACTED] (GGA) and Attachment 2 – Report by [REDACTED] [REDACTED]

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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 very visible and highly intact example of a farming complex dating from the mid-1800s comprising dwelling with associated farm outbuildings within the region. It is also a prominent example of Victorian Regency architecture in the McLaren Vale region and has been a landmark building since the mid-1800s. It also demonstrates the lifestyle and status of local pioneering Goss and Rowland families.

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. | <p>The 'planning the settlement of South Australia' and 'making homes for South Australians' themes are demonstrated by the place as it was established by the Goss family who were one of the pioneer families to arrive in South Australia.</p> <p>The 'developing primary production theme' is demonstrated by the place, being a farm that was established in the late 1840s to early 1850s. The Ingleburne farm complex includes a two-storey residence, former dairy, former store and former stables.</p> <p>Although there are several State Heritage listed farming complexes in the state, this place is an intact group of farming buildings in the Southern Vale or McLaren Vale region.</p> |
| <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 checked="" type="checkbox"/> It is an outstanding representative of a particular class of places of cultural significance. | <p>The farm complex represents the transmission of building ideas from Britain, in particular an intact example of two storey Victorian Regency Architecture dwelling in the McLaren Vale region.</p> <p>It is also representative of one of the houses built by Charles Martlew as the other houses built by Charles Martlew are neither local nor state heritage listed.</p> |
| <input type="checkbox"/> It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction | |

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	techniques or design characteristics.
<input type="checkbox"/>	It has strong cultural or spiritual associations for the community or a group within it.
<input type="checkbox"/>	It has a special association with the life or work of a person or organisation or an event of historical importance.

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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 'Ingleburne', 281 Main Road, McLaren Vale (elements highlighted in red and numbered as per below):

1. Residence
2. Former Dairy
3. Former Store
4. Former stables
5. Gum tree

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 'Ingleburne' Farm Complex to be state heritage listed.

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

Your Signature/s:

[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: ‘Ingleburne’, 281 Main Road, MCLAREN VALE

PLACE NO.: Local, HID 5435

CURRENT USE:	Commercial and residential premises
FORMER USE:	Dwelling with outbuildings
DATE(S) OF CONSTRUCTION:	C.1850s dwelling with earlier outbuildings
LOCATION:	281 Main Road, MCLAREN VALE
LAND DESCRIPTION:	CT 6086/980, Section 207, Hundred of Willunga
OWNER:	Private Ownership
REGISTER STATUS:	Local, HID 5435



‘Ingleburne’, 281 Main Road, McLaren Vale (GGA, 2021)



NAME: 'Ingleburne', 281 Main Road, MCLAREN VALE

PLACE NO.: Local, HID 5435

DESCRIPTION:

C. 1850s two-storey Victorian Regency dwelling constructed of bluestone with painted brick quoins and surrounds to door and window openings. Painted cement render at low level to first storey. Early brick chimneys, replacement asbestos shingles matching slate roofing as noted in 1997 survey. Painted render to west elevation, small lean-to addition beneath replacement timber framed verandah with corrugated steel roofing.

Early former dairy constructed of bluestone with brick quoins and surrounds, brick chimney with recent replacement slate roofing.

Former store/stables constructed of sandstone with brick quoins and surrounds, replacement corrugated steel roofing with later replacement doors and windows.

Early outbuilding constructed of sandstone with minor brickwork, early timberwork, early corrugated iron and later replacement corrugated steel roofing and wall cladding. Large, significant gum tree located behind 'Ingleburn' residence.

It is recommended that the dwelling and outbuildings 'Ingleburne', 281 Main Road, McLaren Vale 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 currently-identified heritage significance relating to 'Ingleburn', 281 Main Road, McLaren Vale may meet State Heritage criteria a) & d) of Section 16 of the *Heritage Places Act 1993*.

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

STATEMENT OF HERITAGE SIGNIFICANCE:

The 'Ingleburne' farming complex at 281 Main Road, McLaren Vale, comprising a two-storey Victorian Regency residence, various outbuildings and a significant gum tree, is of high significance to the McLaren Vale district. An imposing example of Victorian Regency architecture, the 'Ingleburne' residence has been a prominent landmark within the local district since construction. The property is also strongly associated with the descendants of Thomas Goss, a significant local resident; the Goss and subsequent Rowland families owning and running the property from the mid-19th century until the last years of the 20th century.

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

a) it displays historical, economic or social themes that are of importance to the local area; being a highly-intact mid-19th century dwelling and associated farming complex of note for the local district; being a significant local landmark, a prominent example of Victorian Regency architecture in the

district and associated with the Goss/Rowland families who dwelled and ran the farming complex from the mid-19th century until the late 20th century, an association of over 150 years.

b) it represents customs or ways of life that are characteristic of the local area; being a prominent, highly-intact example of a local dwelling with associated farming outbuildings managed by a prominent local family for over 150 years.

d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area; the c.1850s 'Ingleburne' residence being a prominent example of Victorian Regency architecture, possibly constructed by mason Charles Martlew who is attributed as the designer and builder of similar two storey Victorian Regency residences within the Fleurieu Peninsula. Various outbuildings, attributed as dating to an earlier residence, are highly intact and strongly representative as outstanding examples of farming outbuildings within the local district.

e) it is associated with a notable local personality or event; being owned and managed by several generations of the Goss and Rowland families from the mid-19th century until the end of the 20th century; an association of over 150 years.

f) it is a notable landmark for the area; being a prominent, well-sited and imposing mid-19th century dwelling within the McLaren Vale district, documented as a being a prominent local landmark and 'finding aid' for travellers on the 'Old Road' since construction.

RELEVANT HISTORIC THEMES:

Theme 2: Regional life in the Southern Vales

2.2 Manor houses and country estates

Theme 5: Food Production in the Southern Vales

5.1 Self-contained and self-reliant farming complexes

BRIEF HISTORICAL BACKGROUND:

'Ingleburne', 281 Main Road, McLaren Vale 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.1870 for Thomas Goss. The 1985 survey also found significance in comparing the two-storey dwelling to a number of other two-storey residences attributed to prominent local mason Charles Martlew, including 'Lakeview' at Sandergrrove, 'Fairview' at Woodchester and 'Stanley House' at McHarg Creek. The property's reputation as a prominent local landmark and 'finding aid' for travellers on the 'Old Road' was also noted.

'Ingleburne' was again assessed by the 1997 Willunga District Heritage Survey, where further details regarding the property's historical association with the Goss and Rowland families was noted. The 1997 survey noted that Goss took out a 21 year lease on Sections 197 & 207 of Survey 'C' in 1846, later purchasing the allotments and constructing 'Ingleburn' following financial success during a trip to the Victorian Goldfields. By 1997, the Rowland family, descendants of Thomas Goss, were still operating 'Ingleburn' as a successful and well-respected local farming venture.

Current research has identified Land Title records dating back to January 1869 when Thomas Goss acquired Sections 197 & 207 of the Hundred of Willunga; some 23 years after Goss' initial lease. The Thomas Goss website (<https://www.thomasgoss.com.au/>) identifies that Goss acquired Ingleburne on August 9th, 1854; information sources were not provided for this date though it is possible it took some time for the allotment title to be converted to the Torrens Title system. The

Ingleburne residence is believed to have been constructed after 1854; the 1997 survey notes that early outbuildings (identified as a dairy, store and water tank) possibly date from an earlier dwelling on the site. Another early outbuilding, likely comprising storage or stabling premises, appears to date to a similar period.

Five generations of the Goss and Rowland families are recorded as having owned and operated 'Ingleburn' by 1997; including Thomas & Mary Goss, Issac & Thomas Goss, John Thomas Rowland (son of Mary Jane Rowland, sister of Issac & Thomas), Edgar Rowland and Keith Rowland. Current owner Tony Parkinson purchased farmland from Keith Rowland during the 1990s, becoming Malpas Road & Goss Corner Vineyards. Parkinson purchased 'Ingleburn' from Keith Rowland in 1998, creating the 'Penny's Hill' winery estate which has now reunited the original allotments of Sections 197 & 207 with the 'Ingleburne' property, as delineated in the 1869 Certificate of Title.

The former stone water tank, formerly located the courtyard behind the 'Ingleburne' residence near the former dairy, was found to be heavily dilapidated by c.2000 and was removed. The Royal Australian Institute of Architects are responsible for the fixation of a plaque to the main façade, identifying the dwelling as a structure of historic interest (see Other Photos)

EXTENT OF LISTING:

The external form and materials of the c.1850s two storey Victorian Regency dwelling, including all masonry walls, openings, chimneys and roof form. The current replacement asbestos shingles are not of significance and are not included in the listing. The slate appearance of roofing materials is however of significance and is included in the listing.

The external form and materials of the former dairy, including all masonry walls, openings, chimneys and roof forms. The recent replacement slate tiling is not included in the listing though the slate appearance of roofing materials is however of significance and is included in the listing.

The external form and materials of both the former stables and the early outbuilding are included in the listing, including all masonry elements, roof forms and early corrugated iron cladding. Later corrugated steel materials are not included in the listing, though the use of corrugated steel is considered of significance and is included in the listing.

The large gum tree to the rear of the Ingleburne residence is a significant specimen recorded as dating to the site's early history and substantially contributes to the character of the site. As such the gum tree is also included in the listing.

REFERENCES:

Historical CTs 124/100; 2632/157; 3892/200; 4350/798; etc.
 McDougall & Vines, 1997, Willunga District Heritage Survey, p. 258/9.
 Heritage Investigations & Heritage Consultants, 1985, Fleurieu Peninsula Survey, D. C. Willunga, Item Ref. No. 19.

SITE MAPPING:



Site of 'Ingleburne', 281 Main Road, McLaren Vale; (1) residence; (2) former dairy; (3) former stables; (4) outbuilding (Planning SA SAPPa)

HISTORICAL IMAGES:



'Ingleburne' farming complex in the mid-19th century (<https://www.thomasgoss.com.au/Our-Story>, accessed 23/09/2021).



'Ingleburne', home of Thomas Goss, from *The Rich Valley* (1949); date unknown but likely late 19th century ([REDACTED] 1997, Willunga District Heritage Survey, p. 259).



'Ingleburne' in c.1915 (SLSA B 24151)



'Ingleburne' photographed in 1997 ([REDACTED], 1997, Willunga District Heritage Survey, p. 258).

OTHER IMAGES:



Rear west elevation of 'Ingleburne' residence, retaining a high degree of original fabric (GGA, 2021).



Mid-20th century plaque located to primary 'Ingleburne' elevation reading "The Royal Australian Institute of Architects considers this structure of historic interest." (GGA, 2021).



North elevation of 'Ingleburne' – early mid-19th century photography shows the window was added at a later date (GGA, 2021).



South elevation of 'Ingleburne' (GGA, 2021).



East elevation of 'Ingleburne' former dairy (GGA, 2021).



North elevation of 'Ingleburne' former dairy (GGA, 2021).



Covered masonry shelter to rear of former dairy with former fireplace, various periods of masonry construction (GGA, 2021).



Former store, now identified as former stables (GGA, 2021).



South elevation of former stables (GGA, 2021).



Early masonry construction and corrugated iron to early outbuilding (GGA, 2021).



Early timber fittings to early outbuilding (GGA, 2021).



Location of early water tank, now removed following severe dilapidation (GGA, 2021).



Very large gum tree dating to early history of 'Ingleburne' property (GGA, 2021).

State Heritage Review

Ingleburne, 281 Main Road, McLaren Vale

DA234531 Issue –

14.12.2023

Architects 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 'Ingleburne, 281 Main Road, McLaren Vale' 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.

'Dwelling Ingleburne' 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 five of the prescribed criteria (a, b, d, e and f) (SA Heritage Places Database Search 2023). These criteria are noted below with their assessment from the Onkaparinga Heritage Survey Stage 2 (2020: 591-592):

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

[It is] a highly-intact mid-19th century dwelling and associated farming complex of note for the local district. [It is] a significant local landmark, a prominent example of Victorian Regency architecture in the district and associated with the Goss/Rowland families who dwelled and ran the farming complex from the mid-19th century until the late 20th century, an association of over 150 years.

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

[It is] a prominent, highly-intact example of a local dwelling with associated farming outbuildings managed by a prominent local family for over 150 years.

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

The c.1850s 'Ingleburne' residence [is] a prominent example of Victorian Regency architecture, possibly constructed by mason Charles Martlew who is attributed as the designer and builder of similar two storey Victorian Regency residences within the Fleurieu Peninsula. Various outbuildings, attributed as dating to an earlier residence, are highly intact and strongly representative as outstanding examples of farming outbuildings within the local district.

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

[It is] owned and managed by several generations of the Goss and Rowland families from the mid-19th century until the end of the 20th century; an association of over 150 years.

(f) *it is a notable landmark for the area*

[It is] a prominent, well-sited and imposing mid-19th century dwelling within the McLaren Vale district, documented as a being a prominent local landmark and 'finding aid' for travellers on the 'Old Road' since construction.

██████████ 2020:591) noted that the place is likely to meet the threshold for State Heritage listing under Section 16(1) criteria (a) and (d) of the Heritage Places Act, however no assessment 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 (██████████ 2020:592-593):

'Ingleburne', 281 Main Road, McLaren Vale 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.1870 for Thomas Goss. The 1985 survey also found significance in comparing the two-storey dwelling to a number of other two-storey residences attributed to prominent local mason Charles Martlew, including 'Lakeview' at Sandergrove, 'Fairview' at Woodchester and 'Stanley House' at McHarg Creek. The property's reputation as a prominent local landmark and 'finding aid' for travellers on the 'Old Road' was also noted.

'Ingleburne' was again assessed by the 1997 Willunga District Heritage Survey, where further details regarding the property's historical association with the Goss and Rowland families was noted. The 1997 survey noted that Goss took out a 21 year lease on Sections 197 & 207 of Survey 'C' in 1846, later purchasing the allotments and constructing 'Ingleburn' following financial success during a trip to the Victorian Goldfields. By 1997, the Rowland family, descendants of Thomas Goss, were still operating 'Ingleburn' as a successful and well-respected local farming venture.

Current research has identified Land Title records dating back to January 1869 when Thomas Goss acquired Sections 197 & 207 of the Hundred of Willunga; some 23 years after Goss' initial lease. The Thomas Goss website (<https://www.thomasgoss.com.au/>) identifies that Goss acquired Ingleburne on August 9th, 1854; information sources were not provided for this date though it is possible it took some time for the allotment title to be converted to the Torrens Title system. The Ingleburne residence is believed to have been constructed after 1854; the 1997 survey notes that early outbuildings (identified as a dairy, store and water tank) possibly date from an earlier dwelling on the site. Another early outbuilding, likely

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

comprising storage or stabling premises, appears to date to a similar period.

Five generations of the Goss and Rowland families are recorded as having owned and operated 'Ingleburn' by 1997; including Thomas & Mary Goss, Issac & Thomas Goss, John Thomas Rowland (son of Mary Jane Rowland, sister of Issac & Thomas), Edgar Rowland and Keith Rowland. Current owner Tony Parkinson purchased farmland from Keith Rowland during the 1990s, becoming Malpas Road & Goss Corner Vineyards. Parkinson purchased 'Ingleburn' from Keith Rowland in 1998, creating the 'Penny's Hill' winery estate which has now reunited the original allotments of Sections 197 & 207 with the 'Ingleburne' property, as delineated in the 1869 Certificate of Title.

The former stone water tank, formerly located the courtyard behind the 'Ingleburne' residence near the former dairy, was found to be heavily dilapidated by c.2000 and was removed. The Royal Australian Institute of Architects are responsible for the fixation of a plaque to the main façade, identifying the dwelling as a structure of historic interest.



Figure 1: Ingleburne' farm, mid 19th century, showing dwelling and dairy [Source: ██████████ 2014:15; Original source noted as book 'Willunga – Place of Green Trees', 1951]

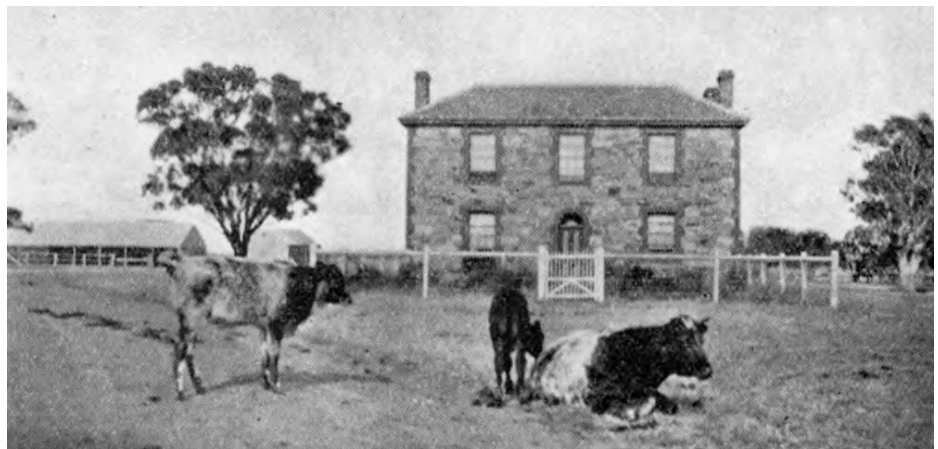


Figure 2: Ingleburne' farm, late 19th century, showing dwelling and outbuildings [Source: ██████████ 2014:15; Original source noted as book 'Willunga – Place of Green Trees', 1951]



Figure 3: Ingleburne' residence, 1900 [Source: [REDACTED] 2014:35; Original source [REDACTED] family archives]



Figure 4: Ingleburne' farm, 1920s with Murray Sparrow, Len Binney and Edgar Rowland loading wheat bags [Source: [REDACTED] 2014:29; Original source [REDACTED] family archives]



Figure 5: Ingleburne' farm, 1920s with grain loaded [Source: [REDACTED] 2014:31; Original source [REDACTED] family archives]



Figure 6: Ingleburne' farm, 1949 [Source: [REDACTED] 2014:37; Original source [REDACTED] family archives]



Figure 7: Ingleburne' farm, 1950, Keith Rowland with new tractor [Source: [REDACTED] 2014:34; Original source [REDACTED] family archives]

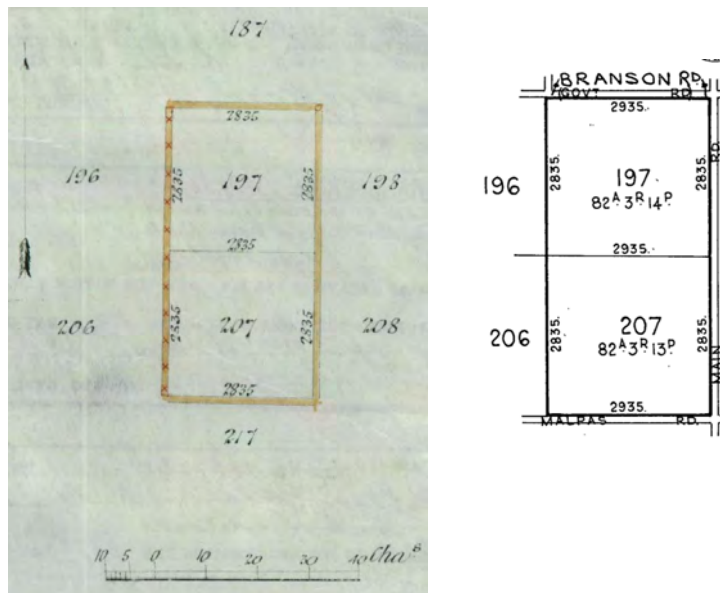


Figure 8: Goss land holdings, Sections 197 and 207, 1869 (left) and Rowland same landholdings, 1972 (right) [Source: SALIS, CT 124/100 and CT 3892/200]



Site of 'Ingleburne', 281 Main Road, McLaren Vale; (1) residence; (2) former dairy; (3) former stables; (4) outbuilding

Figure 9: Aerial of Ingleburne' Farming Complex [Source: [REDACTED] 2020:594, original source SAPPA mapping]



Figure 10: Penny's Hill Winery Estate [Source: [REDACTED] | 2023]

Supplementary History

Thomas Overton (c1800-1874) married Mary in the UK and they arrived in South Australia with their 7 children in 1846. He established a farm at McLaren Vale, originally known as Bay of Biscay, and he named his property 'Gedney'. His children attended a local school that was setup in a neighbours' property and the family were active in local Wesleyan Church affairs. After Goss purchased his land in 1854, he moved closer to Adelaide to farm. ²

Thomas Goss (1810-1890) married Mary Ann Elliott and they lived in UK where Thomas was a 'tenant farmer'. In 1849 they arrived in South Australia with other members of their family. Before Thomas became a farmer in the area, he worked as Post Master at the McLaren Vale Post Office then tried his luck in the goldfields in Victoria. After his success interstate, Goss returned to the area in 1852 and purchased Sections 197 & 207 from Thomas Overton, and he had a two-storey dwelling constructed which he named 'Ingleburne'. The house was likely built by Charles Martlew, and the design was similar to English farmhouses back at home. There were four bedrooms upstairs and a small study and downstairs there was a parlour, drawing room, kitchen and pantry. He also had a separate stone dairy with two cellars off to the side, main store and rectangular stone underground water tank, lined with Willunga slate slabs. He grew hay and grazed sheep. In 1853 he purchased Section 198 from Richard and William Tiller and Section 208 from Isaac Edwards, and in 1856 he purchased Section 186 from John Adams. Thomas and Mary had 7 children. Issac Goss (1834-1896), the 1st child, and Thomas Goss (1854-1925), the 10th child, went on to be farmers in the district. The property was farmed by the Goss then Rowland families until the late 20th century. ³

Isaac Goss (1834-1896) married Mary Strout and they had 10 children, and they lived at Willunga then Yacka in 1969 where he was a farmer. ⁴

Mary Jane Goss (1842-1904), daughter of Thomas and Mary Goss, married John Rowland, butcher of McLaren Vale and occasional employee of Thomas Goss. Mary and John Rowland had a son, John Thomas Rowland (1861). John died in a riding accident when John Thomas was a baby. Mary Jane returned to Ingleburne until her death in 1904. John Thomas (known as Tom) took over his father's butcher business to supplement his farm income. ⁵

Thomas Goss (1854-1925), son of Thomas and Mary Goss, spent his whole life working at Ingleburne, which he inherited, and was never married. At the time he inherited his father's farm, the property consisted of 320 acres, which was used for growing hay and sheep farming. ⁶

John Thomas (Tom) Rowland (1861-1940) married Rebecca Pointon (1861-1924) in 1884 they left Ingleburne and he worked at various properties around Willunga, and he also owned a property south of Ingleburne. They returned to

² Burden and Parkinson 2014:3-8

³ Willunga Local Library, family history records, Goss family; CT 3892/200, CT 2632/157, CT 1398/180, CT 124/100; Burden and Parkinson 2014:10-16

⁴ Burden and Parkinson 2014:19

⁵ Burden and Parkinson 2014:18

⁶ Burden and Parkinson 2014:19-21

Ingleburne in 1922. Tom and Rebecca had 7 children, and Tom was heavily involved in the community.⁷

Edgar Rowland (1897-1963) was the last born child of Tom & Rebecca Rowland. Edgar married Emily May Whibley (1903-1998) in 1927, and they had three children (Keith, Bernice and Lyndall). They lived at Ingleburne and helped run the place. Emily May described Edgar's work which included tending to the horses before breakfast and he worked each day (except Sunday) until dark. She noted the small building at the back of the house was used mainly as a kitchen with a large oven at the back where all the cooking and washing was done.⁸

Keith Rowland (1929-) worked on the farm with his father and took over the property when his father died in 1963. His mother continued living there. A rendered band was added externally to the residence in the early 1960s. Electricity was connected at the property in 1970, a bathroom was built onto the back verandah in the mid-1970s, and a telephone was installed in the 1980s. By the 1990s vineyard acreages were increasing in the area, and returns from small time agriculture were dropping.⁹

Penny's Hill Winery was established in 1998 on the property with vines planted on the former grazing land during the 1990s as further land was acquired. Tony and Susie Parkinson extensively refurbished the two storey dwelling, which included revealing the original slate flags on the ground floor and Baltic pine floorboards on the first floor, installing new window panes, the roof was replaced with new slate, and the grounds were reorganised with a formal garden, straight paths and a picket fence. The former dairy was also restored, known then as the bakehouse and cellar. The restaurant and cellars was built in 2001.¹⁰

The original Goss family homestead 'Ingleburne' is currently unused (2023). The former dairy is used for storage, the former stables/store is used as a gin bar and the large outbuilding is used as a function space.¹¹

2.1 Timeline History

The following timeline history is provided below.

Table 1 – Timeline History of Ingleburne

Date	Activity
1846	Thomas Overton took out a 21 year lease of the land, Sections 197 & 207; He lived on the property which he called 'Gedney'
	Thomas Goss leased Sections 197 & 207 from Overton
1852	Goss built the two-storey house which he called 'Ingleburne', dairy, store, underground tank and large stable

⁷ Burden and Parkinson 2014:22-24

⁸ Burden and Parkinson 2014:26-30

⁹ Burden and Parkinson 2014:32-37; 1960s sketch of Ingleburne at National Trust Willunga property

¹⁰ Burden and Parkinson 2014:41

¹¹ Penny's Hill 2023; Pers Comm. A. Roberts, Penny's Hill Winery

1853	Thomas Goss purchased Sections 198 & 208
1854	Thomas Goss purchased Sections 197 & 207 from Overton
1856	Thomas Goss purchased Section 186
1890	Thomas Goss died (age 80 years); his son, Thomas Goss took over the farm
1891	Mary Goss, Thomas's wife, died; Their sons Isaac and Thomas took ownership of the property
1896	Isaac Goss died
1922	Tom and Rebecca Rowland purchased Ingleburne from Thomas Goss
1925	Thomas Goss died (aged 71 years)
1940	Tom Rowland died (aged 79 years)
1942	Edgar Rowland (son of John Rowland), farmer, owned property
	Edgar Rowland died (aged 66 years)
1963	Keith Rowland (son of Edgar Rowland), farmer, owned property Around this time an external rendered band was added to the dwelling
1990s	Slate roof of dwelling was replaced with asbestos shingles
	Emily May Rowland died (aged 95 years)
1998	Tony and Susie Parkinson purchased Ingleburne property and extensively refurbished the house Penny's Hill was founded in McLaren Vale, named after the hill Tony returned the roof to slate tiles
1991-1996	Vines planted and additional land purchased as part of Penny's Hill
2000-2001	E.R. (Tige) McMillan built the stone wall around Ingleburne and other post and rail fences, inclusive of reusing the original Simpson farm gates
c2000	Stone water tank in courtyard behind residence & dairy was removed

3.0 Description of the Place

The privately owned property, located at 281 Main Road, McLaren Vale (CT 6086/980), consists of the following historic elements:

- two-storey Victorian Regency dwelling, c1852
- single-storey former dairy, c1852
- single-storey former store/stables, c1852
- single-storey former stables, c1852.

The dwelling is in overall good condition. The upper floor has uneven timber flooring and numerous cracks to internal walls. The slate flags to the ground floor appear original, as do portions of the stairs and upper level timber

floorboards. A rendered band was added to the dwellings' lower walls c1960s. The outbuildings are in generally sound condition.

The current timber picket fence around the house has no historic value, being a later addition, replacing an earlier fence, and it appears from early historical photos that the dwelling itself never had a fence perimeter. The timber post and rail fence south of the house likely dates to the property's farming phase. Several original cast iron gates with logo 'A. Simpson & Sons' have been reused in association with the late 20th century stone wall.

The property includes various metal clad sheds, outbuildings, a low masonry wall and other fencing. The stone wall, fencing and other buildings date to the winery operations phase of the site's use. Various mature large gum trees and a pepper tree are likely early plantings and they contribute to the site's setting.

The large outbuilding at the property was a stable (Figure 2 and Figure 5). It appears to have originally been open to the east and infilled with galvanised cladding at a later time.



Figure 11: Ingleburne, view of property from Main Road with late 20th century stone wall



Figure 12: Ingleburne, early cast iron gates reused in conjunction with late 20th century stone wall and later winery sheds (background)



Figure 13: Ingleburne, house and former dairy west elevation and several mature gums



Figure 14: Ingleburne, dwelling, east elevation

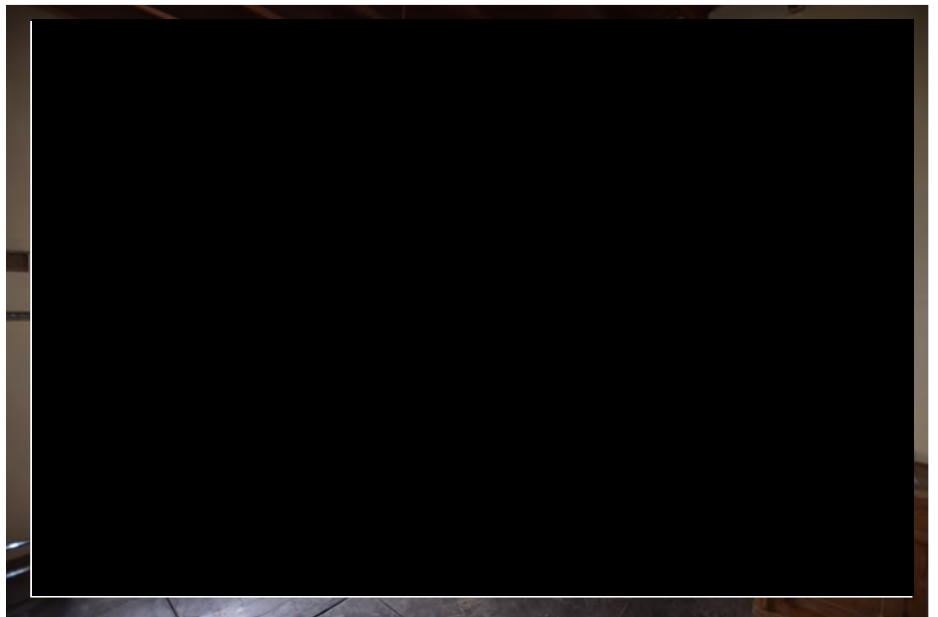


Figure 15: Ingleburne, dwelling, ground floor kitchen

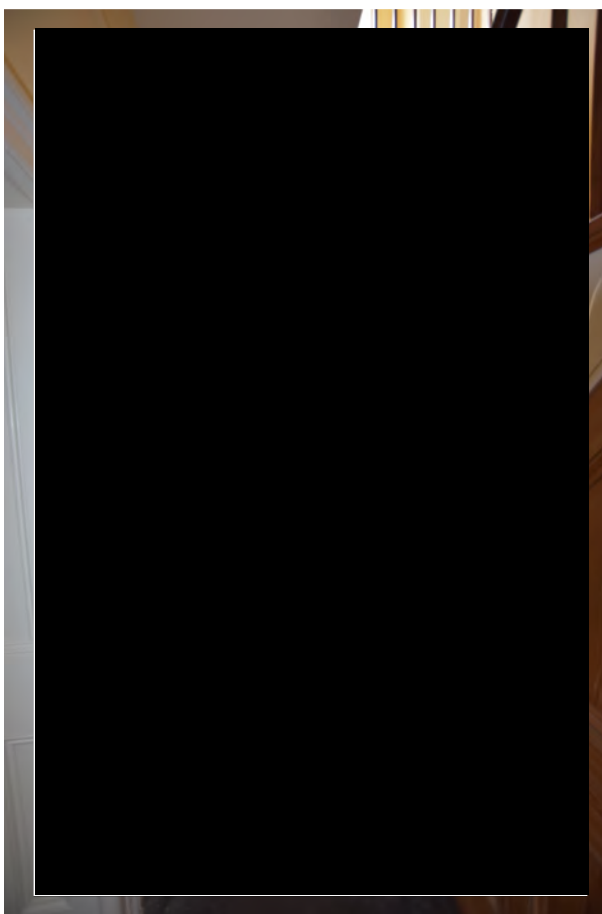


Figure 16: Ingleburne, dwelling, front entry hall and stairs



Figure 17: Ingleburne, former dairy, north and west elevations

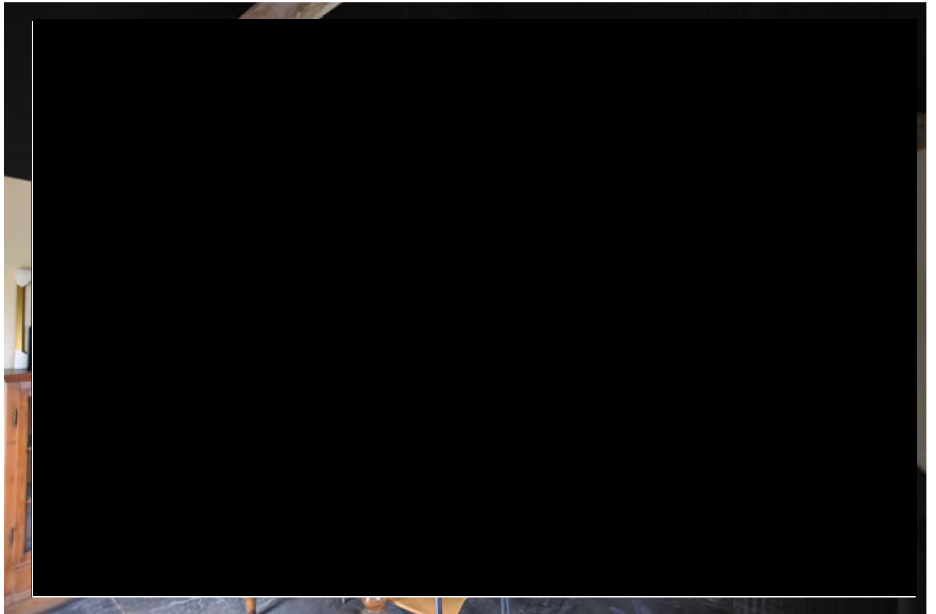


Figure 18: Ingleburn, former dairy, main room

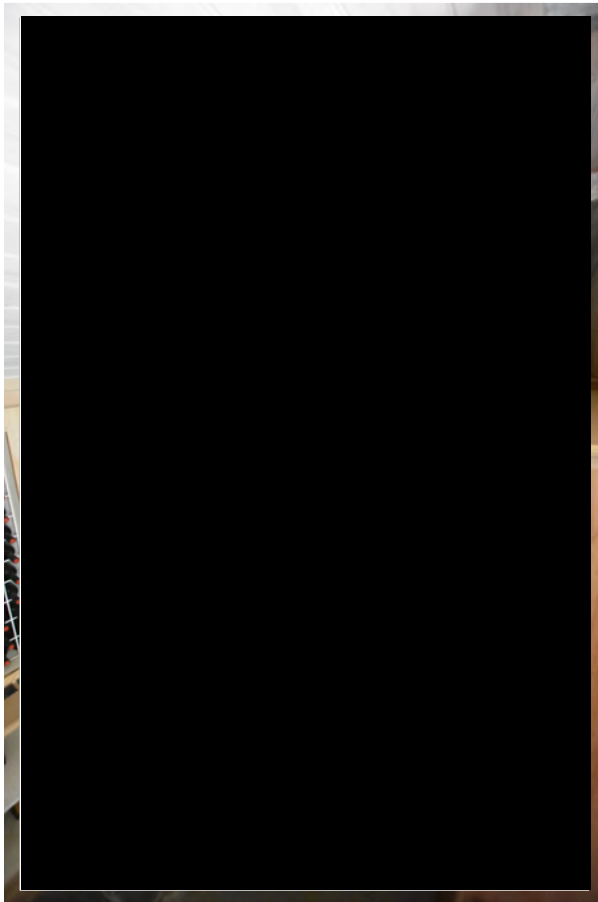


Figure 19: Ingleburn, former dairy, lower-ground room



Figure 20: Ingleburne, former store/stables, east and north elevations



Figure 21: Ingleburne, former store/stables, interior space and later multi-pane window



Figure 22: Ingleburne, outbuilding, former stables, north and west elevations



Figure 23: Ingleburne, outbuilding, former stables, east elevation



Figure 24: Ingleburne, outbuilding, former stables, interior space

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 Ingleburne are summarised below.

Table 2 – Historic Theme(s) relevant to Ingleburne

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

Possibly / Probably meets 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 late 1840s to early 1850s. The Ingleburne farming complex includes a two-storey residence, former dairy, former stables/store and former stables outbuilding.
- 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).
- It is difficult to compare this farm complex with others already State listed without a detailed comparative analysis. While it remains possible / probable that this criterion has been satisfied, the assessment against this criterion nonetheless remains finely balanced. Is there an over-representation of places on the Register that demonstrate the development of primary production in the State, or does the overall integrity and intactness of the group of farming buildings elevate this Local Heritage Place to meet the threshold for State Heritage listing? Is it important that there is regional representation of farming complexes, if they share similar characteristics and values as other State listed places, due to regional differences in the State's development? The answer to these questions will require a more detailed analysis and will ultimately inform whether State Heritage listing is justified.

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
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

SHP Registered Name	SHP No.	Address	Year Listed
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
Outbuilding, former Reynell's Winery and Farm Complex	26534	38-44 Panalatinga Rd 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

SHP Registered Name	SHP No.	Address	Year Listed
Poltalloch Station Complex including Main House, Stables & Barn, Pump House, Overseers House, Engineers House, Boundary Riders Cottage, Station Hands Cottage, Shearing Shed & 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 & 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 Rd Springton, Barossa	1986
Stagg Farm Complex (including substantial ruins of farmhouse, water closet, hay shed, implement shed, former pigsty, dam & old fencing)	19043	Tarcowie to Appila Rd 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
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 Dr 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 two 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

Possibly / Probably meets the threshold for State Heritage listing under this criterion

- The Ingleburne farming complex is an intact and generally high integrity complex of early farming buildings. The two-storey dwelling and three outbuildings, former dairy, store and large stables, have various alterations and additions, many of which are reversible. The original use of the buildings is clearly evident.
- The integrity of this farming complex needs to be carefully examined and compared to other places that share similar values.
- Like criterion (a), this high-level assessment considers that it is finely balanced as to whether the Ingleburne farming complex would be an outstanding representative example of its class at the State level. A more detailed assessment will inform whether State Heritage listing is justified.

(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 Ingleburne farming 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

- The farm is associated with the Goss and Rowland families for over 140 years, however this association does not appear to extend beyond the local area.
- There are no significant historic events known to have occurred at the place.

4.3 Summary and Recommendations

The Ingleburne farming complex is a Local Heritage Place under the Planning and Design Code, *Dwelling 'Ingleburne'; Includes dairy, store & water tank* under criterion a b d e and f. The Local Heritage listing does not appear to include the large outbuilding, which was originally a stable (Figure 22). The water tank referred to in the listing was apparently removed over 20 years ago. It is recommended that Council review the extent of Local Heritage listing for this property.

The c1852 two-storey Victorian Regency dwelling and three outbuildings, former dairy, store and large stables, remain in generally high integrity and intactness. The various alterations and additions to the four buildings are not considered to detract from its heritage values.

This high-level State Heritage review has concluded that it is **possible** / **probable** that the Ingleburne farming complex would meet the threshold for State Heritage listing under criterion (a) and (d). Such a finding is, however, finely balanced, and requires a detailed comparative assessment against other farming complexes in the State. Other considerations may include:

- Is it important that there is regional representation of farming complexes, if they share similar characteristics and values as other State listed places, due to regional differences in the State's development?
- Is there an over-representation of places on the Register that demonstrate the development of primary production in the State? Does the integrity and intactness of the group of farming buildings elevate this Local Heritage Place to meet the threshold for State Heritage listing?

5.0 References

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