

# 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	
<b>Name of Place / Object:</b>	Local heritage places and unlisted structures within the Former Hardy's Winery Site, Old Reynella <ul style="list-style-type: none"><li>• Cottage within Reynella Winery (Council Heritage ID 310)</li><li>• Carew Cottage and Attached Former School Room, Sunken Garden and Pine Trees (Heritage ID 5375)</li><li>• Dwelling (Heritage ID 20084)</li><li>• Outbuilding (former Cellar Door) to the winery site on Reynell Road</li><li>• Outbuilding behind and to the south of the former Cellar Door</li><li>• Haselgrove Room</li><li>• Still House</li><li>• Maintenance Shed</li></ul>
<b>Any other or former name(s):</b>	Reynell's Winery, Walter Reynell and Sons, Hardy's Reynella, Accolade Wines
<b>Is the place already on another heritage list?</b>	The following six elements within the Hardy's (former Reynell's) Reynella Winery are state heritage listed <ul style="list-style-type: none"><li>• Pigeon Loft</li><li>• Cave Cellar No.1</li><li>• Reynell's House (now offices)</li><li>• Dairy</li><li>• Shell of the Chateau</li><li>• Boiler Stack</li></ul>

2. Location					
<b>Street Address:</b>	38-44 Panalatinga Road				
	Suburb / Town: Old Reynella			Post Code: 5161	
<b>Local Council Name:</b>	City of Onkaparinga				
<b>Land Description:</b> (if known)	Title:	Volume:	Folio:	Parcel Type:	Parcel No:
	CT	6192	196	ALLOTMENT	501
	CT	5074	61	ALLOTMENT	404
	CT	5072	629	ALLOTMENT	405
	Plan Type:	Plan No:	Section:	Hundred:	
	D	77674	538	Noarlunga	
	D	31727	538	Noarlunga	
	D	31765	538	Noarlunga	
<b>GPS Location/s:</b>	Longitude / Easting / X			Latitude / Northing / Y (Datum = )	

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(If known)		
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3. Ownership	
Name of Owner(s):	
Contact person: <small>(if different from owner explain relationship)</small>	
Postal Address:	
Phone Number:	
Ownership History:	

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

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## B. Description

5. Description of nominated place or object	
<b>Description of the nominated place or object and its current condition:</b>	See Attachment 1 – Report by Grieve Gillett Andersen Architects (GGA) on Former Hardy's Winery Site, Heritage Assessment – Local Heritage Places
<b>Are you aware of any modifications or additions to the place or object?</b> Can you provide dates for these changes?	See Attachment 1
<b>Do you believe there may be historical items under the ground?</b> Should an archaeological investigation be considered?	Unsure
<b>Date you inspected the place or object:</b>	See Attachment 1
<b>Have you had any contact with the Owner?</b>	Yes, the owners are aware of the report prepared by GGA and the resolution to consider State heritage listing of the local heritage places and unlisted structures. A representative of the owner was present at Council's 4 May 2021 Strategic Directions Committee <a href="#">meeting</a> when the report was presented. The owner's representatives have also been in discussion with Council's Planning team regarding a demolition application for the outbuilding near the Reynell Road entrance (item II on the map provided).
<b>Current use of the place or object:</b>	Offices by Accolade Wines Some local heritage places and unlisted structures are vacant
<b>Original or former use(s):</b>	Wine production, farming and associated uses
<b>Are there any current or long term threats to the nominated place or object?</b>	<p>The aim of this nomination is an integrated State heritage listing of all buildings, structures and landscape elements that contribute to the overall heritage value of the place.</p> <p>The separate listing of some elements as State heritage places and some as individual local heritage places also creates confusion and misunderstanding of the significance of the place as a whole, and also does not provide any protection to unlisted elements.</p> <p>There is a current threat of delisting of Carew Cottage as a local heritage place (and possible future demolition if delisted) and demolition of an unlisted outbuilding (behind and to the south of the former Cellar Door).</p> <p>As part of the City of Onkaparinga's city-wide review of local heritage places, the current owners have nominated 'Carew Cottage' (local heritage listed place) for de-listing based on lack of historical significance and structural instability. The owner's nomination for de-listing and associated reports are attached with this nomination (Attachment 2).</p> <p>The current owners have also lodged a development application for demolition of the outbuilding (near the Reynell</p>

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	<p>Road entrance – item II on the map provided). This building is an early farm building associated with the farming practices undertaken during John Reynell's ownership of the property. The application is currently on hold requesting further information, including the potential to only demolish the collapsed/damaged portions.</p> <p>In addition to the above, the neighbouring allotment (CT 6192/195) is currently being subdivided for future growth and combined with further stages of development, could be a threat to unlisted structures within the site.</p>
<b>Name of Builder:</b>	
<b>Any other information:</b>	

### C. History

6. Origins and history		
<b>Years of Construction:</b>	<b>Start:</b>	<b>Finish:</b>
<b>Name of Designer / Architect:</b>	Likely Richard Dodd – Carew Cottage	
<b>History of the nominated place or object:</b>	See Attachment 1	
<b>Historical sources used to support your nomination:</b> Please attach copies of pages from publications or newspaper articles as appropriate.	See Attachment 1	

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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 rare surviving complex of farm buildings and buildings related to wine production, dating from the mid-1800s to early 20th century, that display the evolution from farming to wine production. The complex is also representative of the important role that wine production played in the State's economy and the substantial contribution by the Hardy's (former Reynell's) Reynella Winery. It is also a tangible link with John Reynell who was one of the first settlers of colonial South Australia and after whom the township of Reynella is named.

### 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"/> <b>It demonstrates important aspects of the evolution or pattern of the State's history.</b>  | The Former Hardy's Winery site displays the evolution of wine making in South Australia and this is evident by the State heritage listed items within the site. The local heritage listed places and the unlisted structures collectively demonstrate the evolution of the property from farming (John Reynell's ownership) to wine production and the subsequent expansion of wine and liquor production (previous and current ownership). |
| <input checked="" type="checkbox"/> <b>It has rare, uncommon or endangered qualities that are of cultural significance.</b>   | Various structures within the Former Hardy's Winery site are a rare surviving example of a winery complex in the southern part of Adelaide.   |
| <input checked="" type="checkbox"/> <b>It may yield information that will contribute to an understanding of the State's history, including its natural history.</b>   | Various structures within the Former Hardy's Winery site contribute to an understanding of the State's history, in particular, the early settlement of the southern region, establishment of pastoral pursuits and the transition to wine production, illustrating the enterprise and vision of early settlers that culminated in a substantial contribution to the State's economy.  |
| <input type="checkbox"/> <b>It is an outstanding representative of a particular class of places of cultural significance.</b>   |   |
| <input type="checkbox"/> <b>It demonstrates a high degree of creative, aesthetic or technical accomplishment or is an outstanding representative of particular construction techniques or design characteristics.</b> |   |
| <input type="checkbox"/> <b>It has strong cultural or spiritual associations for the community or a group within it.</b>  |   |

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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.**

The property is associated with one of the pioneering families associated with wine production in South Australia (Reynell family – John Reynell, Walter Reynell and Carew Reynell). The property is also associated with Gladys Reynell – a renowned potter and artist.

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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:



**SITE PLAN**

#### LEGEND

STATE HERITAGE

1 - PIGEON LOFT

2 - HOMESTEAD

3 - OLD CELLAR CAVE

4 - DAIRY

5 - CHATEAU

6 - STACK

#### ITEMS PROPOSED FOR LISTING

LOCAL HERITAGE

A - COTTAGE

B - SIDS COTTAGE

C - CAREW COTTAGE SUNKEN GARDEN AND PINE TREES

UNLISTED STRUCTURES

I - FORMER CELLAR DOOR

II - OUTBUILDING

III - HASELGROVE ROOM, STILL HOUSE AND MAINTENANCE SHED

IV - OLIVE GROVE

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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 the existing local heritage places and other buildings identified in this submission for the Former Hardy's Winery site to be State heritage listed along with the existing State heritage places.

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

Your Signature: [REDACTED]

Date: 26 July 2021 [REDACTED]

### 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](mailto:DEWHeritage@sa.gov.au)

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

# FORMER HARDY'S WINERY SITE

HERITAGE ASSESSMENT – LOCAL HERITAGE PLACES



**PREPARED FOR THE CITY OF ONKAPARINGA**

**31 MARCH 2021 – FINAL REPORT**

COVER IMAGE: HARDY'S WINERY SITE (GRIEVE GILLETT ANDERSEN, 2019)

REPORT NAME:	Former Hardy's Winery Site Heritage Assessment (Local Heritage Places)
FOR:	City of Onkaparinga
JOB NUMBER:	20180

## Preparation, review and approval

REVISION #	DATE	PREPARED BY	REVIEWED BY	APPROVED BY
DRAFT #01	12.03.21	EL/ PB	ND	DA
FINAL REPORT	29.03.21	EL/PB	ND	DA

## Issue register

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City of Onkaparinga	29.03.21	-	PDF by email

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## 1. INTRODUCTION

### 1.1 BACKGROUND

Grieve Gillett Andersen have been engaged by the City of Onkaparinga to prepare a Heritage Assessment (Local Heritage Places) for the former Hardy's Winery site as Stage 1 of a City-wide heritage review. This Assessment has been prepared with the following tasks undertaken:

- Preparation of an overview history for the place;
- Review of the 3 existing Local Heritage Places within the site for extent and adequacy;
- Review of other buildings, structures and site elements to determine if additional Local Heritage Places exist within the site;
- Assessment of any potential LHPs against the criteria as set out in the *Planning, Development and Infrastructure Act 2016*;
- Review of any trees or plantings that may be of historical interest;
- Preparation of a report summarising findings and recommendations (this document).

### 1.2 EXISTING STATE HERITAGE PLACES

The Former Hardy's Winery site contains a number of items that are listed on the South Australian Heritage Register. The extent of this listing includes the *"Pigeon Loft, Cave Cellar No.1, Reynell's House (now offices), the Dairy, the Shell of the Chateau and the Boiler Stack"*.

These items have not formed part of this assessment.

## 2. HISTORY AND BACKGROUND TO STATE HERITAGE LISTING

The Reynella winery took on its present form over a period of 180 years, in a series of developments commencing in the 1840s and continuing to the present day. Its founder and patriarch was John Reynell (1809-1873) who occupied Reynella Farm in July 1840. The early decades at Reynella were well-documented, as John Reynell was an almost obsessive journal-keeper, and we know what crops he planted, what animals he kept, his experiments in other industries and the dates of some early buildings. However, records for later decades are very sparse. There is almost nothing written down from about the 1870s to the 1950s. Oral information has been handed down through the Reynell family and then to winery employees, so that much of what has been written about developments at the winery contains many phrases like "it is said that ..." or "it is likely that ...".

Reynell first arrived in the colony in 1838, and bought the land at Reynella in 1839 and went to live there in 1840. His activities are well-recorded in his diaries: the first mention of grape vines comes in 1841, and he made his first experimental batch of wine in 1844, by which time several others in the colony had been making wine for years. He was certainly among the dozen or so early winemakers of the colony, but his achievements were neither as early, original nor as important as is sometimes claimed.

Reynell's original farmhouse was built of pisé, on the bank of Panalatinga Creek north of Reynell Road. Nothing remains of the house, but council erected a commemorative plaque on the site in 1988. In 1842 he moved to a more comfortable stone farmhouse south of the creek. This still stands as the northern part of the Accolade Wines office building, and is the oldest surviving building at Reynella. The homestead was extended and transformed into a more gracious building in 1870.

The second-oldest structure surviving is the cave cellar which probably dates from 1845, and marks the decision to commence commercial wine production. The dairy dates from the 1850s, the dovecote is said to have been built in 1857, but not on its present site. There were several other cellars now demolished, but they were superseded when the much larger main wine cellar, now converted to offices and known as the Chateau, was built in 1910.

It was John's son Walter Reynell (1846-1919) who transformed the family's cottage industry into a major wine producer by the late nineteenth century, and added a brandy distillery. Under his management, what his father had called Reynella Farm became Chateau Reynella. Under Walter, vineyard plantings were greatly extended to 350 acres (140ha) by 1908 and 500 acres (200ha) by 1914.

Walter's son Carew Reynell (1883-1915) was being groomed as the next manager and had already taken on a significant role in the business by 1910. He increased the vineyard plantings and was said to have ambitious plans for further expansion. However at the outbreak of the First World War he enlisted in the AIF, and was killed leading the charge on Hill 60 at Gallipoli at the age of 32. His brother Rupert was a successful medical practitioner in London with no interest in running an Australian winery. After Walter died in 1919, his three daughters formed the company Walter Reynell and Sons Ltd, which remained under Reynell family control for the following fifty years.

In 1970 Hungerford Hill bought a share in Walter Reynell and Sons, and Rothmans bought a controlling interest in 1972, effectively ending the Reynell family's role in the business. In 1982 Thomas Hardy and Sons (BRL Hardy after 1992) bought the company entirely, and Reynella became their showpiece as Hardy's Reynella Winery. It retains that name, although BRL Hardy was bought by Constellation Wines in 2003 and passed to Accolade Wines in 2011.

The winery site includes a large number of industrial buildings which appear to date from various times in the twentieth century. There is only fragmentary documentary evidence for their dates. The largest buildings are the modern bulk wine stores, only one of which is still in use. A complex of wine stores fronting Panalatinga Road was sold in recent times, and re-fitted as a Bunnings store opening in December 2019.

In 1983 Kate McDougall published her report Winery Buildings in South Australia 1836-1936, Part 2: the Southern Districts. In 1984, staff of the State Heritage Branch undertook an assessment of Hardy's Reynella Winery for entry in the Register of State Heritage Items.

The identified places were provisionally entered in the Register on 3 November 1988, and confirmed on 23 November 1989.

### 3. EXISTING LOCAL HERITAGE PLACES

There are three items included in the City of Onkaparinga Development Plan Schedule of Local Heritage Places. All three are identified as being located at 38-44 Panalatinga Road, Reynella, however the three items are spread out across the site. Figure 1 identifies the location of each:



Figure 1: Location of existing Local Heritage Places (GGA over Location SA Map Viewer)

The three items are listed in Table Onka/9 – Local Heritage Places within the Development Plan. They have variously been assessed and recommended for Local Heritage listing in the 2003 Noarlunga Heritage Review, the 1996 Noarlunga Local Heritage Inventory, and the 1979 Noarlunga Heritage Study.

- Cottage within Reynella Winery (Heritage ID 310)
- Carew Cottage and Attached Former School Room, Sunken Garden and Pine Trees (Heritage ID 5375)
- Dwelling (Heritage ID 20084) – also known as Syd’s Cottage.

As part of this assessment, these three items have been inspected externally (with internal access to Carew Cottage also provided by Tarac Properties), and have been assessed against the criteria for listing as a Local Heritage Place as set out in the *Development Act 1993*. Some further historical research has also been undertaken to attempt to verify information in previous assessments.

It should be noted that at the time of finalising this report, the *Planning, Development and Infrastructure Act 2016* had superseded the *Development Act 1993*, however the criteria for assessment of places of Local Heritage Value remain the same.

### 3.1 COTTAGE WITHIN REYNELLA WINERY (HERITAGE ID 310)

This cottage is located at the north western corner of the site, fronting Reynell Road, and is identified as number 22 Reynell Road by its letterbox.



Figure 2: 22 Reynell Road, Reynella (GGA, February 2021)

#### 3.1.1 EXISTING HERITAGE LISTINGS

This information is drawn from the 2003 Noarlunga Heritage Review. Previous assessments in 1997 and 1979 generally contain the same information.

<b>Address:</b>	22 Reynell Road, Reynella
<b>Plan No:</b>	DP 31727
<b>Allotment No:</b>	Pt 401, Section 538, Hundred of Noarlunga
<b>Certificate of Title:</b>	5074/61
<b>Previous Assessments:</b>	Noarlunga Local Heritage Inventory, 1997

**Description:** A single storey, symmetrical dwelling with projecting gabled bays to each side. Walls are constructed of limestone with red brick quoins and chimneys. The roof is hipped and gabled and clad in corrugated iron. Windows are timber framed, triple sashed and multi-paned. There is a return verandah that appears to be unoriginal.

**History:** Thought to have been built circa 1913 for Mr Andy Graves, the secretary of Walter Reynell and Sons, its form and construction support such a construction date. The builder is said to be Mr H. Martin Jones.

From 1930 to 1962 it was the home of Hedley Reynolds also secretary for the winery. The property is still owned by the Reynella Winery.

**Statement of Heritage Value:** The heritage value of this building resides primarily in its association with Reynella Winery as a dwelling for successive secretaries of the Winery.

**Relevant Criteria:**

- (a) It displays historical and economic themes that are of importance to the local area; and
- (e) it is associated with a notable local company.

**References:**

*Catterall, Vanessa – Noarlunga Local Heritage Review, 1997, Item No. RE07*

### 3.1.2 REVIEW OF HERITAGE STATUS

The dwelling and surrounding property was inspected externally in February 2021. It is located at some distance from the core winery buildings, and addresses Reynell Road with its own street access. The façade of the dwelling is largely concealed by creepers and an established garden. There are some established peppercorn trees in the rear yard, and an established palm tree in the front garden.

Further research has been unable to verify the exact date of construction of the dwelling.

The previous assessment asserts that the dwelling's heritage value is primarily vested in its association with the Winery operations.

A review of the place against the criteria for listing as a place of Local Heritage significance as outlined in Section 23(4) of the *Development Act 1993*, based on the physical evidence and known historical information has been undertaken. Note that previous assessments have concluded that criteria (a) and (e) only were met, however for thoroughness we have reviewed all criteria.

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

The dwelling is clearly associated with the winery as a functioning business, being located on the same land parcel as the winery buildings. Historically it has been identified as the residence of at least two secretaries of the Reynell Winery, although the source of this information has not been verified. However other than its siting within the grounds, there is nothing about the dwelling that clearly demonstrates any historical, economic or social themes that represent the wine production business, or evidence its importance to the local area. The important themes of the development of the winery and its role in the establishment of the local district are well evidenced in the collection of buildings already entered in the South Australian Heritage Register.

Criterion (a) is not met.

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

The dwelling is not particularly representative of any specific local customs or ways of life, and is an unexceptional residence in this regard.

Criterion (b) is not met.

- *Criterion (c) it has played an important part in the lives of local residents*

As a dwelling that has continued to be used for residential purposes since its construction, the dwelling is not considered to have played an important part in the lives of local residents.

Criterion (c) is not met.

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

The dwelling does not display any particular aesthetic merit or design characteristics of significance. It is a relatively high integrity example of a typical early twentieth century residential building but demonstrates nothing to elevate it beyond a typical masonry residence from that era.

Criterion (d) is not met.

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

(Note that the previous assessment altered the criteria to read "it is associated with a notable company" which is not the legal wording of the criteria.)

The dwelling is associated with the operations of the Reynell Winery, as a residence more than likely occupied by winery workers, but is not in itself associated with a notable local personality or specific event. The persons identified in the previous assessment are potentially of some interest in their contributions to the winery operations, but in the absence of more detailed historical information, are not in their own right considered to be notable local personalities, and there is nothing in the fabric of the dwelling to reveal any specific associative significance with

persons of note (for example, retention of memorabilia within the place specifically associated with a person or family).

Criterion (e) is not met.

- *Criterion (f) it is a notable landmark in the area*

The dwelling is not a notable landmark in the area. It is set back from the road and somewhat concealed by vegetation.

Criterion (f) is not met.

- *Criterion (g) it is a tree of special historical or social significance or importance within the local area*

Criterion (g) is not applicable.

### 3.2 CAREW COTTAGE AND ATTACHED FORMER SCHOOL ROOM, SUNKEN GARDEN AND PINE TREE (HERITAGE ID 5375)

Carew Cottage, named after John Reynell's grandson, Carew Reynell, consists of several disparate built components. The earliest part of the dwelling, constructed in 1910, is the timber framed and clad gable roof structure. The two storey masonry wing to the east was added later, supposedly in the c1920s, as well as the stone kitchen / laundry addition to the south. The detached timber clad room, referred to in previous assessments as the School Room, likely dates from the 1910 period, evidenced by its similar material palette and detailing, although previous assessments assert this was constructed in 1930. This date has been unable to be verified.



Figure 3: Carew Cottage, off Panalatinga Road, Reynella – viewed from north (GGA, February 2021)

#### 3.2.1 EXISTING HERITAGE LISTING

This information is drawn from the 2003 Noarlunga Heritage Review. Previous assessments in 1997 and 1979 generally contain the same information.

**Address:** Panalatinga Road, Reynella  
**Plan No:** DP 31765  
**Allotment No:** Pt 405, Section 538, Hundred of Noarlunga  
**Certificate of Title:** 5072/629

**Previous Assessments:** Noarlunga Local Heritage Inventory, 1997

**Description:**

A two storey house with a symmetrical front façade and a large single storey section at the rear. Walls of the two storey section, which is only one room deep, are masonry, rendered and painted. The corrugated iron roof is hipped. Walls of the single storey section at the rear are timber framed with weatherboard cladding, the roof of this section is gabled.

An ancillary structure attached to the rear verandah is timber framed and weatherboard clad, with a gabled roof.

There is a sunken rose garden alongside the dwelling and mature pine trees in the grounds.

**History:**

In 1900, aged 17, Carew Reynell (1883-1915) grandson of John Reynell, took over management of Reynella Winery. Carew reintroduced the making of brandy at the Winery and Reynella Hospital Brandy became one of the leading brands in the country.

In 1910, Carew Reynell married May Byard. It is thought that he built this house near the winery for them to live in that same year.

Carew was killed in action in Gallipoli in 1915, but May is said to have lived here until she died in 1967. The house was apparently known as "Greenacres".

The structure attached to the rear verandah was apparently built as a schoolroom in 1930.

The sunken rose garden alongside the dwelling was apparently established as a memorial to Carew and his son Richard who was killed in action in the Battle of Britain in 1940.

The mature pine trees in the grounds probably date from the time that the house was built.

**Statement of Heritage Value:**

The heritage value of this building resides primarily in its association with Carew Reynell and his family and its association with the Reynella Winery.

The mature pine trees contribute to the historical context of the place.

**Relevant Criteria:**

- (b) It displays historical and economic and social themes that are of importance to the local area; and
- (e) it is associated with a notable local personality (Carew Reynell) and his family.

**References:**

*Catterall, Vanessa – Noarlunga Local Heritage Review, 1997, Item No. RE06*

### 3.2.2 REVIEW OF HERITAGE STATUS

Additional historical information has come to light about Carew Cottage. The following additional information is provided to assist in the review of the heritage status of the dwelling as well as the rose garden and row of pine trees.

**Historical Summary**

One of the local heritage places at Reynella is described as: "Carew Cottage and attached former School Room, Sunken Garden & Pine Trees". This is obviously a complex place made up of a number of elements. It was assessed for the State Heritage Register in 1984, but was not recommended for entry. Subsequently it was entered in a Schedule of Local Heritage Places in the City of Onkaparinga Development Plan in 2009.

In 1910, the 27-year-old Carew Reynell married May Byard, and at about the same time built a new house which they called Greenacres beside Panalatinga Road on Reynella winery land. After Carew's death in 1915, The widowed May lived in the house for various periods until her death in 1967. Since the departure of the Reynell family, the house has usually been called Carew Cottage or Carew House.

The house has been extended on three occasions, and until recently there was confusion about the sequence of construction. The original house of 1910 was a very unusual building for South Australia. It was an elegant gabled timber house, single-storied and symmetrical with verandahs on three sides, facing north with its main axis parallel to Panalatinga Road. When it was built the front verandah probably looked out over a view of vineyards.

The architect was Robin Dods of Brisbane, prominent and influential in Queensland for his graceful Edwardian timber houses, but little-known in South Australia. This unlikely choice of architect probably came about because Dods was friends with Queensland journalist Henry Carew Reynell, who was a relative of Carew Reynell of Reynella, although their precise family relationship has not been determined.

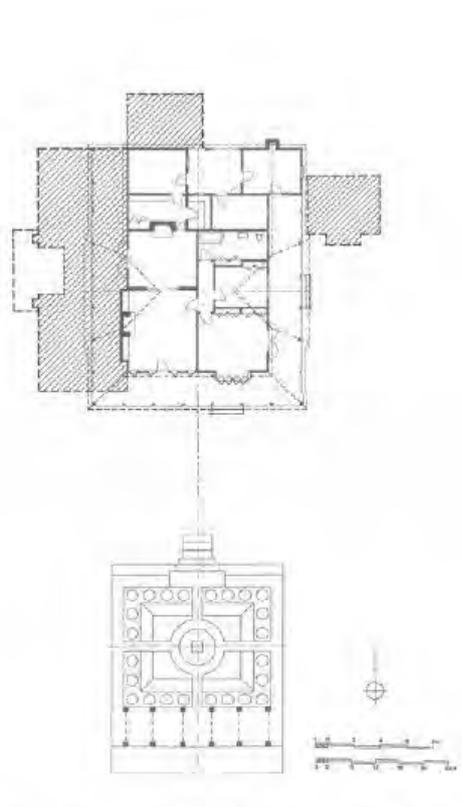
Brisbane architect Robert Riddel, the principal authority on Dods' work, believes that Dods may have visited Reynella in early 1910 during an Adelaide stopover while returning from a visit to Europe.

During May Reynell's occupancy, the house underwent three extensions. The first must have been a stone rubble kitchen, immediately to the rear (south) of the timber house. The second is said to have taken place in the 1920s, when a two-storey rendered brick extension was added to the east of the house, effectively turning its axis through ninety degrees so it presented a facade facing Panalatinga Road. The addition of this facade was not clearly thought through, and created a number of problems, removing a verandah, adding five cramped rooms, complicating the floor levels, and adding an internal staircase which simply does not fit the room it occupies, and partly blocks a doorway. Its purpose in providing additional accommodation for the widowed May and her two relatively young children is unclear.

The final addition to the house was a simple timber room attached to the western verandah. Whoever designed it has gone to some trouble to match the roof pitch, gable details and weatherboards of Dods' 1910 house. It is known as the Schoolroom, which is slightly puzzling as the southwestern room of the house, right alongside it, is also known as the schoolroom. Robert Riddel's explanation is that as the house had only three bedrooms, Carew and May's son and daughter shared a bedroom, and did their school lessons in another one. As they grew older sharing a bedroom became inappropriate, so one of them moved into the schoolroom, and the external schoolroom was added. The date of the external Schoolroom is given in oral tradition as 1930, but if the shared bedroom theory is correct, its date is more likely about the mid-1920s, when the children were entering their teens. It is also possible the building dates from the 1910 period of construction, although there is no evidence to confirm this, and its use at that time is difficult to speculate on.



8.188 House for Carew Reynell, Reynella, SA 1910; elevation and floor plan. (Author 1986)



8.189 House for Carew Reynell, Reynella, SA 1910; formal garden with subsequent additions hatched. (Author 1986)

Figure 4: Plans drawn by Robert Riddel for his 1986 thesis on Architect Robin Dods (Robert Riddel,)

Associated with Carew House and just to the north of it is what is known as the Sunken Garden. This is a square area which had a central pond surrounded by rose gardens. It is said to have been established by May Reynell as a memorial to her husband Carew and her son Richard, both of whom died on military service in the first and second world wars respectively. The dates given for its construction range from the 1940s to the 1950s. However, there are later elements. A timber pergola supported on brick piers incorporates bricks which appear to date from the 1970s. The rose garden seems to have been neglected for decades, and consists mostly of bare earth surrounded by brick edging, with about six very unhealthy rose bushes surviving.

A little further north is a row of Aleppo pine trees (*Pinus halepensis*), forming a visual boundary to the open space in which Carew House stands. These have sometimes been described as dating from 1910 when the house was built. However a recent arborist's report says that the oldest tree was planted between 1940 and 1950, and many others are much younger, self-seeded from the original. The date suggests that the trees (or tree originally) are associated with the memorial rather than the house.

Carew's older sister Gladys (1881-1956) was a notable potter and ceramicist, and she may have had a brief association with Carew House. In 1919 she established a pottery somewhere at Reynella, although nothing remains of it, and its precise location is unknown. The 1996 Noarlunga Local Heritage Inventory suggests that photographs show the kiln to have been near the main Reynell homestead. By 1922 she had moved to Victoria. She is far better known for her associations with Melbourne, London and Paris, in all of which she worked. At her death in 1956, her ashes were scattered somewhere at Reynella.

After May's death in 1967, Carew House was subdivided out of the Reynella estate, and sold privately. It passed through the hands of a number of private owners in the following sixteen years, until Hardy's

bought it in 1983 and re-incorporated it back into the winery land. The house appears to have been unoccupied for most of the time since 1983.



8. 190 House for Carew Reynell, Reynella, South Australia 1910; house on right and 1920s additions at left. (photo c1939, Dods Archive)

Figure 5: c1939 image of Carew Cottage from Robin Dods Archive (Robert Riddel,)

### 2021 Inspection

Carew Cottage and the surrounding property including the sunken garden and pine tree row was inspected externally (and the house internally) in February 2021. Like the dwelling fronting Reynell Road, it is located at some distance from the core winery buildings, and addresses Panalatinga Road, although has no street access to this major road.

Previous assessments have concluded that the two storey masonry section of the dwelling was the earliest part of the complex. It can be demonstrated by physical evidence, but also additional historical evidence, that this is incorrect, and the timber central portion is in fact the original dwelling.

The previous assessment asserts that the dwelling's heritage value is primarily vested in its association with historical themes of importance to the local area, and for its association with Carew Reynell.

### Review of Heritage Significance

A review of the place against the criteria for listing as a place of Local Heritage Significance as outlined in Section 23(4) of the *Development Act 1993*, based on the physical evidence and known historical information has been undertaken. Note that previous assessments have concluded that criteria (a) and (e) only were met, however for thoroughness we have reviewed all criteria.

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

Carew House has an association with the winery as a functioning business, being located on the same land parcel as the winery buildings. It is known to have been built for Carew Reynell, a third generation member of the Reynell family, and someone who would have been expected to enter into the business, following his grandfather and father. However other than its siting within the

grounds, there is nothing about the dwelling that clearly demonstrates any historical, economic or social themes that represent the wine production business, or evidence its importance to the local area. It is physically removed from the core of the winery complex, and does not demonstrate clear themes simply as a result of having been built for a Reynell family member. The important themes of the development of the winery, and its role in the establishment of the local district, are also well evidenced in the collection of buildings already entered in the South Australian Heritage Register, including the original Reynell residence.

Unfortunately there is insufficient verified historical evidence at this time, to explain the later modifications and extensions to the house, which raise some questions as to their purpose. The two storey addition was possibly added to increase the 'grandeur' of the single storey (albeit of a large scale roof form) house, and to present a more formal frontage to Panalatinga Road, however the single room depth, misalignment of floor levels between the two sections, and incongruous staircase that occupies a central space in the original house, and does not fit cleanly within that space, are puzzling.

The sunken garden and row of pine trees are identified in previous assessments as being established as a memorial to Carew (killed at Gallipoli in 1915) and his son Richard (killed in World War Two in 1940), and a 1949 aerial photograph and arborist evidence would support the trees dating from around the 1940s. The rose garden could also date from this time, however it is difficult to confirm this. The brick arbour to the north of the sunken garden appears to be constructed with bricks dating from c1970s. Whilst both elements may retain some memorial and sentimental value in the unfortunate deaths of members of the family, the memorial aspect is not strongly legible in the remaining fabric and tree stock.

Criterion (a) is not met.

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

The dwelling is not particularly representative of any specific local customs or ways of life, and is an unexceptional residence in this regard.

Criterion (b) is not met.

- *Criterion (c) it has played an important part in the lives of local residents*

As a dwelling designed for residential purposes since its construction, the dwelling is not considered to have played an important part in the lives of local residents. As the residence of Carew Reynell it may have been an important residence within the community at that time, however Carew only lived in the house for a few short years. It is also understood to have been vacant for many years up until the present day.

Criterion (c) is not met.

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

Carew House is an unusual residential complex in the context of the local area. Traditionally, houses would have been of predominantly masonry construction, with lightweight lean-tos and additions for service areas constructed, added and altered as and when required. The earliest part of the dwelling has been established to be the timber framed and clad central portion, constructed in 1910. The later two storey masonry wing and single storey masonry addition to the south are later additions, evidenced by the visible external cladding of the timber section where the masonry addition has been added.

The timber dwelling is attributed to Queensland architect Robin Dods, and is the only known example of his work in South Australia, although he was a prolific designer in Brisbane and Queensland. His association with Carew Reynell has not been firmly established, but a thesis by Robert Riddell provides additional information about the construction of the house and how Dods may have come to be in Reynella around 1910. Despite the two storey addition lessening the integrity and legibility of the timber house, it remains a good example of Dods' work. However, Dods' importance to the local Onkaparinga region can only be described as tenuous,

and therefore the design characteristics of the house cannot be described as being of significance to the local area, when assessed against this criteria.

Criterion (d) is not met.

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

(Note that the previous assessment altered the criteria to read “it is associated with a notable *local personality and his family*” which is not the legal wording of the criteria.)

The dwelling is associated with the Reynell Winery, as a residence known to have been built for and lived in by Carew Reynell, (grandson of founder John Reynell) and his wife May. However, Carew only lived at the place for a few short years before his death in World War One, and there is nothing in the fabric of the dwelling to reveal any specific associative significance with Carew or his family. (for example, retention of memorabilia within the place specifically associated with a person or family).

It is also questionable as to whether Carew Reynell was a notable local personality. He was a third generation member of the Reynell family, and was destined to continue the family business, but was killed at the age of 32 at Gallipoli.

The Architect Robin Dods, whilst a notable personality in Queensland, was not a prominent figure in the local district, and it is not even confirmed if he even visited the site.

Criterion (e) is not met.

- *Criterion (f) it is a notable landmark in the area*

The dwelling is not a notable landmark in the area. It is set back from the road and not visually prominent, and is somewhat concealed by vegetation.

Criterion (f) is not met.

- *Criterion (g) it is a tree of special historical or social significance or importance within the local area*

Criterion (g) is not applicable.



Figure 6: Sunken Garden, Panalatinga Road, Reynella - note few remnant roses (GGA, February 2021)



Figure 7: Row of pine trees, Panalatinga Road, Reynella (GGA, February 2021)

Figure 8: excerpt from 1949 aerial photograph showing pine trees and rose garden extant (City of Onkaparinga)

### 3.3 DWELLING (HERITAGE ID 20884)

This cottage is a small four room stone dwelling, to the north of the main winery complex. It faces east (not towards the street frontage) and has no dedicated street address or access.

The 1996 Noarlunga Heritage Inventory data sheet did not identify a date of construction, nor the reason for the dwelling's construction in this location and orientation. It did identify a long-term occupant, Syd Arran, but did not identify Syd's role within the winery business or site.

The 2003 Heritage Review identified the building as having been constructed c1900, based on its form and construction type.



Figure 9: Dwelling, adjacent (but not fronting) Reynell Road, Reynella (GGA, February 2021)

#### 3.3.1 EXISTING HERITAGE LISTING

This information is drawn from the 2003 Noarlunga Heritage Review. Previous assessments in 1997 and 1979 generally contain the same information, although there are some discrepancies and inconsistencies within the various reports.

**Address:** Reynell Road, Reynella  
**Plan No:** DP 31727  
**Allotment No:** Pt 404, Section 538, Hundred of Noarlunga  
**Certificate of Title:** 5074/61  
**Previous Assessments:** Noarlunga Local Heritage Inventory, 1997

**Description:**

A single storey dwelling with symmetrical façade. Walls are constructed of randomly laid stone (painted). The roof is hipped with ridge gables, and skillion section at the rear and a verandah incorporated under the roof at the front.

**History:**

This dwelling is located very close to the principal winery buildings and within the current winery site. Its form and construction suggest that it was built around 1900 or soon after.

Many dwellings in the town of Reynella were owned at some stage by Walter Reynell and Sons Winery to use as accommodation for its employees. The same occupant, Syd Arran, is said to have lived here for 50 years. The cottage does not appear to be included in the current State Heritage Register listing of the Reynella Winery.

**Statement of Heritage Value:**

The heritage value of this building resides primarily in its association with Reynella Winery.

**Relevant Criteria:**

- (c) It displays historical and economic themes that are of importance to the local area; and
- (e) it is associated with a notable local company.

**References:**

*Catterall, Vanessa – Noarlunga Local Heritage Review, 1997, Item No. RE55*

### 3.3.2 REVIEW OF HERITAGE STATUS

The dwelling was inspected externally in February 2021. It is located relatively close to the current winery complex entry gates, but faces away from this entry. It has no dedicated street frontage or access.

Further research has been unable to verify the exact date of construction of the dwelling.

The previous assessment asserts that the dwelling's heritage value is primarily vested in its association with the Winery operations.

A review of the place against the criteria for listing as a place of Local Heritage Significance as outlined in Section 23(4) of the *Development Act 1993*, based on the physical evidence and known historical information has been undertaken. Note that previous assessments have concluded that criteria (a) and (e) only were met, however for thoroughness we have reviewed all criteria.

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

The dwelling is clearly associated with the winery as a functioning business, being located on the same land parcel as the winery buildings. Previously it has been identified as the long term residence of a Syd Arran, although the role Mr Arran played in winery operations is not noted. Other than its siting within the grounds, there is nothing about the dwelling that clearly demonstrates any historical, economic or social themes that represent the wine production business, or evidence its importance to the local area. The important themes of the development of the winery and its role in the establishment of the local district are well evidenced in the collection of buildings already entered in the South Australian Heritage Register.

Criterion (a) is not met.

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

The dwelling is not particularly representative of any specific local customs or ways of life, and is an unexceptional residence in this regard.

Criterion (b) is not met.
- Criterion (c) it has played an important part in the lives of local residents*

As a dwelling used for residential purposes since its construction (although currently vacant), the dwelling is not considered to have played an important part in the lives of local residents.

Criterion (c) is not met.
- Criterion (d) it displays aesthetic merit, design characteristics or construction techniques of significance to the local area*

The dwelling does not display any particular aesthetic merit or design characteristics of significance. It is a relatively high integrity example of a typical turn of the century residential building but demonstrates nothing to elevate it beyond a typical masonry residence from that era.

Criterion (d) is not met.
- Criterion (e) it is associated with a notable local personality or event*

(Note that the previous assessment altered the criteria to read “it is associated with a notable company” which is not the legal wording of the criteria.)

The dwelling is associated with the operations of the Reynell Winery, as a residence more than likely occupied by winery workers, but in the absence of further verified historical information, is not in itself associated with a notable local personality or specific event. The persons identified in the previous assessment are potentially of some interest in their contributions to the winery operations, but are not in their own right considered to be notable local personalities, and there is nothing in the fabric of the dwelling to reveal any specific associative significance with persons of note (for example, retention of memorabilia within the place specifically associated with a person or family).

Criterion (e) is not met.
- Criterion (f) it is a notable landmark in the area*

The dwelling is not a notable landmark in the area. It is set back from the road and somewhat concealed by vegetation and a high boundary hedge. Its orientation is unusual in that it faces sideways into the winery grounds rather than towards a street frontage.

Criterion (f) is not met.
- Criterion (g) it is a tree of special historical or social significance or importance within the local area*

Criterion (g) is not applicable.

### 3.4 COMMENT ON CONCLUSIONS OF THE ASSESSMENT AGAINST CRITERIA

This assessment has been made against the criteria in Section 67 of the *Planning, Development and Infrastructure Act 2016*, and has applied a rigorous test of each criteria to the three existing local heritage places. It is worth considering why the conclusions of this report differ from previous assessments. The authors suggest that the following factors should be taken into account:

- In undertaking heritage assessments, the heritage profession has evolved over time. Through decades of heritage management practice, the approach to assessments has been refined, and the rigour applied to heritage surveys and assessments generally increased. Better use of documented sources that can be verified has become more common. Notwithstanding that oral history is an important component of historical research, it requires a level of precision to ensure accurate recording of facts to occur.

- The evolution of local government heritage advisory services has also resulted in reviews of heritage surveys and assessments necessarily accounting for how the descriptions of heritage value will be applied in development assessment, which in turn has informed a more detailed approach to the application of the criteria to ensure appropriate extents of listing and links to relevant criteria, with substantiated and verifiable information.
- Previous heritage assessments often contain speculative or unverifiable statements of fact, relating to dates of construction, dates of occupation and the prominence (or otherwise) of occupants. Further historical research may result in information contained in previous assessments being able to be verified, but the research conducted as part of this assessment has been unable to do so. In the absence of clearly verifiable facts, it is not considered appropriate to rely on speculative statements.
- In the case of Carew Cottage, additional historical information has come to light that suggests previous assessments have incorrectly identified stages of construction, as well as the likely dates of provenance for the rose garden and avenue of pines. This information has informed the current assessment, which concludes that this building has some heritage value, but when applying the criteria as being of importance 'to the local area', does not meet the intent of the criteria. The authors note that an opportunity to revisit the criteria was missed in the transition from the *Development Act 1993* to the *PDI Act 2016*, which came into effect for metropolitan councils on March 19, 2021.

#### 4. REVIEW OF POTENTIAL LOCAL HERITAGE PLACES

As well as the three existing Local Heritage Places, there are five items included in the South Australian Heritage Register. Beyond these two categories, there are a number of other buildings. A site wide physical inspection was made on the 9th February 2021. Several items were inspected and based on the initial site findings, a subsequent review of any potential heritage values made. The locations of these items are shown in Figure 9. Buildings and items assessed for potential local heritage value were:

- Building at gateway (Former Cellar Door);
- Outbuilding;
- Haselgrove Room;
- Still House;
- Maintenance Shed;
- Landscape Features including Olive Grove;
- Ephemeral Items.

Items not listed above were not considered for further review on conclusion of the site visit.



Figure 10; Location of potential Local Heritage Places (GGA overlay on SA Map Location Viewer image)

##### 4.1 BUILDING AT GATEWAY (FORMER CELLAR DOOR)

When viewed from along Reynell Road, this building presents as a stone and red brick structure, which forms a dominant visual feature of the entry to the former winery site. Signage identifying the site as 'Reynella Winery' still remains attached to the building, with later freestanding signs flanking the entry identifying the premises of Accolade Wines.

Beyond the visible stone walls, the building has been completely rebuilt in the c1980s, and most recently functioned as the cellar door. A large peppercorn tree is located adjacent the building to the south.

It is possible this building is the remnant of the stables mentioned in the Register of State Heritage Items – Item Evaluation Sheet, prepared in 1982, which states “the Dovecote (1857) and stables near the Reynell Road entrance to the property are also associated with the Reynells”.



Figure 11: Former Cellar Door, Reynell Road, Reynella (GGA, February 2021)

#### 4.1.1 ASSESSMENT AGAINST LOCAL HERITAGE CRITERIA

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

This structure forms part of the winery entry and provides it with an identity, however the building dates almost entirely from c1980s, and therefore does not display historic themes associated with the early development and establishment of the winery and its production.

Criterion (a) is not met.

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

The building fabric and configuration do not represent particular customs or ways of life that are characteristic to the district. The former function as a cellar door is not evident when viewed from the public realm, and any former use cannot be readily understood due to the extensive rebuilding and modification in the c1980s.

Criterion (b) is not met.

- *Criterion (c) it has played an important part in the lives of local residents*

A substantial proportion of the building was constructed c1980s, retaining only two external stone walls of the earlier structure. The building has not played an important part in the lives of local residents beyond its association with the winery development, which is not evidenced in the remaining fabric of the building.

Criterion (c) is not met.

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

- The remaining stone walls presents an aesthetically pleasing façade to Reynell Road, and define the entry to the winery complex, but are the only remnant of an earlier building. There are no design characteristics or construction techniques of particular significance to the local area, beyond the typical use of limestone and brick construction for an outbuilding.

Criterion (d) is not met.

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

The majority of the building fabric largely dates from c1980s, post-dating the primary period of significance for the winery by decades. There is no known association of this building individually with a specific notable local personality or event, beyond its general association with the winery complex itself.

Criterion (e) is not met.

- *Criterion (f) it is a notable landmark in the area*

The perimeter walls are a visually prominent feature of the entry to site, but not considered to be of landmark value.

Criterion (f) is not met.

- *Criterion (g) it is a tree of special historical or social significance or importance within the local area*

Criterion (g) is not applicable.

Further review as to whether this is the building referred to in the State Heritage assessment report should be considered and is discussed further in the Recommendations section of this document.

## 4.2 OUTBUILDING

This structure is a collection of masonry and timber framed, corrugated sheet metal clad components. The westernmost section retains some features indicating a range of farm related uses. A timber framed corrugated sheet metal clad section faces south with double garage doors. Connected to the north and east are a series of connected rooms, with extensive stone decay to the bases of walls. The end wall of the easternmost section of the building has recently collapsed.



Figure 12: outbuilding with lightweight addition to older masonry section (GGA, February 2021)

#### 4.2.1 ASSESSMENT AGAINST LOCAL HERITAGE CRITERIA

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

This structure forms part of the winery entry complex. The construction of the westernmost part of the building suggests a date of construction around the mid nineteenth century, which is potentially contemporary with the original Reynell Homestead, but this has not been verified. It is typical of early farm outbuildings in the region, and would likely have performed a number of functions over the years, to support the farming and winery functions of the site. Evidence of sheep chutes remains in the westernmost part of the building, but later accretions including corrugated sheet metal clad sections that appear to have operated as vehicle or machinery storage have diminished the clarity with which the former uses of the building can be understood.

Criterion (a) is not met.

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

The building fabric and configuration do not demonstrably represent particular customs or ways of life that are characteristic to the district, beyond its representation as a typical farm outbuilding.

Criterion (b) is not met.

- *Criterion (c) it has played an important part in the lives of local residents*

The building has not played an important part in the lives of local residents beyond its association with the winery development, which is not clearly evidenced in the remaining fabric of the building. This building would not have likely been accessible to the general public or locals other than those employed at the winery, and is not considered to demonstrate a role of importance to local residents.

Criterion (c) is not met.

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

- This building displays construction techniques typical to the region, utilising materials such as limestone, brick, and corrugated sheet cladding.

There are no design characteristics or construction techniques of particular significance to the local area, beyond the typical use of limestone and brick construction for an outbuilding. The masonry sections are of a typical construction methodology but are unremarkable; the lightweight sections are of no particular aesthetic merit, being purely utilitarian structures.

Criterion (d) is not met.

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

The building is associated with the early development of the winery and the Reynell property generally, but there is no known association of this building individually with a specific notable local personality or event, beyond its general association with the winery complex itself.

Criterion (e) is not met.

- *Criterion (f) it is a notable landmark in the area*

The building is not of landmark value, being set back from the road and not clearly visible from public view.

Criterion (f) is not met.

- *Criterion (g) it is a tree of special historical or social significance or importance within the local area*

Criterion (g) is not applicable.



Figure 13: outbuilding with lightweight addition to older masonry section; collapsed wall at left (GGA, February 2021)

It is the opinion of the authors of this report that should a review of the State listed components of the site be conducted, all or part of this outbuilding would potentially be worthy of considering for inclusion in the State listing, as an example of an early farm building that would have supported the development and functionality of the early phases of wine production and farming practices employed in the time of John Reynell. An early photograph held in the State Library of South Australia show this building with a horse drawn wagon in front, and the Noarlunga Heritage Survey asserts that the stables were constructed about 1867, although this is not substantiated.



Figure 14, 15: Undated image from SLSA [PRG 29/35/1/37]; comparative image, 2021 (GGA)

### 4.3 HASELGROVE ROOM

The Haselgrove Room, along with the Still House and Maintenance Shed, form a cohesive collection of buildings framing the courtyard adjacent the chateau, and adjacent the boiler stack. Relatively established vines grow on the verandahs and frontages of the building.



Figure 16: Haselgrove Room exterior (GGA, February 2021)

#### 4.3.1 ASSESSMENT AGAINST LOCAL HERITAGE CRITERIA

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

The Haselgrove Room is a single storey building adjacent the Still House, and forms part of the collection of practical, utilitarian buildings including the Still House and Maintenance Shed. It does not clearly display themes of importance to the local area, beyond its use as part of the winery complex.

Criterion (a) is not met.

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

The building fabric does not represent particular customs or ways of life that are characteristic to the district.

Criterion (b) is not met.

- *Criterion (c) it has played an important part in the lives of local residents*

The building has not played an important part in the lives of local residents beyond its function associated with the winery development.

Criterion (c) is not met.

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

There are no design characteristics or construction techniques of particular significance to the local area inherent in the Haselgrove Room, and the building is of no particular aesthetic merit, being largely a utilitarian structure.

Criterion (d) is not met.

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

This building is associated with the ongoing development of the winery, but there are no known associations with a specific notable local personality or event, beyond the general association with the winery complex itself.

Criterion (e) is not met.

- *Criterion (f) it is a notable landmark in the area*

The building is not of landmark value, and not clearly visible from public view, being centrally located in the former winery complex core.

Criterion (f) is not met.

- *Criterion (g) it is a tree of special historical or social significance or importance within the local area*

Criterion (g) is not applicable.

#### 4.4 STILL HOUSE

The Still House, Haselgrove Room and Maintenance Shed form a cohesive collection of buildings on the opposite side of the central courtyard, to the rear of the Chateau, and adjacent the Boiler Stack. Relatively established vines grow on the verandahs and frontages of the buildings.

The Still House is a double height structure of timber framing clad in corrugated sheet metal, with large double sliding doors accessing the interior. The interior provides some evidence of the former use of the building, but the stills have been removed, and the building is now used for storage. The Register of State Heritage Items – Item Evaluation Sheet indicates the Still House was built in the 1930s, along with additional storage for fortified wines. It is clearly visible in the 1949 aerial photograph.



Figure 17, 18: Exterior of Still House, and internal view showing concrete bases for stills (GGA, February 2021)

#### 4.4.1 ASSESSMENT AGAINST LOCAL HERITAGE CRITERIA

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

These three structures form part of the core of the former winery complex, and present as a cohesive collection of practical, utilitarian buildings.

Internally the Still House displays evidence of its former function as part of the winery, but is missing important components. It does not clearly display themes of importance to the local area, beyond its use as part of the winery complex.

Criterion (a) is not met.

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

The building fabric and configuration of the structure does not represent particular customs or ways of life that are characteristic to the district.

Criterion (b) is not met.

- *Criterion (c) it has played an important part in the lives of local residents*

The building has not played an important part in the lives of local residents beyond its association with the winery operations generally.

Criterion (c) is not met.

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

There are no design characteristics or construction techniques of particular significance to the local area, and the Still House is of no particular aesthetic merit, being a largely utilitarian structure.

Criterion (d) is not met.

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

The building is associated with the ongoing development of the winery, but there are no known associations with a specific notable local personality or event, beyond its association with the winery complex and operations itself.

Criterion (e) is not met.

- *Criterion (f) it is a notable landmark in the area*

The building is not of landmark value, and not clearly visible from public view, being centrally located in the former winery complex core.

Criterion (f) is not met.

- *Criterion (g) it is a tree of special historical or social significance or importance within the local area*

Criterion (g) is not applicable.

#### 4.5 MAINTENANCE SHED

The Maintenance Shed, Haselgrove Room, Still House form a cohesive collection of buildings on the opposite side of the central courtyard, to the rear of the Chateau, and adjacent the Boiler Stack. Relatively established vines grow on the verandahs and frontages of the buildings.

The Maintenance Shed is a utilitarian building with a gable roof form with ventilator running the length of the roof, clad in corrugated sheet metal. The building has been lined internally with a spray applied coating which is known to be a toxic substance, and it is understood the site owners are proposing demolition of the structure.



Figure 19, 20: Exterior and Interior view of Maintenance Shed (GGA, February 2021)

#### 4.5.1 ASSESSMENT AGAINST LOCAL HERITAGE CRITERIA

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

These three structures form part of the core of the former winery complex, and present as a cohesive collection of practical, utilitarian buildings.

The Maintenance Shed is a purely functional building, and could be associated with any production type facility, that is there is nothing specific about its use that evidences a winery operation. Whilst it would have been an important functional component of the winery business, it does not clearly demonstrate any themes of importance to the local area.

Criterion (a) is not met.

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

The building fabric and configuration of the Maintenance Shed does not represent particular customs or ways of life that are characteristic to the district.

Criterion (b) is not met.

- *Criterion (c) it has played an important part in the lives of local residents*

The building has not played an important part in the lives of local residents beyond its association with the winery development.

Criterion (c) is not met.

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

The building displays no design characteristics or construction techniques of particular significance to the local area, and is of no particular aesthetic merit, being a purely utilitarian structure.

Criterion (d) is not met.

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

The building is associated with the ongoing development of the winery, but there are no known associations with a specific notable local personality or event, beyond its general association with the winery complex itself.

Criterion (e) is not met.

- *Criterion (f) it is a notable landmark in the area*

The building is not of landmark value, and not clearly visible from public view, being centrally located in the former winery complex core.

Criterion (f) is not met.

- *Criterion (g) it is a tree of special historical or social significance or importance within the local area*

Criterion (g) is not applicable.

It is the opinion of the authors of this report that should a review of the State listed components of the site be conducted, the Still House would potentially be worthy of considering for inclusion in the State listing, as an example of a utilitarian but important component of the winery, that would have strongly contributed to the development and functionality of the place. However, it is noted that the Still House was previously considered for inclusion in the extent of listing, and rejected at that time.

#### 4.6 LANDSCAPE FEATURES

##### 4.6.1 OMBU TREE

The National Trust Register of Significant Trees identified two items on the Hardy's Winery site. An Ombu tree (*Phytolacca dioica*) was noted as being within the gardens adjacent the original homestead.



Figure 21: File image of Ombu at Hardy's Winery (National Trust Significant Tree Register website)

It is not known when the entry into the National Trust database was created. The Statement of Significance from the entry states:

*"This is the oldest (1841, by John Reynell) documented planting of an Ombu in the state; prior to severe pruning 10-15 years ago, it was also the largest specimen. It is now shooting strongly once again from its very impressive butt. I believe this tree to be the tree mentioned by Ebenezer Ward in his Vineyards and Orchards of South Australia 1862, on page 66 (2nd edition: Sullivans Cove 1979) when referring to Reynella Farm"*

No evidence of this tree was found on site.

#### 4.6.2 OLIVE GROVE

The Olive Grove is included in the National Trust's Register of Significant Trees.



Figure 22: Olive Grove (GGA, February 2021)

The Olive Grove is identified as being of State significance in the following regard:

- Horticultural/Genetic (Scientific)
- Seed/Propagation Stock (Scientific)
- Other scientific (Scientific)
- Landscape (Social)
- Contemporary association (Social)
- Park/Garden/Town (Historic)
- Person/Group/Institution (Historic)

The Statement of Significance from the entry states:

*"The olive grove (letters held by Margaret Hopton attest to this fact) was planted in 1845 by John Reynell with cuttings provided by William MacArthur, the son of John MacArthur (of the famous NSW family)."*

It is not known when the database entry was created or whether it has been revisited at any time.

#### ASSESSMENT AGAINST LOCAL HERITAGE CRITERIA

Only criterion (g) applies in the case of a tree (or trees)

- *Criterion (g) it is a tree of special historical or social significance or importance within the local area*

The Olive Grove is asserted to have been planted in 1845 by John Reynell. If this is the case then the grove has a strong historical link with the early development of the winery and is indicative of John Reynell's diverse enterprises on the property. However, it is considered that the grove is not of historical or social significance to the local area, but rather should be referenced in the material relating to the state listed complex of structures that attest to the early development of the winery.

#### 4.6.3 OTHER TREES

There are a number of established trees throughout the property that would potentially date from the early days of the winery's establishment. The Register of State Heritage Items – Item Evaluation Sheet notes that the garden contained 'numerous imported botanical specimens'. The site contains a number of large eucalypts, as well as introduced species, with a number of mature peppercorn trees located throughout the site, typically planted near buildings. Many of these trees would have some historical association with the development of the Winery, and the gardens adjacent the original Reynell homestead are well manicured and form an appropriate setting for the dwelling and adjacent cave cellar.



Figure 23, 24: American Cottonwood Tree, planted 1958; Palm Tree at 22 Reynell Road (GGA, February 2021)

The large Cottonwood tree in front of the original Reynell house has a tag attached that indicates it was planted in 1958. It is visually impressive, but potentially poses a risk to the cave cellar, house, and dairy through its root system. It is understood an arborist is to be engaged by Tarac to determine the health of the tree and propose any risk mitigation measures.



Figure 25: Peppercorn tree adjacent former Cellar Door (GGA, February 2021)

Only criterion (g) applies in the case of a tree (or trees), and this criterion has been considered in reviewing the collection of trees on the site.

- *Criterion (g) it is a tree of special historical or social significance or importance within the local area*

Whilst many of the trees on the site are clearly well established, and have been planted during the early period of development of the winery, it is not considered that any individual tree is of specific historical or social significance to the local area. The contribution of the trees to the setting of the winery complex, particularly around the original homestead and cave cellar, is an important one, and it would be desirable for this setting to be included in the Statement of Significance for the State listed house and cellar.

An arborist's report has also been prepared to assess a number of trees along Reynell Road and in the western part of the site, which will abut the proposed residential subdivision that has recently been approved. Many of these trees are identified as significant or regulated as defined by the Development Act 1993. Most of the trees are Aleppo pines, with a couple of Eucalypts also assessed. None of these trees have any specific historical significance to the local area, although they do have moderate to high landscape value, as assessed by the arborist.

## 5. CONCLUSION & RECOMMENDATIONS

The assessment of the three existing Local Heritage Places has concluded that none of the three meet any of the criteria for Local Heritage listing.

An assessment of other buildings and structures as well as landscape features, has determined that no additional recommendations are to be made for places to be proposed as Local Heritage Places.

Several buildings on the site are considered to contribute to the understanding of the functioning of the winery, including the outbuilding which demonstrates the early diversity of the property in farming as well as wine production, and the Still House, which internally retains evidence of a key part of the production process.

It is the opinion of the authors of this report that should a review of the State listed components of the site be conducted, additional buildings to those currently on the Register be considered for inclusion in the State listing, as buildings that have strongly contributed to the development and functionality of the place.

### Recommendations

- Consider initiating discussions with Heritage South Australia and the South Australian Heritage Council to review the extent of listing, and the existing Statement of Significance for the State listed components of the site. There are several built and landscape items that could be considered to contribute strongly to the historical development and evolution of the site;  
No further action or review of the existing local heritage places should be undertaken until such time as a clear direction relating to State Heritage listing extent has been confirmed.
- Consider a project to prepare some interpretive material, to address the memorial aspects of the sunken garden and pine trees adjacent Carew Cottage, recognising the story of Carew Reynell, his family, and his son Richard – this could potentially be in a publicly accessible location to provide for community engagement;
- Investigate a summary of development options and opportunities that provide clear guidance for future development of the three existing local heritage places;
- Commission further historical research into the individual components of the site identified in this report to verify previous claims / information. Further sources may include Accolade Wines files, State Archives, Heritage South Australia files, and other State Library of South Australia resources, as well as local history group collections and oral history sources.
- Assist the current owners with policy direction around listing and management of trees and landscape items, including replacement strategies.

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## Carew Cottage Heritage Assessment

Prepared for TARAC Properties Pty Ltd  
January 2021

Hosking Willis Architecture  
Level 1, 121 South Terrace, Adelaide  
(08) 8212 3089  
<http://www.hoskingwillis.com.au>



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## 1 Introduction

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### 1.1 Background

The City of Onkaparinga are currently in the process of conducting a review of their Local Heritage Places, as included in the City of Onkaparinga Development Plan with the aim of having an updated and comprehensive list of places. The review has provided the opportunity for owners of existing Local Heritage Places to provide input with any additional information which they believe warrants consideration. On that basis, TARAC Properties Pty Ltd has engaged Hosking Willis Architecture to provide an independent heritage assessment of the place listed as Heritage NR 5375, 'Carew Cottage and attached former School Room, Sunken Garden & Pine Tree'.

The cultural heritage significance of the Hardy's Reynella Winery site, as it was formerly known at the time, was extensively researched and assessed by the South Australian Heritage Council in the mid-1980s. Following scrutinising, and further re-assessment, a large number of buildings and structures were added to the *South Australian Heritage Register* for their significance to the settlement of the Reynella area and establishment of the Reynell Winery. At that time three of the four dwellings on the site, including Carew's Cottage, were deemed to not contribute to the State heritage value of the place and were excluded from the listing and recommended for listing as Local Heritage Places. In 2003 the City of Onkaparinga published the *Noarlunga Local Heritage Register* which included a survey datasheet for 'Carew's Cottage, attached former School Room, Sunken Garden and Pine Trees' (Place/Item No.306). The Register also included individual assessments for the 'Dwelling' (Place/Item No.310) and 'Cottage within Reynella Winery' (Place/Item No.311).

### 1.2 Methodology

To prepare this heritage assessment the following tasks have been undertaken. These have been completed in order to develop an understanding of the built fabric, its history and relative heritage value:

- Inspections of the subject buildings, site and context to define and understand the extent of the present heritage listed place (October 2020);
- Review of the history and previous assessments of the site;
- Preparation of measured drawings of the buildings which form the extent of the existing heritage place;
- Assessment of the cultural significance of the place, and those items which form a part of the place, against the assessment criteria for places of Local Heritage Significance as outlined in Section 23(4) of the *Development Act 1993*.

### 1.3 Limitations

The following limitations were encountered in the preparation of this assessment:

- Access to some areas of internal fabric of the place was limited, including sub-floor and roof spaces;
- All observations of the building fabric were made from ground level.

### 1.4 Location of the Place and Ownership

The subject place, 'Carew Cottage', is located at 38-44 Panalatinga Road, Old Reynella, South Australia (refer Figure 1). The land description is Alt 405, Hundred of Noarlunga, Vol 5072, Folio 629. The place is owned by TARAC Properties Pty Ltd and is presently untenanted.



Figure 1: Site Location with subject site indicated red  
Source: [maps.sa.gov.au/SAPPA](https://maps.sa.gov.au/SAPPA). January 2021



Figure 2: Heritage places. Red dots denote State Heritage Places and blue indicate Local Heritage Places  
Source: *Location SA MapViewer*, January 2021



Figure 3: Site Detail  
 Source: Hosking Willis Architecture, January 2021

### 1.5 Existing Heritage Listing

Carew Cottage is currently included as a Local Heritage Place, as defined in *Table Onka/9 - Local Heritage Places*, within the *City of Onkaparinga Development Plan*. The broader winery site also includes a number of other Local and State Heritage Places. Refer database mapping at Figure 2, above.

Property Address	Description and/or extent of listed place	Lot No. or Part Sec	Plan No.	Certificate of Title	Section 23(4) Criteria	Heritage NR
38-44 Panalatinga Road, Old Reynella	Carew Cottage and attached former School Room, Sunken Garden & Pine Tree	Alt 405	D31765	CT 5072/629	a e	5375

### 1.6 Existing Plans

Measured drawings have been prepared in the course of the investigation. Refer to Appendix A at the end of this report.

## 2 Historical Overview

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### 2.1 Introduction

The following brief history draws on readily available historical sources, as well as previously researched material for heritage surveys and by Peter Bell for Accolade Wines (2013) and TARAC Properties Pty Ltd (2019).

### 2.2 Historical Overview

#### 2.2.1 Reynella Farm

John Reynell (1809-1873) pastoralist and vigneron, arrived in South Australia aboard the 'Surrey' in October 1838 with his young cousin, Samuel. Also aboard the ship was the family of Thomas and Catherine Lucas, including their daughter Mary.<sup>1</sup> The Lucas family settled on Section 499 on the banks of the Field River; a number of other passengers also settled in the vicinity, naming the settlement 'Surreyville', after their passage.<sup>2</sup> John Reynell and Mary became engaged during the journey – they later married at Holy Trinity Church, Adelaide, in January 1839 and had three children, Lydia, Walter and Lucy. John Reynell rented land in the area in December 1838. In March 1839 Section 524 of 80 acres was granted to Thomas Lucas who then rented it to Reynell from July that year.<sup>3</sup>

Reynell named his property 'Reynella Farm' and was growing wheat and potatoes, sheep and cattle. That same year, with fifty other settlers, Reynell became a founding member of the Agricultural and Horticultural Society of South Australia.<sup>4</sup> Observations of Italy and Southern France convinced Reynell that South Australia was suited to growing vines, olives and figs and in 1841 his diary apparently records that he planted his first vineyard with 500 cuttings from Tasmania and made wine in 1843.<sup>5</sup>

In 1843 Reynell's pastoral enterprises were deemed insolvent in South Australia's financial crisis and it fell on his son, Walter, to later restore the family's fortunes. By 1854 there was a demand for land for housing in the area and in February of that year, John Reynell drew up a Notice of Sale for a 40 acre portion of his Reynella Farm (by then Sections 523 and 524) for the establishment of the township of Reynella. The Great Southern Road divided the township and the settlement already included a flour mill and a hotel was under construction.<sup>6</sup>

John Reynell died in 1873 and under the direction of Walter and John's cousin, Samuel, the family operation at Reynella continued with wool, vines and wheat. Walter Reynell had been born at Reynella and while he helped his father develop the vineyards, much of his career was in the pastoral and agricultural business sectors. Walter retired from business to Reynella in 1910 where, with his son, Carew, he tended the vineyards. Walter was a member of the Pastoralists' Association of South Australia and West Darling, the South Australian Vinegrowers' Association, and director of Elder Smith & Co. and of the South Australian Brewing Co.<sup>7</sup>

#### 2.2.2 Carew Reynell

Carew Reynell (1883-1915) winemaker and soldier was the fourth child and first son of Walter and Emily Reynell. At 17 he returned home from boarding school at St. Peter's College to Reynella to learn winemaking and around 1903 became manager of the family business. From 1906, Carew took a particular interest in brandy making and invested in stills, equipment and expanding plantings; Reynella Hospital Brandy became a leading Australian brand. By 1914, Reynella had approximately 500 acres (200 ha) under vine. Carew also grew crops and hay and ran horses and a Shropshire flock.<sup>8</sup> Carew was apparently athletic and sporting, playing polo regularly and in 1907 becoming master of the Adelaide Hunt Club and a dedicated citizen soldier. In July 1908 he joined the 16th Light

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<sup>1</sup> 'The Reynell Family', <https://fleurieufamilyhistory.org/history-of-the-fleurieu/local-people/>

<sup>2</sup> 'John Reynell', *Pastoral Pioneers of South Australia*, p.52.

<sup>3</sup> 'John Reynell', *Pastoral Pioneers of South Australia*, p.52.

<sup>4</sup> 'Reynella Farm, The Residence of Mr John Reynell', *The South Australian Advertiser*, 26 May 1862.

<sup>5</sup> Australian Dictionary of Biography, 'Reynell, John'.

<sup>6</sup> 'The Reynell Family', <https://fleurieufamilyhistory.org/history-of-the-fleurieu/local-people/>

<sup>7</sup> Australian Dictionary of Biography, 'Reynell, John'.

<sup>8</sup> Australian Dictionary of Biography, 'Reynell, Carew'.

Horse Regiment (South Australian Mounted Rifles) as a second lieutenant, and by November 1912 was a major in the 22nd Light Horse Regiment.<sup>9</sup> In May 1910 Carew Reynell had married May Marion (nee Byard), eldest daughter of Douglas John Byard, head of the Hahndorf College. Carew and May had a daughter Lydia (1911-) and son, Richard Carew (1912-1940).

On 16 December 1914 Reynell joined the Australian Imperial Force as major and second-in-command of the 9th Light Horse Regiment, and landed with it on Anzac on 21st May 1915. While at war, Carew's wife May established the League of Loyal Women, an organisation that prepared and delivered items of comfort and Christmas billies to soldiers serving overseas. She also created the Wounded Soldier's Fund and ultimately travelled to Egypt to support the War effort, leaving her children in the care of the family at Reynella while she ran a tea house for the Light Horse training camp.<sup>10</sup>

Reynell proved an inspiring leader and a brave man. He gave himself the most dangerous tasks, as on 30th June when he led a counter-attack to drive Turks from the light horse trenches and on several occasions he patrolled into no man's land. On 7 August he was promoted lieutenant-colonel and officer commanding and on 27th August he was ordered to take the maze of Turkish trenches on Hill 60; again he placed himself leading the charge across no man's land. He was killed on the edge of a Turkish trench; half his regiment were made casualties with him.<sup>11</sup>

### 2.2.3 'Greenacres'

It was around the time of their marriage in 1910 that Carew and May apparently built their family home on a roughly two acre allotment adjacent to Panatalinga Road, a Portion of Section 538.<sup>12</sup> Little is known about the origins of the unusual house design or if an architect was involved. A tender notice in *The Advertiser* on 8<sup>th</sup> October 1910 may give some clue, however this cannot be substantiated. Adelaide Architect, Guy St John Makin, advertised 'To carpenters, Tenders will be received by the undersigned until noon on Friday October 14 for building a wooden house at Reynella.'<sup>13</sup> It would appear plausible he was involved in the design of the home based on similar design principles he applied elsewhere. Makin, an Adelaide architect practising from around 1907, appears to have been heavily involved in Institute of Architects affairs, yet not prolific in practice. He had also been responsible for a comparable identified building of timber-framed construction - St George's Anglican Church, Wolseley (1928, dem.). Other residential designs were in an austere Arts and Crafts style including his own home at 235 Ward Street, North Adelaide (1915). Typically, however, Georgian Revival design preferences were employed by Makin such as at 70 Pennington Terrace, North Adelaide (1927) and 117 Barnard Street, North Adelaide (1938-9). Other works by Makin included a 1920s addition and internal remodelling of the 1865 'Kingsmead', Brougham Place, North Adelaide and the Mission to Seamen's building, Outer Harbour (1926). While institutional, this last building employs a number of similar design details to Carew Cottage including leaded multi-paned casement sash windows and extensive timber panelling and strapwork to the interior.

Title records indicate that in 1918 the property was transferred to May Marian Reynell, of Reynella, widow, presumably on settlement of Carew's estate following his death. May Reynell mortgaged the property from 1926 until 1942 and owned it until her own death in 1967. Following her death the title passed to Paul White and Elizabeth White in 1968, then in 1971 to Elizabeth Lancaster White of 'Greenacres'. In 1972 the title was held by Duncan James Cameron, Medical Practitioner and Gillian Margot Cameron, his wife of 'Greenacres'.<sup>14</sup> A moiety title was jointly shared by the Camerons from 1975<sup>15</sup> and in 1979 a new title for the property was drawn up solely for Gillian Margot Cameron of 'Greenacres'. The title document records that there is a name change from Gillian Margot Cameron to Gillian Margot Sierp of 'Carew Cottage'. Aside, this indicates that the name 'Carew' was a relatively late change to the property name. In 1983 the title transferred to Thomas Hardy and Sons.<sup>16</sup>

<sup>9</sup> Australian Dictionary of Biography, 'Reynell, Carew'

<sup>10</sup> <https://www.abc.net.au/news/2016-04-22/adelaide-war-widow-philanthropist-gave-until-the-end/7349060>

<sup>11</sup> Australian Dictionary of Biography, 'Reynell, Carew'

<sup>12</sup> Harry, *Noarlunga Local Heritage Register*, 306/1

<sup>13</sup> 'Advertising' *The Advertiser* (Adelaide, SA : 1889 - 1931) 8 October 1910: p.10.

<sup>14</sup> Certificate of Title, CT 1099/36

<sup>15</sup> Certificate of Title, CT 4049/616 and CT 4049/617

<sup>16</sup> Certificate of Title, CT 4151/669

A search of available sources has not revealed any clear historic photographs of the property.



Figure 4: Aerial image, 1949, indicating windbreak planting to perimeter of 'Greenacres'  
Source: *MapFinder, Department for Environment and Water*



Figure 5: Front gates, 'Greenacres', n.d.  
Source: *City of Onkaparinga Library, Item 3679*



Figure 6: 'Carew Cottage' viewed from Panalatinga Road, 1984  
Source: *City of Onkaparinga Library, Item 584*

## 3 Physical Survey and Existing Condition

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### 3.1 Introduction

As part of the investigation of the heritage value, a physical survey of the place was undertaken to understand the phases of development and to determine the condition and structural integrity of the building fabric.

As outlined below, it is clear that the house was constructed in various stages, each stage altering the original design intent and integrity to a degree. These changes have had an impact on the original aesthetic and architectural quality of the place, through rather incongruous junctions and a complex change to the original internal planning.

### 3.2 Physical Survey

#### 3.2.1 Cottage and 'School Room'

Physical inspection of the dwelling confirms that the building has been constructed in at least two stages. Contrary to the previous histories prepared for the site, physical evidence indicates that it is most likely that the original, c.1910 dwelling comprised the single-storey timber-framed bungalow and detached single-storey stone kitchen wing/cellar to the south. It is also likely that the detached 'school room' to the west was also constructed at this time or shortly afterwards, given the same materials and detailing as the main house. Of note is the lack of evidence suggesting that the detached building referred to as the 'school room' was constructed for that purpose. Its construction form and fabric indicate that it was contemporary with the main dwelling. The double-storey masonry wing flanking the eastern side of the building appears to be a later addition, likely dating from c.1920s, as is the room formed by infilling the verandah at the southwest corner of the dwelling. This is evidenced by:

- Differing external construction types, forms and detailing (Figure 7 to Figure 10);
- Differing internal detailing such as lack of timber wall panelling to double-storey section, differing profiles of timber architraves, skirtings, windows etc.
- Unfinished west elevation of the double-storey section revealed at the northern-most junction, externally (Figure 12) and at the arched doorway at the junction of single and double-storey sections, internal (Figure 14). If the double storey section was first then the western elevation would be finished;
- Incongruous position, detailing and fitting of the timber staircase leading to the first floor level of the two-storey wing within the panelled ground floor room (Figure 15) and half newel post at the top of the stair (Figure 16);
- Absence of any internal staircase within the two storey section, indicating it was only ever accessed via the new single storey hall area;

#### 3.2.2 Sunken Garden

Previous surveys have suggested, without reference, that the sunken rose garden was established during the 1950s or 60s by May Reynell as a memorial to Carew and their son, Richard, who had also died in war service in 1940. Physical and documentary investigation can neither deny nor confirm this date; this date would well surpass any association with Carew Reynell.

Like the cottage, the condition and integrity of the garden is poor. While the overall layout is readily discernible, a number of the hard landscape features are damaged or incomplete and the majority of the formal plantings have been removed. A small number of rose bushes remain.

#### 3.2.3 Pine Trees

Previous surveys have suggested, also without reference, that the row of pine trees along the northern boundary of the allotment ( *Aleppo sp.*) was planted around the same time the dwelling was construction (c.1910). Physical investigation of the trees by consultant arborist Dr Dean Nicolle was undertaken and the tree cores conclude that the oldest tree is between 70 and 80 years of age, dating it between 1940 and 1950. A large proportion of the trees are much later, being self-seeded saplings.



Figure 7: View of Carew Cottage from north west with original timber dwelling (centre) and 'school room' (right)

Source: *Hosking Willis, 2020*



Figure 8: View of Carew Cottage from north east with later two storey wing (left) and original timber wing (right)

Source: *Hosking Willis, 2020*



Figure 9: View of rear from south west with 'school room' (left) and original timber wing (centre) and stone kitchen (right)

Source: *Hosking Willis, 2020*



Figure 10: View of east elevation and entrance to later two-storey wing

Source: *Hosking Willis, 2020*



Figure 11: View of pine trees (left) and sunken garden (west)  
Source: *Hosking Willis, 2020*



Figure 12: North elevation, indicating unfinished west elevation of two storey wing  
Source: *Hosking Willis, 2020*



Figure 13: South elevation, junction of timber building and detached stone kitchen wing indicating unfinished north elevation of kitchen

Source: *Hosking Willis, 2020*



Figure 14: Internal junction of timber dwelling (left) and brick two storey wing (right)

Source: *Hosking Willis, 2020*



Figure 15: Incongruous fitting of internal stair across kitchen doorway  
Source: *Hosking Willis, 2020*



Figure 16: Incongruous fitting of internal stair with half newel post  
Source: *Hosking Willis, 2020*

### 3.2.4 Structural Condition

While independent to the assessment of heritage significance, the condition of the fabric of place was also recorded and assessed. Major structural issues, with the masonry wing in particular, years of vacancy and the impact of the elements and vermin have resulted in a place which is both structurally unsound and a risk to safety.

Further investigation of the building structure was also carried out by John Bowley, a qualified structural engineer with experience in heritage buildings. The investigation confirmed that the two-storey masonry wing is structurally unsound, unsafe and unfit for habitation.

As the following images indicate, the single-storey former kitchen wing and cellar also have extensive structural damage, despite (or as a result of) previous structural works including crack repair and installation of a new deck slab above the cellar area.

While less apparent than the masonry wing, structural issues which may impact the soundness of the timber-framed portion of the cottage and 'school room' include the stability and loss of supporting masonry dwarf walling and timber framing to the sub-floor areas and vermin attack and rot in some timbers, where visible. A full inspection of the sub-floor and ceiling spaces were outside the scope of this report.



Figure 17: Cracking to masonry walls and interior of (former) kitchen wing

Source: *Hosking Willis, 2020*



Figure 18: Interior of (former) kitchen wing  
Source: Hosking Willis, 2020

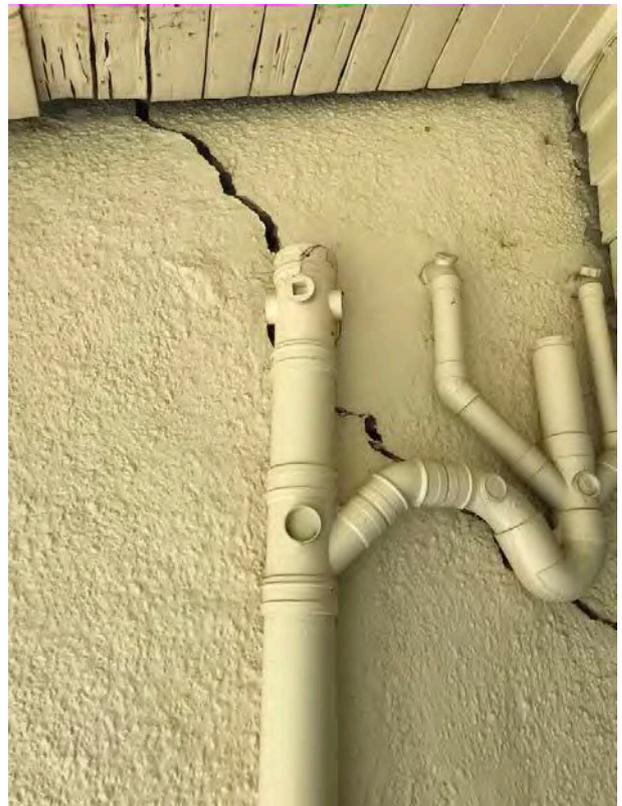


Figure 19: Previous repairs and cracking to masonry walls of double-storey wing  
Source: Hosking Willis, 2020



Figure 20: Cracking and damp to masonry walls of double-storey wing. Significant settlement along eastern side of the wing has resulted in major bowing of floor structure

Source: *Hosking Willis, 2020*



Figure 21: Missing ceilings and cracking and damp to masonry walls of double-storey wing

Source: *Hosking Willis, 2020*



Figure 22: Damage to masonry walls of double-storey wing  
Source: Hosking Willis, 2020

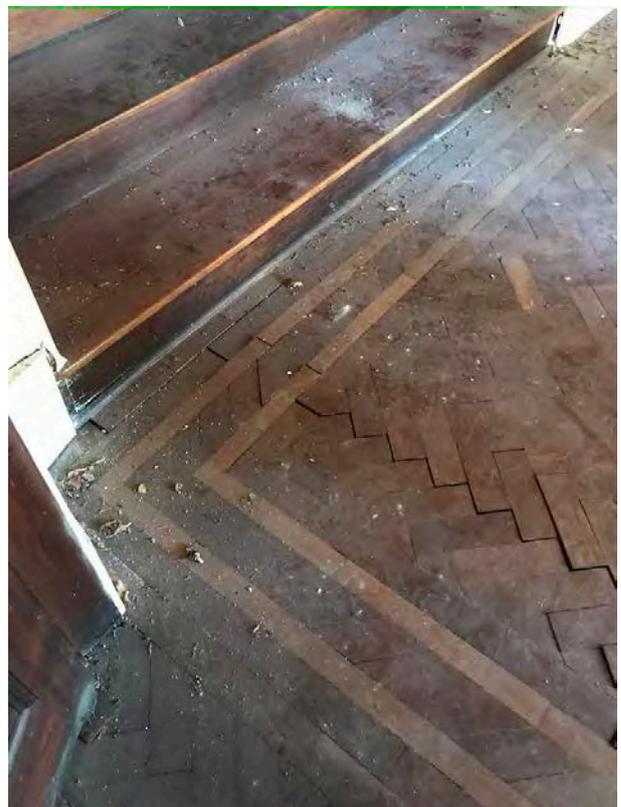


Figure 23: Cracking of masonry and floors of double-storey wing  
Source: Hosking Willis, 2020



Figure 24: Subfloor masonry walling to verandah of single-storey wing  
Source: Hosking Willis, 2020

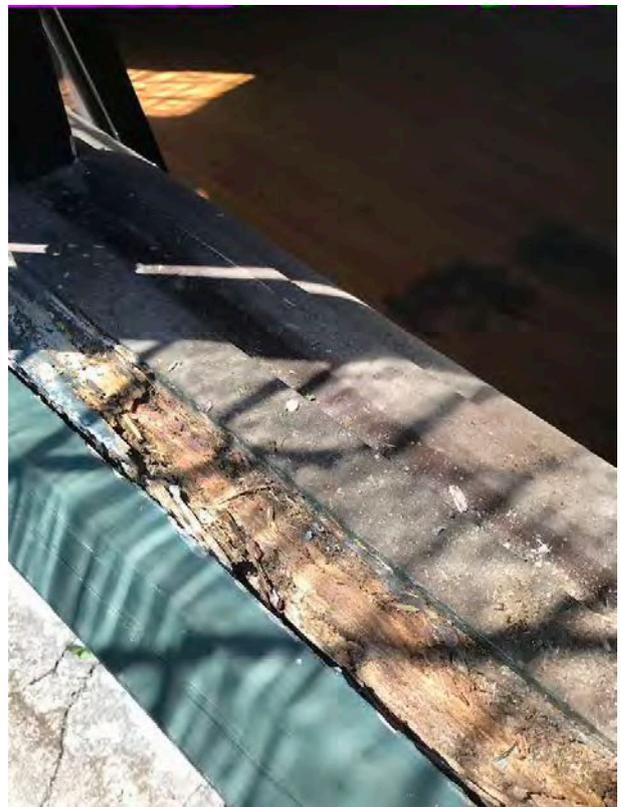


Figure 25: Poor condition of former 'school room'  
Source: Hosking Willis, 2020

## 4 Assessment of Cultural Heritage Significance

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### 4.1 Introduction

Heritage value encompasses all the values or meanings that a place may have to people beyond its utilitarian value, as defined in Section 23(4) of the *Development Act (1993)* for Local Heritage Places. A place can be designated as being of local heritage value if it meets one (or more) of the criteria listed in the Act.

The following section reviews the current assessment and statement of heritage value and extent of listing for Carew House.

#### 4.1.1 Current Statement of Heritage Value

The Noarlunga Heritage Review (2003) states:

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

*(e) it is associated with a notable local personality (Carew Reynell) and his family.*

*The heritage value of this building resides primarily in its association with Carew Reynell and his family and its association with the Reynella Winery. The mature pine trees contribute to the historical context of the place.*

### 4.2 Assessment of Cultural Heritage Significance

Section 23(4) of the *Development Act (1993)* lists the following criteria a place is required to meet to be eligible for inclusion in the relevant Development Plan as a place of local heritage value.

Assessment of the whole winery site by the South Australian Heritage Committee in the 1980s identified a number of elements on the site as being of significance to Reynella Winery at a State level, including the original Reynell house and winery buildings amongst others; Carew Cottage and two other dwellings were not included. Following that initial assessment, two other surveys recommended that the dwellings be included as Local Heritage Places.

In the absence of a revised or updated Thematic History and within the limitations of this research, the assessment has relied upon the existing 'Overview History of the Noarlunga Region' as included in the *Noarlunga Heritage Review (2003)*.

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

There is little doubt that the longstanding business of John Reynell and his family and their Reynella Winery played a role in the establishment and development of the Onkaparinga region, as well as the local and State wine industry. Under Carew Reynell's management during the first decade of the twentieth century the grape growing business established by his grandfather and developed by his father continued to be further expanded to facilitate the production of brandy, an important phase in the company's history. It is believed that brandy production was focussed at what is now St Francis Winery, Old Reynella.

While the dwelling is located on land originally associated with the Reynella Winery, it does not specifically display any feature which would distinguish it as having a close or clear association with the history, economics or social themes of the winery or wine production. The siting and physical fabric of the subject dwelling do not provide evidence of the association with the winery business. The history and significance of the Reynella winery estate is far better represented and demonstrated by John and then Walter Reynell's original dwelling (c.1843), which dates from the establishment of the property, and the industrial winery buildings which are grouped on the site, all of which are considerably removed from the subject dwelling. The original house and winery buildings are well represented in documentary sources, however Carew's Cottage is not recorded or mentioned. Carew Reynell's former dwelling is not an exemplar and is peripheral to the Reynella Winery story.

While the sunken rose garden and row of pine trees may have some memorial value to Carew and Richard Reynell and their family, there is no physical or documentary evidence which suggests that they have any other connection to the Reynell story and they have limited lasting or intrinsic heritage value to the broader community. Both elements date from well after Carew's association with the place.

The history of the establishment and growth of the Reynella Winery is **NOT** demonstrated in the location, form or fabric of Carew Cottage, attached former School Room, Sunken Garden or Pine Tree.

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

While Carew Cottage may demonstrate domestic life on an agricultural or winery property at the turn of the twentieth century, the individual dwelling is not representative of any certain custom or way of life particular to the local area. Further, the series of alterations and additions diminish this understanding. The cottage is a singular example and not representative, nor does it involve groups within the wider community, or the community as a whole.

As previously assessed, Carew Cottage, the attached former School Room, Sunken Garden or Pine Tree do **NOT** meet the threshold for this assessment criteria.

***(c) it has played an important part in the lives of local residents; or***

As a former private dwelling, Carew Cottage is not a place which could be considered to form the basis of any broader community structure, special attachment or sense of place.

As previously assessed, Carew Cottage, the attached former School Room, Sunken Garden or Pine Tree do **NOT** meet the threshold for this assessment criteria.

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

The design of the Federation-era bungalow displays the broad characteristics of the Bungalow and Arts and Crafts idioms; albeit in an amalgamation of components from varying construction dates. While the architectural design of the dwelling cannot be confirmed, the composition and detailing of both the original weatherboard section and school house, as well as the latter two-storey masonry wing, suggests that Adelaide architect, Guy St John Makin may have been involved in the design. The suggestion by others that the atypical framed construction mode may be a prefabricated design is not substantiated. This theory is difficult to support given the complex asymmetrical design (external and internal), deep floor plan and likely architectural design. The original building is of framed timber construction, with a rendered brick addition, rather than the more characteristic and representative local construction materials of stone and brick. While it could be considered unusual for the local area, the design is arguably not of a high degree or beyond the ordinary for the period in which it was undertaken. This is supported by a lack of critical acclaim or wide acknowledgment in contemporary publications or local sources of the time.

As previously assessed, Carew Cottage, the attached former School Room, Sunken Garden or Pine Tree do **NOT** meet the threshold for this assessment criteria.

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

The relative significance of Carew Reynell to the local area is connected by his family's Reynella Winery business. While it is apparent that a young Carew had progressed to a role in management of the business around 1903, his status as a 'notable local personality' in the early development of the area or the business in his own right is restricted. 'Greenacres' was constructed and occupied by Carew for around 3-4 years from c.1910 until his deployment to Gallipoli in 1915. As such, the association of the dwelling with Carew is brief, limited and not considered meaningful. Further, the dwelling was merely his place of residence and does not demonstrate any particular aspect of Carew's association with the winery or body of work for which the family is acknowledged. There is little doubt that Carew Reynell was a member of a prominent local business family who had a substantial impact on the local economy and South Australian wine industry. With due respect and without discredit, it is questionable that Carew Reynell was a 'notable local personality' in his time. Everyone must reside somewhere and whether or not the built fabric of the dwelling has a strong association or it demonstrates Carew's profession, body of work, his influence or particular position as a member of a prominent local family is questionable.

While Carew's widow, May, continued to live in the house until her death in 1967, her status as a 'notable local personality' is also limited. Her efforts in establishing war support agencies, both in South Australia and abroad, are celebrated and admired, however they cannot be considered to have been of major local significance to the history of the Reynella or Onkaparinga district. Again, May's dwelling does not demonstrate this association or her body of work.

As such, Carew Cottage, the attached former School Room, Sunken Garden or Pine Tree do **NOT** meet the threshold for this assessment criteria.

**(f) it is a notable landmark in the area; or**

While now sited within a large open garden area, Carew Cottage has been largely screened from public view by perimeter planting to the allotment for an extended time. The dwelling is not sited in a prominent location or of a conspicuous scale to be identified beyond the regular passing local traffic. Carew Cottage is neither visually prominent or a reference point for the whole community or a significant part of it. Similarly, the school room and sunken garden do not possess landmark qualities. The row of pine trees located along the northern boundary have also been included in previous assessments as being of value for their association with Carew's house and historical development of the property, rather than for their landmark qualities.

As previously assessed, Carew Cottage, the attached former School Room, Sunken Garden or Pine Tree do **NOT** meet the threshold for this assessment criteria.

**(g) in the case of a tree (without limiting a preceding paragraph)—it is of special historical or social significance or importance within the local area.**

According to previous assessments, the pine trees which border the northern side of the house were 'apparently' planted around the time that the house was constructed. There was no basis provided on which this previous assessment was made; as with most rural properties, trees were often a functional planting providing wind break or shade. Core analysis investigations of the trees by arborists state that the oldest pine trees are much younger, in the order of only 70-80 years old and therefore not associated with Carew Reynell or the establishment of the property. It is also apparent that a large proportion of the trees are younger, self-sown saplings. There is nothing particularly historically or botanically significant about the trees that may be of special historical or social value to Carew Cottage, the former Reynella Winery or broader local area.

The assessment demonstrates that the pine trees on the allotment do **NOT** meet the thresholds for this assessment criteria.

### 4.3 Conclusion

Evidenced by the listing of the original main Reynell dwelling and industrial buildings of the winery complex as State Heritage places in the 1980s, the significance of the Reynell family and former Reynella Winery and their place in local and State history has been duly recognised. Dating from the 1840s the winery complex and associated dwelling is intrinsic to the establishment and growth of the Old Reynella area and its viticultural and agricultural industries.

On the other hand, this assessment concludes that Carew Cottage and the detached School Room are of some historic reference but are peripheral to that story, as demonstrated in the history and assessment against local heritage criteria, above. The Sunken Garden and Pine Trees, however, only have memorial value to the Reynell family and present no heritage significance whatsoever.

The analysis, above, finds that these elements, singularly and collectively, do **NOT** meet the accepted threshold for any of the assessment criteria.

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## 6 Appendix A

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The following measured drawings were prepared following the physical investigation of the place in the course of this assessment.



# Measured Drawings

## Tarac Properties

### Carew House

38-44 Panalatinga Road,  
Old Reynella



Carew House

### Location Plan (NTS)



Drawing Schedule		
Drawing No	Rev	Layout Name
20 560 BD 01		Location Plan & Drawing Schedule
20 560 BD 02		Ground Floor Plan
20 560 BD 03		Upper Floor Plan
20 560 BD 04		North Elevation
20 560 BD 05		East Elevation
20 560 BD 06		South Elevation
20 560 BD 07		West Elevation
20 560 BD 08		Garden Floor Plan
20 560 BD 09		Garden Elevations

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 ALL DIMENSIONS TO BE TAKEN FROM THE DRAWING DO NOT SCALE OFF DRAWING  
 ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT  
 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION

**HOSKING** *Willis*  
ARCHITECTURE

project Measured Drawings  
 Tarac Properties  
 Carew House  
 address 38 44 Panalatinga Road, Old Reynella

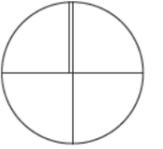
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 Schedule

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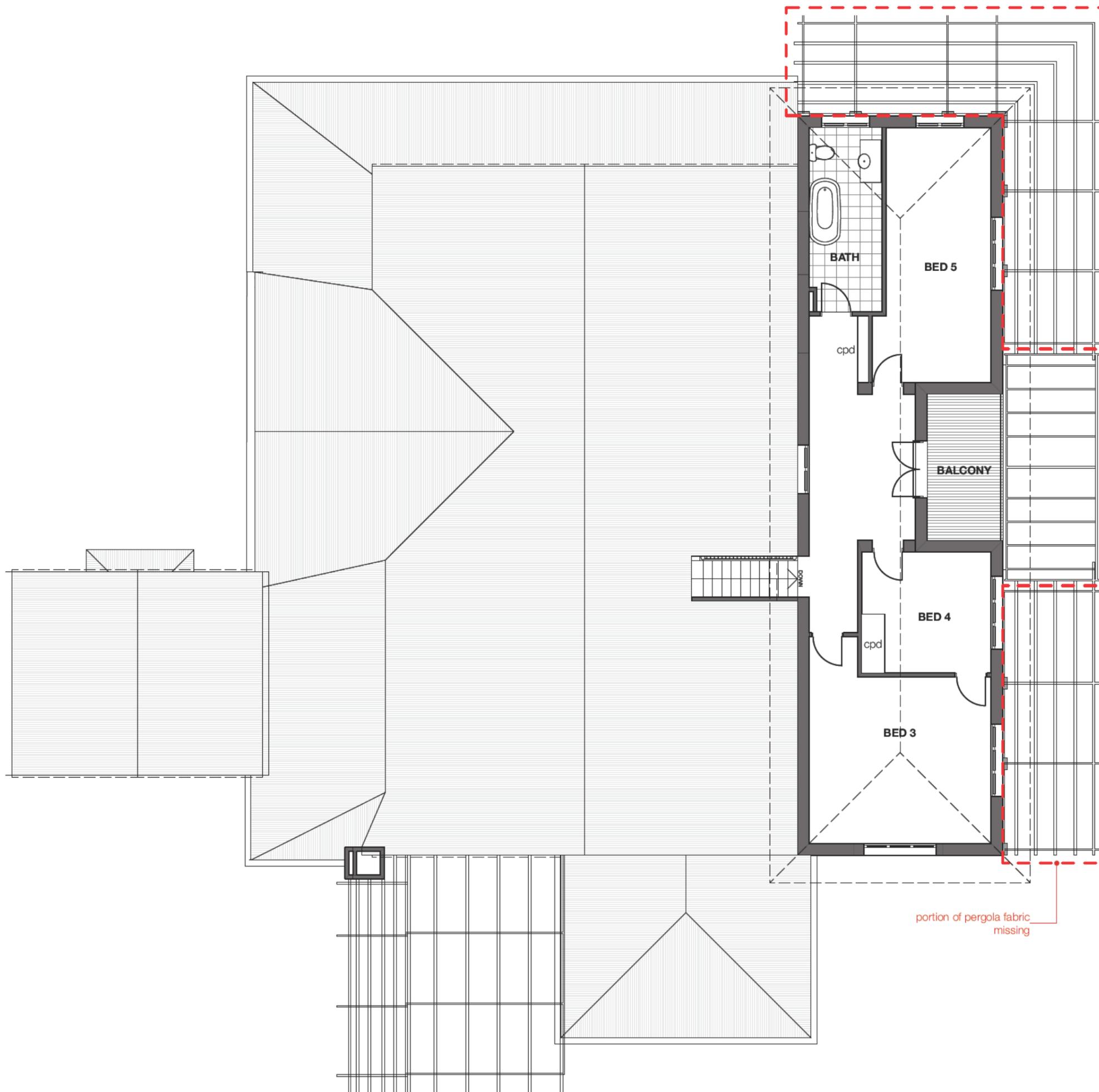
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drawing Ground Floor Plan

scale as shown drawn SM

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large portion of pergola fabric missing

portion of pergola fabric missing

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**HOSKING** *Willis*  
 ARCHITECTURE

project Measured Drawings  
 Tarac Properties  
 Carew House

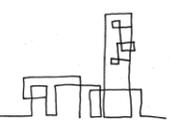
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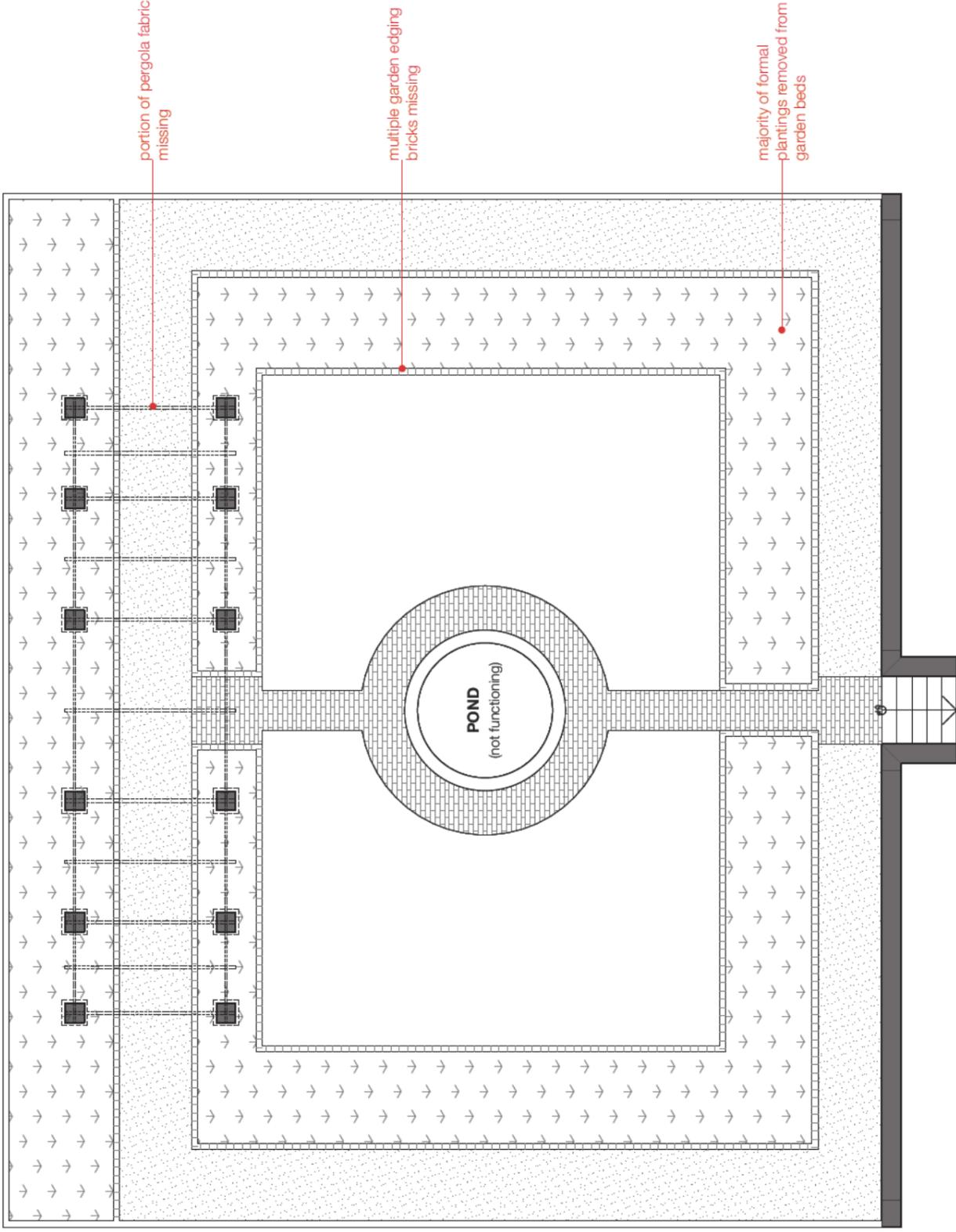
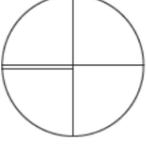








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**HOSKING Willis**  
ARCHITECTURE

project

Measured Drawings  
Tarac Properties  
Carew House

address

38-44 Panalatinga Road Old Reynella

drawing

Garden Floor Plan

scale

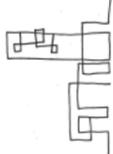
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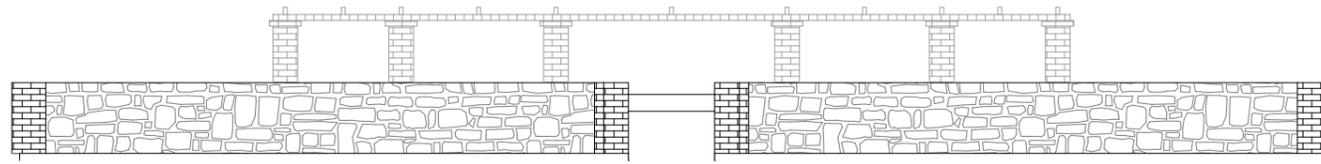
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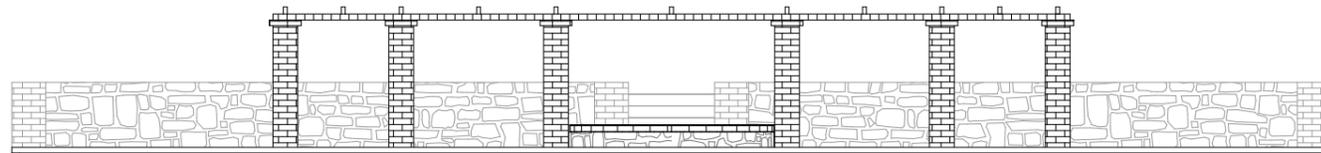
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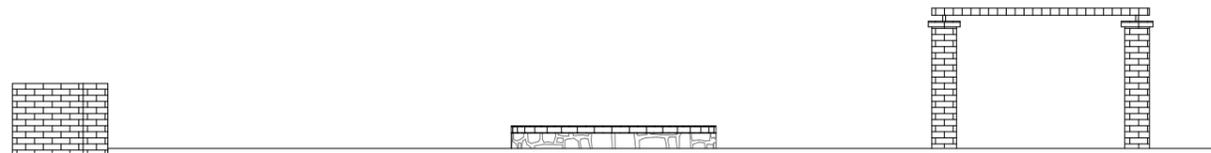
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Garden North



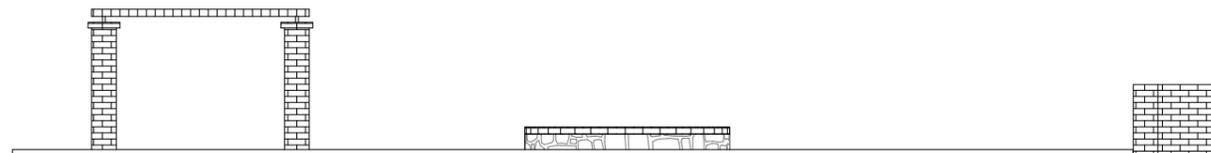
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Garden South



1:100

Garden West



1:100

Garden East

issue / revision: checked: date:

SETTING OUT OF THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR  
 ALL DIMENSIONS TO BE TAKEN FROM THE DRAWING DO NOT SCALE OFF DRAWING  
 ANY DISCREPANCIES TO BE REPORTED IMMEDIATELY TO THE ARCHITECT  
 THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION

**HOSKING** *Willis*  
 ARCHITECTURE

project Measured Drawings  
 Tarac Properties  
 Carew House

address 38 44 Panalatinga Road, Old Reynella

drawing Garden Elevations

scale as shown drawn SM

drwg no 20-560 BD 09 -

