Review of the current status of the South Australian State heritage listed buildings at Glenthorne

and

Proposal for a ‘Heritage Precinct’

A discussion paper prepared for organisations and individuals with an interest in the significant South Australian heritage listed structures at Glenthorne, Majors Road, O’Halloran Hill, South Australia.

By

Dr Pamela Smith
(Senior Research Fellow, School of Humanities and Creative Arts, Flinders University)
August 2015
1 Background

Glenthorne is an agricultural property/open space of 208ha owned by the University of Adelaide within the City of Marion. It is located in the south-western corner of the Main South Road and Majors Road, O’Halloran Hill and is approximately 17km from the Adelaide CBD. Current land use includes sheep grazing, experimental GM crops (University of Adelaide) and revegetation programs directed by Professor David Paton (https://www.adelaide.edu.au/woodland-recovery/glenthorne; University of Adelaide) and by the Friends of Glenthorne–http://www.friendsofglenthorne.org.au/. As shown in Figure 1, Glenthorne is adjacent to several other ecologically significant open space areas within the City of Marion, including the O’Halloran Recreation Park in the Hills Face Zone overlooking the Adelaide Plains and the Field River riparian zone.


Glenthorne is listed on the South Australian Heritage Places Database (register ID 16899). Refer to Attachment 1, the entry for Glenthorne on the South Australian Heritage Places Database, including the Statement of Significance. Although not defined as a State Heritage Area, all of the property is referred to in the site listing on the South Australian Heritage Places Database. The Statement of Significance refers to a number of historic structures built by Major Thomas Shuldham O’Halloran, a man of considerable influence during the foundation of the colony of South Australia. He and his family arrived at Port Adelaide in 1838 and by early 1839 Major
O’Halloran had been gazetted as both a Justice of Peace and sworn in as a Magistrate. In 1840 he was appointed the first Police Commissioner under Governor Gawler and from this time he also held various positions on the South Australian Legislative Council (Walshe and Smith 2006, pp. 187; http://www.flinders.edu.au/ehl/fms/archaeology_files/research/HFZCHP/PDF/VoS%20Ch%2011%20Glenthorne.pdf).

By 1840 Major O’Halloran and his family had taken up residence in their new home, ‘Lizard Lodge’ at O’Halloran Hill. Within the first year he ‘established wells and a lime kiln, mown and stacked the ‘kangaroo hay’, ploughed the first acre and fenced in two acres’ (O’Halloran Family Papers PRG 2060 PRG 206). The heritage listed structures on the Statement of Significance are those built adjacent to Lizard Lodge by Major O’Halloran during the 1840s and 1850s. These structures were the barn and granary (also referred to as the coach house), the coach house (also referred to as the smoke house), stone water tank, stone cellar or cool store and a lined well close to the house.¹

There are also two other wells on the property. Lizard Lodge was purchased in 1878 by Thomas Saunders Porter who built a three storied mansion over the original Lizard Lodge site and renamed the property Glenthorne. The history of Glenthorne is documented in Walshe and Smith 2006, pp. 197-199.

Also included on the Statement of Significance are the two Munition Magazines, the only tangible evidence of the important period 1913-1947 when 208 ha of Glenthorne was purchased by the Commonwealth Government and used by Australian Army as a remount depot. The period 1948-1996 when Glenthorne was used as a field station for experimental work by the CSIRO Division of Biochemistry and General Nutrition is also included in the Statement of Significance.

Following the end of the CSIRO’s tenure at Glenthorne the South Australian State Government entered into an agreement with the Commonwealth Government in 1998 to purchase the property for $7m. The first deed between the South Australian Minister for Transport and Urban Planning and the University of Adelaide was signed in 2001. A revised deed between the University of Adelaide and the Winemakers Federation of Australia was signed in 2001 and a further revision of the deed was signed in 2004. All of the above deeds and relevant documents are available on www.friendsofglenthorne.org.au/wp-content/uploads/ and all deeds contain an agreement that the property should be retained as open space.

Responsibility for the management of Glenthorne passed to the University of Adelaide in 2001 and no management strategy has been made available to the public since that date. Of greatest

¹ The functions some structures were revised following the completion of research undertaken during the Hills Face Zone Cultural Heritage Project, Department of Archaeology, Flinders University http://www.flinders.edu.au/ehl/archaeology/research-profile/current-projects/adelaide-hills-face-zone/
concern to me, and the impetus for writing this report, is the extent to which the State heritage listed structures dating from the 1840s and 1850s have been allowed to deteriorate and for which there appears to be no conservation strategy and little or no interest in maintaining them.

A heritage survey of Glenthorne was undertaken in 1997 during the period when the Commonwealth Government was negotiating the sale of Glenthorne with the South Australian government and the State heritage listed structures were documented and placed on the South Australian Heritage Places Database following this survey (Bell 1997).

I first became involved with documenting the heritage structures at Glenthorne in 2000-2001. At that time I was negotiating with the City of Marion for their involvement as an Industry Partner in the Adelaide Hills Face Zone Cultural Heritage Project (Department of Archaeology, Flinders University). The City of Marion did agree to join the project as an Industry Partner, but asked for the northern end of Glenthorne, which included the State heritage listed structures, to be a part of the area to be surveyed. I agreed to do this because, although Glenthorne was outside the Adelaide Hills Face Zone, planners at the City of Marion were preparing the Marion South Plan which included a proposal to move the Hills Face Zone boundary south in order to include the northern portion of Glenthorne (much of this plan is now incorporated into the Great Southern Urban Forest proposal), see Figure 1 and


The purpose of this document is to (i) provide background information about the State heritage listed sites at Glenthorne and document some of the events which have deeply concerned organisations and individuals who are worried about the deteriorating condition of the historical structures on Glenthorne; (ii) make a statement about the current legal status of the South Australian State heritage listed historic structures on Glenthorne; (iii) describe the current condition of the these historic structures and (iv) make recommendations for the establishment of a Glenthorne Heritage Precinct and the urgent conservation measures needed to protect these currently neglected South Australian State heritage listed buildings.
2 State Heritage Legislation
The South Australian *Heritage Places Act 1993* exists to protect all places listed on the South Australian Heritage Places Database, refer again to Attachment 1.

Responsibility for the care and protection of all places of historic and/or natural significance listed on the South Australian Heritage Places Database rests with the owners. See Attachment 2, Part 5A of the *Heritage Places Act 1993* listing the responsibilities of landowners caring for sites on the South Australian Heritage Places Database. The Act provides for penalties to be awarded against the owners of heritage listed places who fail to maintain the significant historic sites under their care. See Attachment 3, Part 7 of the *Heritage Places Act 1993*.

3 Current Heritage Status
*There is no doubt that the state heritage listed buildings and ruins on Glenthorne are protected by the current state heritage legislation, that is, the Heritage Places Act 1993.* Details about each of the State heritage listed structures identified in Section 1 and described below are also provided in Attachment 4, the University of Adelaide’s Inventory of Heritage Listed Buildings, pp. 76 – 90, Glenthorne, prepared by McDougall & Vines (University of Adelaide 2004). The inventory also includes recommendations for the conservation of these structures to be undertaken by the University of Adelaide and the establishment of a Heritage Precinct. These recommendations are now eleven years old. The University has also commissioned a detailed assessment of the conservation work required and costings, these are included in a report held by the Heritage Unit, Department of Environment, Water and Natural Resources (DEWNR).

Despite the protection given to these buildings and ruins under the *Heritage Places Act 1993*, apart from a new roof on the barn, *no conservation measures appear to have been taken to maintain or preserve these structures for all of the two decades since the South Australian State Government and, subsequently, the University of Adelaide accepted responsibility for Glenthorne*. In fact, a former manager of Glenthorne reported to me that he had been specifically instructed by the University of Adelaide staff member responsible for Glenthorne ‘not to worry about the old buildings and ruins’.

In addition, several enquiries over several years about the deteriorating condition of these buildings to the State Heritage Unit (formerly Heritage SA), DEWNR, remain unanswered.

As a consequence of the unwillingness of the University of Adelaide to respond to the recommendations of its own heritage advisors, McDougall & Vines, these State heritage listed structures built by Major O’Halloran during the 1840s and 1850s are rapidly deteriorating.
A photographic record of the heritage structures, compiled over the past thirteen years, illustrate structural changes and their overall deterioration over this period. This photographic record should also be compared with the photographs in Attachment 4 (the University of Adelaide’s Inventory of Heritage Listed Buildings, p. 76 – 94, ‘Glenthorne’). This inventory also comments on the extent to which the buildings and structures required urgent conservation at that time and makes recommendations for their conservation.

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**World War 1 Munitions Magazines.**

View of the two World War 1 munitions magazines at Glenthorne. Both buildings are listed on the South Australian Heritage Places Database and both buildings require urgent maintenance.

View is south-west.

(Both photos were taken during the 2015 History SA’s About Time event at Glenthorne).

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This photograph illustrates the east-facing wall of the northern munitions magazine.

View is north-west.

Refer also to Attachment 4, pp.92-94.

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2 The photographic record was selected from the Adelaide Hills Face Zone Cultural Heritage Project archive.
The cellar or cool room, 2002. View north-east. At this stage the walls were still upright and the roof was intact – although the fabric of the building was being destroyed by two large olives trees – one on either site. Recommendations regarding the urgent need to remove the olive trees were made to the University of Adelaide at this time.

The cellar or cool room, 2004. View east. At this time the walls were being forced over by the olive tree on the northern side of the building and the roof iron was starting to lift. Recommendations regarding the urgent need to remove the olive trees were again made to the University of Adelaide. See also Attachment 4, pp.91-92, for recommendations for the urgent conservation of this building.
The cellar or cool room, 2010. At this stage the walls and roof had collapsed and it is considered too late to undertake conservation work. View east.

The cellar or cool room, 2015. View south-east.
<table>
<thead>
<tr>
<th>Coach House (also referred to as a ‘smoke house’), 2003. View north-east.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Coach House, 2015.</strong> View north. The northern wall of this ruin is now in urgent need of stabilisation. The stone work has continued to deteriorate in the past 2-3 years. See also Attachment 4, pp. 81 – 83.</td>
</tr>
</tbody>
</table>
Coach house, 2015. View south through what is thought to have been the tack room built at the eastern end of the coach house.

Coach house, 2015. View north through what is thought to have been the tack room door.
| Underground tank.  
Refer to Attachment 4, pp. 87-88. |
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Detail of the top of the front gable. 2008. View west.</td>
</tr>
</tbody>
</table>
| Underground tank,  
2013. View east. The back wall of the underground water well with damaged facia. |
<table>
<thead>
<tr>
<th>Image</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>![Image 1](96x519 to 433x764)</td>
<td><em>Underground tank, 2008. View west.</em> This image clearly illustrates the deterioration of the rear facia. Refer to Attachment 4, pp.87-88.</td>
</tr>
<tr>
<td>![Image 2](95x248 to 437x505)</td>
<td><em>Underground tank, 2015. View north.</em> This image clearly illustrates the deterioration of the roof between 2008 and 2015.</td>
</tr>
</tbody>
</table>
The Barn and granary (also referred to as the coach house). 2003. View east. This historic building is now in urgent need of conservation. It was thoroughly documented by Heritage SA in the late 1990s; see also Attachment 4, pp.81-83. It is now twelve years since this photograph was taken.

The Barn and Granary. 2015. View south-east. Note that the lower gutter has dropped at the southern end and the upper gutter is loaded with pine needles.
The photographs in Section 2 clearly illustrate the extent to which the heritage listed structures at Glenthorne require urgent conservation and maintenance.

For over a decade representatives of community organisations have attempted to contact University of Adelaide staff (including Martindale Holdings staff) to discuss the status of Glenthorne’s heritage listed buildings. No meaningful discussion has taken place and many concerned members of the community are now exasperated.

Now is the time for the University of Adelaide to develop a strategy to conserve the heritage listed buildings at Glenthorne – and to make that strategy become a reality, or for the Heritage Unit, DEWNR, to advise the University of Adelaide about their responsibilities under the South Australian Heritage Places Act 1993, Part 7 – see Attachment 3 and, if that fails, to instigate action under the South Australian Heritage Places Act 1993.

All of Glenthorne is listed on the South Australian Heritage Places Database and it is noted that Attachment 4, the University of Adelaide’s Inventory of Heritage Listed Buildings, p.79, prepared by McDougall & Vines, recommends the establishment of an ‘early building precinct’ at Glenthorne.

This report, in consultation with community groups, recommends that a ‘Heritage Precinct’ should be recognised within the heritage listed property and that, ideally, a revegetation area should be developed as a buffer zone around the ‘Heritage Precinct’. The ‘Heritage Precinct’ should include all of the heritage listed structures, the munitions buildings and the area where the officers’ quarters were built during World War 1.

The potential for Glenthorne to be developed as a tourist destination is great. It is a unique feature in the Adelaide region and the heritage listed structures built by Major O’Halloran provide a magnificent opportunity to develop a tourism hub and interpret a complex part of settler history and the story of colonisation in South Australia. During World War 1 and to 1947, Glenthorne was one of several remount depots across Australia training horses and riders for warfare. Recent research has deepened our understanding of the history of this period and the Glenthorne property provides a very appropriate setting to celebrate the enormous contribution made by horses in that war. It is recommended that this should be undertaken in association with the Australian Army and the Australian Army’s Museum at Keswick.

After 1948 Glenthorne became a CSIRO Field Station and, again, the scientific research undertaken during this period made significant contributions to scientific knowledge and to the economy of South Australia. The laboratories at Glenthorne provide an excellent opportunity to develop a science museum with a focus on the achievements of CSIRO in South Australia.

Glenthorne does not exist in isolation. It is linked to the adjoining parks and reserves, as shown in Figure 1. The property forms a continuous corridor of open space from South Road (and possibly
the Sturt Gorge Recreation Park) to the sea. There is great potential for a heritage walk across the Hills Face Zone to the several historic sites within the O’Halloran Hill Recreation Park, through Glenthorne and along the Field River.

At a time when the South Australian government is seeking to develop new business ventures and to stimulate the local economy, the potential for Glenthorne to become a major tourism hub must be seriously considered by the South Australian government. As stated in Walshe et al. (2005) ‘Glenthorne continues to be under threat from ongoing environmental deterioration and lack of effective and consistent conservation and management’. Nothing has changed over the past fifteen years and now, in the absence of a meaningful management strategy, time is running out for the significant heritage listed structures at Glenthorne.

16th August 2015

Pamela A. Smith, PhD
Senior Research Fellow,
School of Humanities,
Flinders University.

References


## Heritage Places Database entry - Glenthorne

**LOCATION**

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<thead>
<tr>
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<tr>
<td>Polygon Type</td>
<td>B - building footprint</td>
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</table>

**DESCRIPTION**

Details: Former 'Lizard Lodge' Coachhouse, Smokehouse, Underground Tank and Cellar and Former Army Remount Depot Ammunition Magazine, former Glenthorne CSIRO Field Station

Significance: Glenthorne is significant for its association with a notable early South Australian, Major T S O'Halloran, and its later association with the Commonwealth government in the form of the Australian Army. O'Halloran was particularly active in the political and social life of the country at this time. He was also a farmer and lived at Glenthorne, practising experimental farming there until his death in 1879. In 1913 the property was acquired by the Commonwealth for use as an Army Remount Depot as part of a program to expand the country's military capabilities in the decade after Federation. Hence it is also significant for its association with the early years of the Australian Army, which superseded the independent state forces. Elements of both these phases of occupation remain on the site. (HSA Assessment Report 02/2003).

Subject Index: Farming and grazing - Homestead Complex - Military - Magazine [Military]

**STATUS**

| Status Code | REG - Confirmed as a State Heritage Place in the SA Heritage Register |
| Status Date | 25-JUL-2002 |

**REFERENCE**

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</tr>
<tr>
<td>Heritage Number</td>
<td>4872</td>
</tr>
</tbody>
</table>

**SECTION 16 INFORMATION**

Section 16: g - it has a special association with the life or work of a person or organisation or an event of historical importance

**PLAN PARCEL & TITLE**

As listed in the SA Heritage Register

| Plan Parcel & Title Information | CT 6083/995 D45728 A11 |
Attachment 2
South Australian Heritage Places Act 1993 Part 5A:

5A—Functions of the Council

(1) The Council has the following functions:

(a) to provide advice (especially from a strategic perspective) to the Minister on matters relating to—
   (i) trends, shortcomings and opportunities with respect to heritage protection at the State and local level and, insofar as may be relevant, at the national level; and
   (ii) the development and effectiveness of heritage conservation programs, policies, initiatives and incentives; and
   (iii) the operation and enforcement of this Act; and
   (iv) other issues referred to the Council by the Minister for consideration and report;

(b) in connection with the administration of this Act—
   (i) to administer the South Australian Heritage Register; and
   (ii) to identify places, and related objects, of State heritage significance, and to enter them in the Register; and
   (iii) to identify areas of State heritage significance, and to promote their establishment, in appropriate cases, as State Heritage Areas under the Development Act 1993; and
   (iv) to initiate or support community awareness programs that promote public understanding and appreciation of the State’s heritage, taking into account the objects of this Act; and
   (v) to promote the objects of this Act in such other manner as the Council thinks fit, including through the work of other bodies or persons;

(c) to provide advice (especially from a strategic perspective) to the Minister to whom the administration of the Development Act 1993 is committed on matters relating to—
   (i) the interpretation or application of the criteria set out in section 23(4) of that Act (and, if appropriate, the consideration of any potential amendment with respect to those criteria); and
   (ii) other matters on which that Minister is required to consult with the Council under the provisions of that Act;

(d) to perform any other function assigned to the Council by or under this or any other Act.
Part 7—Miscellaneous

36—Damage or neglect

(1) A person who—
   (a) intentionally or recklessly damages a State Heritage Place; or
   (b) engages in conduct knowing that it will or might, or being recklessly indifferent as to whether it will or might, destroy or reduce the heritage significance of a State Heritage Place,

   is guilty of an offence.

   Maximum penalty: $120 000.

(2) A person who undertakes any action that—
   (a) damages a State Heritage Place; or
   (b) destroys or reduces the heritage significance of a State Heritage Place,

   is guilty of an offence.

   Maximum penalty: $50 000.

(3) A person who—
   (a) fails to take reasonable care of a State Heritage Place; or
   (b) fails to comply with any prescribed requirement concerning—
      (i) the protection of a State Heritage Place; or
      (ii) the state of repair of a State Heritage Place,

   is guilty of an offence.

   Maximum penalty: $50 000.

(4) It is a defence for a charge against subsection (3) if it is proved that the defendant did not know, and could not reasonably be expected to know, that a place was a State Heritage Place.

(5) This section does not apply to damage resulting from action authorised by an approval or authorisation under the Development Act 1993 or from operations authorised under the Mining Act 1971, the Opal Mining Act 1995, the Petroleum Act 2000, the Petroleum (Submerged Lands) Act 1982 or the Offshore Minerals Act 2000.
Attachment 4

6.0 GLENTHORNE FARM

6.1 Description of Glenthorne Farm/Campus

Glenthorne Campus is based on the former Glenthorne Farm, later the CSIRO property and is essentially rural agricultural setting which retains buildings from all periods of its development and use including:

- 1840s and 1850s stone farm buildings and ruins from the time it belonged to Captain Thomas Shuldham O'Halloran, the first settler on the site, who was granted the first two Sections of the land in 1839 and further Sections by 1847. The remnants of these buildings form an important historic grouping at the centre of the existing Glenthorne buildings.

- Buildings from the period of use as a Commonwealth Army Remount Depot and Ammunitions Store from 1912 until 1940

- Buildings from the period of use as a field station for the CSIRO from 1946 until the 1990s. It should be noted that there has been no comprehensive analysis of the CSIRO buildings on site to determine if any are appropriate for retention due to their heritage value.

The buildings which reflect these periods of use are concentrated in the central section of the site with the ammunitions stores some distance to the south.

There are also other significant elements which require some consideration. These include:

- The well to the west of the early underground tank - this is currently covered with rotting red gum planks and could become a safety hazard if not secured carefully.

- The early enlisted men's shed associated with their residential buildings which are now removed - this is another element from the Commonwealth Army period of use and should be investigated further. It is a small corrugated iron timber framed structure to the west of the CSIRO buildings.

In May 2001 ownership of the property was formally transferred to the University of Adelaide by the South Australian Government. The farm/campus is now bounded by South Road to the east and the Southern Expressway to the west. The site is currently managed by Martindale Holdings, and grazing and cropping continues on a reduced scale. These activities are managed by a resident caretaker on site.

The Flinders University Archaeology Department has used the site as a case study and practical excavation area for students. A report is in the process of completion and copies will be provided when available. This use raises questions of access and publicity which will need to be addressed if further investigations are to be undertaken. (Contact person at Flinders is Ms Pam Smith, phone 8201 5257, email pamela.smith@flinders.edu.au)

It is recommended that a Management Strategy for the whole of the campus be developed with a specific section on the management and conservation of the early building precinct.
6.2 Coach House

Western view of Coach House

Northern view of Coach House
6.2.1 Building Information

**Name:** Coach House (Barn, Granary & Coach House)

**Location:** First historic building along main road into site, off Majors Road, O'Halloran Hill

**Date of Construction:** circa 1850

**Description:** A three level random stone structure partially excavated into the side of the hill with an upper attic level which is accessible externally. The shingle roof still remains under the later corrugated iron roofing. Internally the floors of the middle level are of wide board straight edged flooring. There is a fireplace (now filled in), double doors to the southern side and a single door to the north. The western side has a single level skillion section used as stables which also provides access to the lower cellar level. The lower level floor has irregular slate flags and random stone walls.

**Heritage Status:** State Heritage Register, as part of Glenthome Farm Complex.

**Summary Statement of Heritage Value:** A remaining element of the farm established by T S O'Halloran from the 1840s onwards.

**Current Use and Occupancy:** Unused
6.2.2 Reports and Studies
Copies of these reports are held by Campus Development:

- *Heritage Study of Glenelghorne CSIRO Field Station prepared by Peter Bell, Historical Research Pty Ltd, April 1997*
  This report provides a history and analysis of the whole of the site and all historic elements.

- *Archaeological Study by Department of Archaeology, Flinders University*
  Archaeological Field Survey 16 - Glenelghorne Farm, March 2004

6.2.3 University Obligations
Stakeholders:

- Marion Council, community groups including Urban Forests group (which has planted trees along the north-south watercourse)
- Friends of Glenelghorne Farm (whose aim is to keep the land open and undeveloped for community use).

6.2.4 Building Works
Proposed or current works:
There are no proposed works at this time.

Maintenance and Conservation Priorities:
The stairs down to the basement of the coach house have been covered in hard cement, and this has also been used as render on the walls. This cement should be removed as soon as possible and replaced with original soft mortar, or timber edges to the stairs. The furniture and materials which have been left in the upper section of the coach house should be removed. The building should be made secure from pigeon access.

Assessment of total outlay on works in previous years:
Not applicable.

6.2.5 Future Management Strategies
Guidelines for retention of heritage value:
The early age of this building requires that its construction materials are appropriately maintained and any repairs should continue to use similar materials and processes. This building and the other early stone structures on the site should be stabilised and retained to ensure their ongoing physical integrity. All existing elements should be retained and no conjectural reconstruction undertaken.

Additional documentation required:
This building and the other 1840s and 50s heritage listed structures within the historic precinct of the Glenelghorne Farm Complex should be carefully assessed and appropriate specifications prepared for any conservation and repair work.

Approvals process and requirements:
This building is listed on the State Heritage Register and any works to the building or its immediate surrounds will require development approval from the Heritage Branch of the Department of Environment and Heritage.

Heritage Advisory Services required:
Assistance from an experienced and competent stonemason will be necessary for any replacement of mortar and stonework.

Adaptation parameters:
The coach house has the capacity for adaptation to a range of new uses. All adaptation should retain the simplicity of form and detail, reflecting its early date of construction.
6.3 Smokehouse

View from west into structure

View from south east, with coach house behind
6.3.1 Building Information

Name: Smokehouse (presumed use)
Location: South east of Coach House, off Majors Road, O'Halloran Hill
Date of Construction: circa 1850

Description: The smokehouse was a long narrow stone building, approximately 10 metres x 5 metres, divided into two internal spaces, one long and narrow, the other small and square. The building has two false chimneys in brick, one of which is obscured by substantial ivy growth. These chimneys have no flues, and were presumably purely decorative. The walls of the smokehouse retain some evidence of early limewash and finishing over the random rubble stone walls.

Heritage Status: State Heritage Register as part of Glentormie Farm Complex.

Summary Statement of Heritage Value: A remaining element of the farm established by T S O'Halloran from the 1840s onwards.

Current Use and Occupants: Unused

6.3.2 Reports and Studies
As for Coach House

6.3.3 University Obligations
Stakeholders:
As for Coach House

6.3.4 Building Works

Proposed or current works:
No works are proposed.
**Maintenance and Conservation Priorities:**
The ivy which is growing on the central wall of the smokehouse is seriously damaging the structure. It should be poisoned first before any attempt is made to remove it from the masonry.

The walls of the smokehouse require stabilisation and an investigation should be undertaken to determine the best process for this.

**Assessment of total outlay on works in previous years:**
Not applicable.

6.3.5  **Future Management Strategies**

**Guidelines for retention of heritage value:**
The current building fabric should be stabilised and maintained in order that its heritage value can be interpreted. There should be no conjectural reconstruction, but the form and dimensions of the building should be clearly visible.

**Additional documentation required:**
This building and the other 1840s and 50s heritage listed structures within the historic precinct of the Gliothome Farm Complex should be carefully assessed and appropriate specifications prepared for any conservation and repair work as part of the overall heritage management strategy for the Gliothome Farm Complex. A clear dilapidation schedule and a specification for removal of the ivy and a system of stone stabilisation should be prepared for this building.

**Approvals process and requirements:**
This building is listed in the State Heritage Register and any works to the building or its immediate surrounds will require development approval from the Heritage Branch of the Department of Environment and Heritage.

**Heritage Advisory Services required:**
Assistance from an experienced and competent stonemason will be necessary for any replacement of mortar and stonework.

**Adaptation parameters:**
The smokehouse has no potential for adaptation to other uses.
6.4 Underground Tank

Views of Underground Water Tank

6.4.1 Building Information

Name: Underground Tank

Location: South of Coach House, off Majors Road, O’Halloran Hill

Date of Construction: circa 1850

Description: The underground tank is a semi-excavated rectangular stone lined tank (5 metres x 4 metres) with a corrugated iron roof and pointed window in its eastern stone gable end. The ornamental barge boards and decorative paint colour scheme noted in earlier assessments (Bell, 2000) have deteriorated substantially.

Heritage Status: State Heritage Register as part of Glenthorne Farm Complex

Summary Statement of Heritage Value: A remaining element of the farm established by T S O’Halloran from the 1840s onwards.

Current Use and Occupants: Unused
6.4.2 Reports and Studies
As for Coach House

6.4.3 University Obligations
Stakeholders:
As for Coach House

6.4.4 Building Works
Proposed or current works:
No work is proposed.

Maintenance and Conservation Priorities:
The roof structure should be made secure as corrugated iron has been dislodged. The slipped sections of the iron work should be carefully reinstated to prevent water penetrations. Any elements supporting the roof structure should be investigated for strength and effectiveness.
The associated well further to the west should also be carefully investigated and made safe.

Assessment of total outlay on works in previous years:
Not applicable.

6.4.5 Future Management Strategies
Guidelines for retention of heritage value:
This small purpose built structure requires further physical analysis and retention of all its early elements and materials. No conjectural reconstruction of elements should be undertaken without full analysis. This small underground tank should be conserved as part of the overall Glenthome Farm Historic Complex.

Additional documentation required:
A dilapidation schedule and conservation techniques for the small structure should be written as part of the overall heritage management strategy for the Glenthome Farm Complex.

Approvals process and requirements:
This building is listed on the State Heritage Register and any works to the building or its immediate surrounds will require development approval from the Heritage Branch of the Department of Environment and Heritage.

Heritage Advisory Services required:
If this tank is to be refilled, some advice will be required as to the re-lining the stone to reinstate its water-tightness.

Adaptation parameters:
Nil
6.5 Cellar

6.5.1 Building Information

Name: Cellar (also known as Cool House)
Location: South of Coach House, off Majors Road, O’Halloran Hill
Date of Construction: circa 1850
Description: This is a semi-excavated stone room which was attached to the west side of the former residential buildings (probably Servant’s Quarters). It has a gable ended roof form and the eastern end gable is visible, western end to full wall height. It sits above ground level and the interior of the cellar is accessible from this west side. The ruins of the servant’s quarters and homestead have been investigated by Flinders University Archaeological Students and evidence of the placement of verandah posts have been uncovered by archaeological investigation.

Heritage Status: State Heritage Register as part of Glenthorne Farm Complex (Item no. 16899).

Summary Statement of Heritage Value: A remaining element of the farm established by T S O’Halloran from the 1840s onwards.

Current Use and Occupants: Unused

6.5.2 Reports and Studies
As for Coach House

6.5.3 University Obligations
Stakeholders:
As for Coach House

6.5.4 Building Works
Proposed or current works:
No works proposed

Maintenance and Conservation Priorities:
The support for the lintel over the entrance door has been weakened and this needs some propping to prevent any further collapse. The branches of Encroaching Olive Trees are causing some pressure on the roof structure and these should be cut back carefully.

Assessment of total outlay on works in previous years:
Not applicable

6.5.5 Future Management Strategies

Guidelines for retention of heritage value:
The early materials and methods used for the construction of this cellar should be analysed and any works undertaken follow that same process. The association of the cellar with the site of the residential buildings to the east should be retained and the semi-excavated topography also retained.

Additional documentation required:
Specifications for the stabilisation of the walls and roof structure of this building should be prepared as part of the overall heritage management strategy for the Glenthorne Farm Complex.

Approvals process and requirements:
This building is listed on the State Heritage Register and any works to the building or its immediate surrounds will require development approval from the Heritage Branch of the Department of Environment and Heritage.

Heritage Advisory Services required:
Assistance from a landscape architect to advise on removal of branches of the trees as required.

Adaptation parameters:
It is unlikely that this building could be adapted for alternative use. It should remain as an example of an 1850s semi-excavated cellar structure.
6.6 Munitions Magazines
6.6.1 Building Information

Name: Munitions or Artillery Magazines

Location: South (approx 1 kilometre) of Coach House, off Majors Road, O'Halloran Hill

Date of Construction: 1913

Description: The current external walls of the munitions magazines are constructed from broad fluted galvanised iron. These replaced the earlier hipped iron roofs and verandahs of the 1913 structures and were part of the conversion of the magazines to storage sheds by the CSIRO in the 1950s. The early brick chambers, which were originally sheltered by an encircling open verandah, retain their insulated ceiling and high windows with solid metal shutters. The more recent external walls are offset about 3 to 4 metres indicating the original width of the verandahs around the magazines.

Heritage Status: State Heritage Register as part of Glenthorne Farm Complex.

Summary Statement of Heritage Value: These buildings are a significant remnant of the use of the site as a Commonwealth Army Depot from 1913 until the 1940s.

Current Use and Occupants: Unused.

6.6.2 Reports and Studies

As for Coach House

6.6.3 University Obligations

Stakeholders: As for Coach House

6.6.4 Building Works

Proposed or current works: No proposed works

Maintenance and Conservation Priorities:
The rubbish which has been left and accumulated inside the structures, around the internal brick chambers, should be cleaned out. The glass in the upper windows should be replaced to secure the interiors.

Assessment of total outlay on works in previous years: Not applicable.

6.6.5 Future Management Strategies

Guidelines for retention of heritage value:
Any work to these buildings should retain the industrial and military intent of their design, and allow for interpretation of their original use. There is a need to retain a sense of separation between the big chambers and the external walls. In the long term it could be appropriate to reinstate the verandah form if an appropriate use is found for the buildings. All painted graffiti should be removed, particularly from the original concrete plinths.

Additional documentation required:
If the original verandah structures are to be reinstated, appropriate drawings and specifications will be required and should be prepared as part of the overall heritage management strategy for the Glenthorne Farm Complex.

Approvals process and requirements:
This building is listed on the State Heritage Register and any works to the building or its immediate surrounds will require development approval from the Heritage Branch of the Department of Environment and Heritage.
Heritage Advisory Services required:
Any reinstatement of original elements such as the verandahs will require supervision by a conservation architect.

Adaptation parameters:
Any new use should retain evidence of the original military function of the building.