



NSW
Heritage
Office

NSW Heritage Data Form

ITEM DETAILS					
Name of Item	Former Wyong Co-operative Dairy Factory				
Other Name/s Former Name/s	Wyong Butter Factory				
Item type (if known)	Built				
Item group (if known)					
Item category (if known)	Industrial				
Area, Group, or Collection Name					
Street number	141-155				
Street name	Alison Road				
Suburb/town	Wyong	Postcode	2259		
Local Government Area/s	Wyong				
Property description	Lots 31, 32, 33 of DP 5019, Lots 12-16 DP 255532 and Lot 7 DP 21462.				
Location - Lat/long	Latitude		Longitude		
Location - AMG (if no street address)	Zone		Easting	Northing	
Owner	Bitova Pty Ltd				
Current use	Storage and rural/light industrial uses				
Former Use	Dairy factory				
Statement of significance	<p>The former Wyong Co-operative Dairy Factory is significant for its role as a Co-operative Society butter factory and milk factory for the Wyong area and surrounding district. Its establishment in 1907 by prominent local community members, and its operation by locals as a factory for their produce and later as a rural supply store, meant that it was closely tied to the Wyong rural community and its fortunes. It has direct historical and spatial ties with Chapman's dairy, from whose land it was subdivided. Its association with Chapman and Davey, the first co-operative board members and directors, links it with the heritage listed Alison homestead which lies directly to the site's north and is home to the Wyong District Museum and Historical Society. The factory complex demonstrates the development of the dairy industry in Wyong and reflects the wider process of butter and milk production as one of a chain of local or district based factories that were once common throughout New South Wales. The layout of the buildings, both spatially within the site context and internally within themselves, also help to explain the flow of milk products through the site.</p> <p>The factory complex remains as an important local element which demonstrates the role of the dairy industry in the Wyong district. It is an example of a locally-based Co-operative Society factory that were once reasonably common in local areas prior to the decline in dairy farms during the 1980s, but is now becoming increasingly rarer at a local level.</p>				
Level of Significance	State <input type="checkbox"/>		Local <input checked="" type="checkbox"/>		



NSW
Heritage
Office

NSW Heritage Data Form

DESCRIPTION					
Designer	Unknown				
Builder/ maker	Wyong Co-operative Dairy Company				
Physical Description	<p>The former Wyong Co-operative Dairy Company complex comprises of a group of seven factory buildings, two cottages plus associated auxiliary structures. The factory group is made up of an office, the dairy factory and the fodder store as the three main buildings running north-south through the site. The office is a rendered brick, single-storey inter-war functionalist style building, and retains some original fittings such as double hung sash windows. The main factory building dates from 1921 with additions and extensions made in 1924 and 1946. The building is a combination of brick, concrete and metal and includes loading and delivery docks, offices, laboratories, cool rooms, processing areas, storage, machinery and engine rooms. Many of the working areas retain their glazed wall tiles. The fodder store is a large galvanised iron shed, consisting of four large bays. The internal frame work is made of round hardwood beams and hardwood trusses. The shed is set on concrete filled tin stumps, which have been cut on site to fit the sloping nature of the ground. To the west are four smaller auxiliary structures which were previously occupied as stores, machinery shed, garage and amenities block.</p> <p>The factory complex is flanked on the east and west by a pair of single-storey timber cottages. Both date from c1910-15.</p>				
Physical condition and Archaeological potential	<p>The main buildings on site are all in reasonable to good condition. Some of the auxiliary buildings have been restored, modified or renewed.</p> <p>Some archaeological potential may exist in relation to the original factory site, although it is likely to be limited to foundations.</p>				
Construction years	Start year	1907	Finish year	1994	Circa <input type="checkbox"/>
Modifications and dates	<p>1907—The original factory was built and opened. 1921—January, factory destroyed by fire. 1921—November, new factory opened. 1924—Milk producing areas added, including bottling rooms and conveyors. 1938—Fodder store built. 1946—Factory remodelled. 1994—Production ceased.</p>				
Further comments					



NSW
Heritage
Office

NSW Heritage Data Form

--	--

HISTORY

Historical notes

The Wyong Dairy Co-operative Factory was opened in November 1907, with money raised by the sale of shares in the Co-operative. The site chosen was close by the river and part of the former Alison Estate, one of Wyong's larger dairy farms. A committee of three chose the site, including Harry Davey, owner of the Alison Estate, William Chapman, who is credited as owning the first large scale dairy in Wyong (1897), and Mr Studley. The factory was originally opened as a butter factory. The buildings at the time of opening included a boiler room, engine room, butter-working room, cool room with refrigerator, test room, store room and office. The machinery had been equipped and fitted by the Waygood Co Ltd. The new factory had a capacity of six tons of butter per week.

By 1914 the Co-operative was well established, taking milk from the local district and surrounding region. In the same year, to diversify their services, the Co-operative added an ice works as part of its operation. From 1915, ice was delivered by boat to the Wyong Fish Co-op. In January 1921, however, most of the factory was destroyed by fire, although ice production continued on the site. In November 1921 a new factory was opened on the site of the original works by the Minister for Agriculture. In 1924 the Co-operative decided to expand its services to include the supply of milk, on top of butter and ice. The milk section of the factory was opened in November 1926, from which time milk was supplied to the Sydney market.

In 1929 the Co-operative opened a branch factory at Wiseman's Ferry. Also in 1929, electricity was connected to the factory after the Co-operative had lobbied Erina Shire Council to extend the supply to Wyong (electricity was supplied to the town at the same time).

In 1938 the Co-operative decided to further diversify its services to the local community by building a fodder store at the rear of the factory building.

By 1939 the Co-operative had 160 suppliers and was appointed the milk supplier for the area between Hornsby and Swansea by the Milk Board. In 1946 the factory was appointed as the Milk Board's agent for the new proclaimed Erina Milk Distribution District.

In 1946 the factory was refurbished and extended, and in 1954 began producing milk in bottles. From 1961 the Co-operative switched from producing milk in square bottles to round bottles, seeing an increase in sales. By 1967 the factory was collecting milk from its suppliers by bulk carrier and they were producing 55,000 bottles of milk per day.

In 1974 the Co-operative became a proprietary company.

During the 1970s and 1980s, a dramatic decline in dairy farms supplying the factory occurred, and by 1982 only 12 farms were still operating in the Wyong area.

In 1993 the Wyong Factory was sold to National Foods Limited, who in turn sold it to Australian Co-operative Foods Limited (ACF) in 1994. ACF closed the Wyong factory as a dairy production facility in late 1994, although continued to use it as a dairy product distribution centre until 2000.

In 2000 the site was sold to non-dairy related private operators who used it primarily for storage and light industrial uses. Although the factory complex has had a number of different owners since 2003, it has continued to be used for a variety of light industrial and rural uses.

In March 2005 a series of oral history interviews were conducted with former workers of the Dairy Factory.

THEMES

<i>National historical theme</i>	Developing local, regional and national economies
<i>State historical theme</i>	Developing primary production Feeding people



NSW
Heritage
Office

NSW Heritage Data Form

--	--

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>The former Wyong Co-operative Dairy Factory is important in the history of Wyong town and district. The original butter factory and the later milk factory were important and major employers of local people, as well as supporters of local dairy farmers. It was built on land subdivided from the Alison Estate, one of the earliest and largest dairy farms in the Wyong District. The factory was closely associated with the rural community and reflected the booms and busts of the dairy industry in particular, through its establishment, growth, expansion, and final reduction and closure, each phase being closely linked with the fortunes of the dairy industry in the region. The use of the river to transport produce, including ice manufactured on the site, reflects a form of rural transport once widely utilised.</p> <p>The rise and fall of the Wyong Co-operative Dairy Factory also reflects the general state of the dairy industry in New South Wales through the twentieth century.</p>
Historical association significance SHR criteria (b)	<p>The former Wyong Co-operative Dairy Factory is associated with William Chapman, a pioneer dairy farmer in the Wyong District. Chapman started his first dairy in 1897 and is attributed with starting the dairy industry in the Wyong District. Chapman was one of the first three farmers who organised the establishment of the co-operative at Wyong for local farmers and was on the board of directors from 1907 until 1919. The factory is also associated with Harry Davey, the board's first chairman, whose homestead, 'Alison' (an item on the Wyong LEP Heritage List), is immediately north of the co-operative site and is currently used by the Wyong District Museum and Historical Society.</p>
Aesthetic significance SHR criteria (c)	<p>The former Wyong Co-operative Dairy Factory demonstrates the layout and process of a local dairy co-operative of medium size. The layout of the buildings, their relationship to each other and the internal form of the main factory give a picture of the way in which a milk factory operated. The connection of the Dairy Factory to the river demonstrates a tranquil riparian scene, little changed since the original butter factory was built. The factory buildings also display some landmark qualities for the local region.</p>
Social significance SHR criteria (d)	<p>The former Wyong Co-operative Dairy Factory has strong associations with the Wyong Dairy and farming community, as well as the general population of Wyong, Wyong Shire and the surrounding districts. The original Wyong Co-operative Dairy Society was established through general meetings and shares owned by the farmers, and it remained as a co-operative for most of its operating life. The provision of fodder from 1938 and of ice from the site meant that it was a place of high local usage and an integral part of the operation of the local rural industry, including the Fish Co-op, not just dairy farms.</p> <p>The collection of milk from farms outside the Wyong area, including the Hawkesbury River district and Hunter Valley, meant that the co-operative had associations in the wider regional as well.</p>
Technical/Research	<p>The former Wyong Co-operative Dairy Factory has the potential, through its buildings or layout and form that reflect factory line processes, to yield some information about the workings of a local dairy</p>



NSW
Heritage
Office

NSW Heritage Data Form

significance SHR criteria (e)	co-operative and the role they played in the wider network of dairy co-operatives throughout New South Wales. The oral history project undertaken in 2005 also has potential to increase the conditions and operations of the factory.
Rarity SHR criteria (f)	The complex of buildings at the Wyong Co-operative Dairy Factory is a rare example of a relatively intact collection of dairy factory buildings for the Central Coast region. Although once common, the closure and demolition of many country dairy factories in the districts surrounding Sydney has made the Wyong Complex, including its co-operative fodder store, a relatively rare collection of buildings.
Representativeness SHR criteria (g)	The Wyong Co-operative Dairy Factory complex represents a style of rural co-operative factory that were once commonplace in rural and farming districts. Its buildings, dating from the 1920s through to the 1950s, display the form and building styles that were employed in rural factory construction, while the cool rooms, laboratories and factory floor areas and the associated fodder store, office building and ancillary buildings all combine to present an evocative picture of a dairy factory and rural co-operative venture.
Integrity	The form and layout of the former Co-operative Dairy factory is largely intact. All the important functional buildings and spaces remain, although much of the original machinery has been removed. The buildings are all in good condition.



NSW
Heritage
Office

NSW Heritage Data Form

HERITAGE LISTINGS	
Heritage listing/s	

INFORMATION SOURCES				
Include conservation and/or management plans and other heritage studies.				
Type	Author/Client	Title	Year	Repository
Written	Godden Mackay Logan	Wyong Co-operative Dairy Factory—Heritage Assessment	2005	
Written	Wyong District Museum and Historical Society	Wyong Co-operative Dairy Factory files		Wyong District Museum and Historical Society
Site Visit	Godden Mackay Logan		2005	

RECOMMENDATIONS	
Recommendations	It is recommended that the former Wyong Co-operative Dairy Factory be added to the Wyong Shire Council Local Environmental Plan 1991 Schedule 1—Heritage Items as an item of Local Significance.

SOURCE OF THIS INFORMATION			
Name of study or report	Wyong Co-operative Dairy Factory—Heritage Assessment	Year of study or report	2005
Item number in study or report			
Author of study or report	Godden Mackay Logan		
Inspected by	Mark Dunn, Lisa Newell—Godden Mackay Logan		
NSW Heritage Manual guidelines used?		Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
This form completed by	Mark Dunn	Date	21/02/06



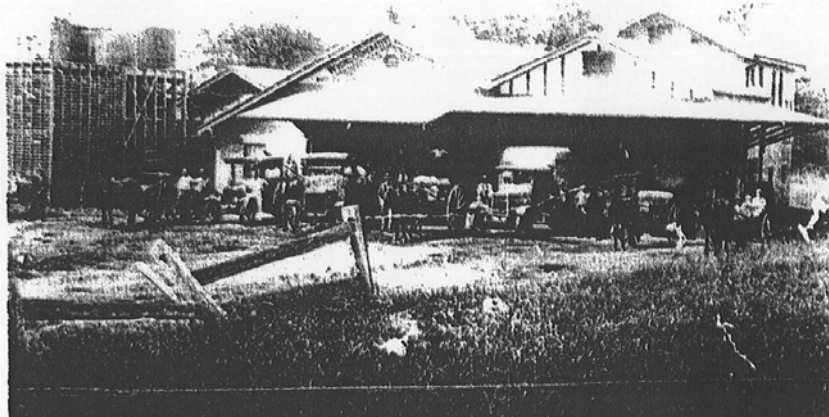
NSW
Heritage
Office

NSW Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The Wyong Co-operative Dairy Factory was rebuilt following the fire in January 1921. Horse and carts share the delivery and loading space with motor lorries. The elevated tower to the left is the ice works.				
Image year	1921	Image by		Image copyright holder	Wyong District Museum and Historical Society



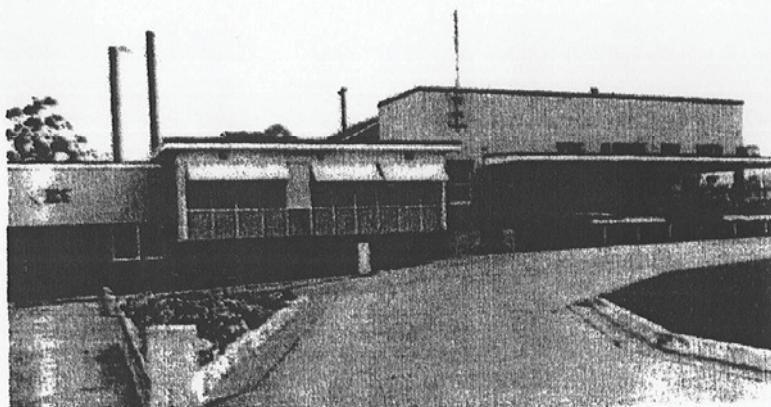


NSW Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The modern factory building, with offices and covered loading/delivery docks, and landscaped gardens. Much of the 1921 factory exists behind the modern facade. Note the Ice Works on the left, now incorporated into the complex.				
Image year	C1965	Image by		Image copyright holder	Wyong District Museum and Historical Society





NSW
Heritage
Office

NSW Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	The former Wyong Co-operative Dairy Factory complex as it was in 2005. The complex, with its collection of buildings, still demonstrates the process of milk production.				
Image year	2005	Image by	Mark Dunn	Image copyright holder	Godden Mackay Logan





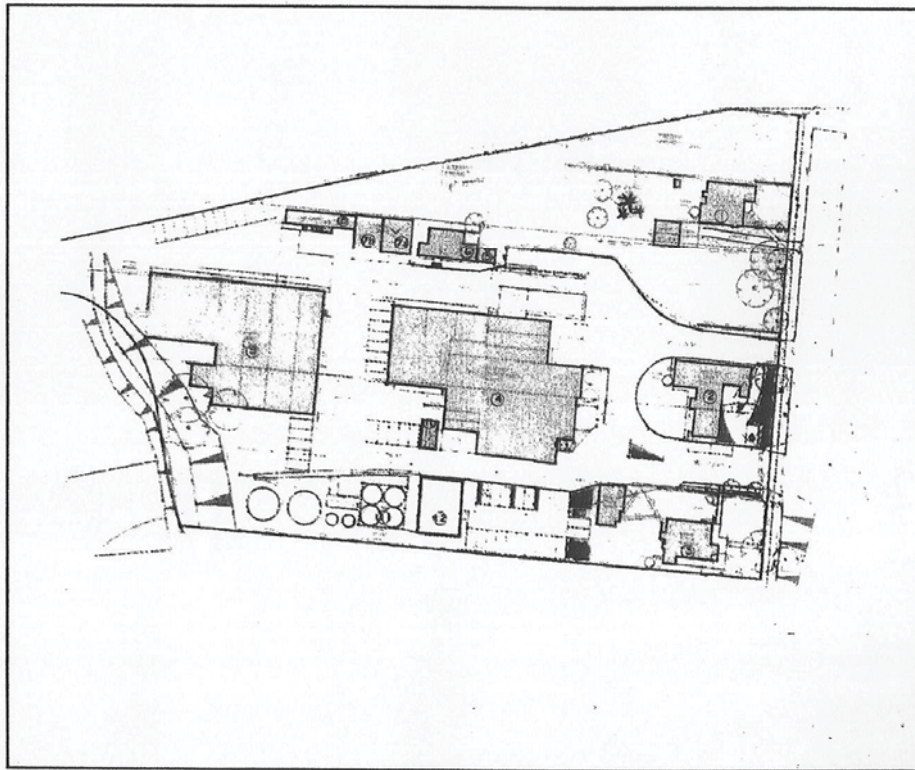
NSW
Heritage
Office

NSW Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Site plan of the former Wyong Co-operative Dairy Factory complex.				
Image year	2005	Image by		Image copyright holder	



Godden Mackay Logan
Heritage Consultants

Godden Mackay Logan is a leading provider of specialist advisory and research services in environmental heritage, planning and archaeology.

Godden Mackay Logan Pty Ltd (ACN 001 179 362) 78 George Street Redfern Sydney Australia 2016. Ph +61 2 9319 4811



Wyong Co-operative Dairy
Factory
Heritage Assessment

Report prepared for F Hannan (Properties) Pty Limited
November 2005

Contents	Page
1.0 Introduction.....	1
1.1 Background.....	1
1.2 Study Area.....	1
1.3 Objectives of the Study.....	1
1.4 Methodology.....	1
1.5 Limitations.....	1
1.6 Authorship.....	2
1.7 Acknowledgements.....	2
1.8 Endnotes.....	2
2.0 Historical Development.....	3
2.1 Early Dairy Farming in Wyong.....	3
2.2 The Butter Factory.....	3
2.2.1 <i>The Establishment of the Factory</i>	3
2.2.2 <i>The Technology of Butter Manufacturing</i>	4
2.2.3 <i>Factory Operation and Fire 1907–1921</i>	4
2.3 The New Factory 1921–1994.....	5
2.4 Later Uses of the Factory Buildings.....	6
2.5 Endnotes.....	13
3.0 Physical Analysis.....	15
3.1 Setting.....	15
3.2 The Factory Group.....	15
3.2.1 <i>Former Wyong Co-operative Dairy Office (Building 2)</i>	15
3.2.2 <i>Brick and Concrete Factory Building (Building 4)</i>	15
3.2.3 <i>The Co-operative Fodder Store (Building 9)</i>	16
3.2.4 <i>Ancillary Buildings (Buildings 5, 6, 7a, 7b and 8)</i>	17
3.2.5 <i>Store/Garage and Workshop (Building 10 and Building 12)</i>	17
3.2.6 <i>Pair Timber Cottages (Buildings 1 and 3)</i>	17
4.0 Significance Assessment.....	33
4.1 Principles.....	33
4.2 Basis for the Assessment.....	33
4.4 Significance of Wyong Co-operative Dairy Factory.....	34
4.4.1 <i>Criterion A</i>	34
4.4.2 <i>Criterion B</i>	34
4.4.3 <i>Criterion C</i>	34
4.4.4 <i>Criterion D</i>	35
4.4.5 <i>Criterion E</i>	35
4.4.6 <i>Criterion F</i>	35
4.4.7 <i>Criterion G</i>	35
4.5 Comparative Analysis.....	36
4.6 Summary Statement of Cultural Significance.....	36
4.7 Endnotes.....	37
5.0 Conclusions and Recommendations.....	39
5.1 Conclusions.....	39
5.2 Recommendations.....	39

1.0

Introduction

1.1 Background

F Hannan Properties Pty Ltd have commissioned Godden Mackay Logan to undertake a heritage assessment of the former Wyong Dairy Co-operative Factory on Alison Road, Wyong.

The Wyong Dairy Co-operative Factory was originally built as a butter factory in 1907 and rebuilt after a fire in 1921. The factory operated as a Co-operative until 1994 when it was closed. Since this time it has been used for a number of different small scale industrial uses.

1.2 Study Area

The former Wyong Dairy Co-operative site is bounded to the north by Alison Road, to the west by the Sydney—Newcastle Freeway, to the south by the Wyong River and to the east by the property boundary. The site is made up by Lots 31, 32, 33 of DP 5019, Lots 12-16 DP 255532 and Lot 7 DP 21462.

The site is occupied by the former Dairy Co-op which includes a brick rendered office, brick, concrete and metal Dairy factory, corrugated iron shed/feed store, water tanks, assorted sheds and outbuildings and two weatherboard houses.

1.3 Objectives of the Study

The objectives of the study are to assess the heritage significance of the former Wyong dairy Co-operative factory complex, in particular to identify whether it has State heritage Significance. The site does not appear on any heritage lists, local or otherwise, and has not previously been assessed for its heritage values.

1.4 Methodology

The methodology used in this report is consistent with the principles and guidelines of *The Burra Charter: the Australia ICOMOS Charter of the Conservation of Places of Cultural Significance 1999*, and has been undertaken and presented in accordance with the assessment criteria prepared by the NSW Heritage Office. It is also consistent with the relevant sections of the methodology outlined in the *NSW Heritage Manual*.¹

1.5 Limitations

The Wyong Dairy Co-operative site is currently the subject of two proposed access easements that would traverse the western and southern boundaries of the site area. This report does not assess the heritage impacts of these proposed easements.

1.6 Authorship

This report was prepared by Mark Dunn, historian and Lisa Newell, Senior Associate, Godden Mackay Logan.

1.7 Acknowledgements

Godden Mackay Logan acknowledge the help provided by the Wyong District Museum and Historical Society Inc in the preparation of this report.

¹ 1996, *NSW Heritage Manual*, NSW Heritage Office and NSW Department of Urban Affairs and Planning, Sydney.

2.0 Historical Development

2.1 Early Dairy Farming in Wyong

Although there had been some dairying activity on the Central Coast since the area's first European settlement in the 1830s (particularly around the Entrance and Budgewoi), the main land use until the 1880s was timber getting and orchards. Indeed, prior to the 1870s the dairy industry in NSW was largely confined to small scale local supply, as the lack of refrigeration restricted the distance that milk and dairy product could be transported. In 1875, Thomas Mort began experimenting with refrigeration in the Illawarra District at Berrima and began sending milk to Sydney by rail. With the surplus milk, his New South Wales Fresh Food and Ice Company began making butter and opened the first butter factory in 1884 at Kiama. Following the Kiama example, a number of dairy factories opened in the Illawarra and other areas through the 1880s and 1890s.

In Wyong, the development of the dairy industry had been slower. Until the railway was connected in 1888, giving access to Sydney markets, Wyong had been a scattered settlement, with timber as its main rural activity. Any dairy production was transported to Sydney via open boat. However the building of the railway, not only promoted the development of the town but also provided a quicker and more reliable means of accessing the Sydney markets.

The establishment of the first large dairy in the Wyong area is credited to William Chapman. Chapman established his first dairy in 1897 and by 1902 was dairy farming on a large estate known as the Pioneer Dairy.¹ Chapman's commercial success with his dairy encouraged other district farmers to become involved in the industry around Wyong. Cream and milk were sent to Sydney on the morning train and sold to the New South Wales Fresh Food and Ice Company.

In late 1903 Chapman proposed building a butter factory at Wyong. By December 1904 the idea had been modified to establish a co-operative company, with the backing of the Wyong Sports Club, which apparently acted as a progress association for the town as well as a sports club.

2.2 The Butter Factory

The Establishment of the Factory

In March 1906 The Sports Club proposed to have a public meeting with the manager of the Coastal Farmers Co-operative, Mr CE Meares, on the operation and management of a butter factory at Wyong. By this time a number of local farmers, other than the Chapmans, were already involved in the dairy business and were using milk separators on their own properties. By August 1906, the movement for a butter factory was well advanced, and over 500 shares had been sold at £1 per share. A site was chosen, approximately one mile from the railway station close by a fresh water supply, by the committee, including Mr H Davey, owner of the Alison Estate, Mr W Chapman and Mr Studley.

On September 11, 1906 Meares, addressed the Wyong Sports Club public meeting on the proposal for a Wyong Co-operative and butter factory being established, and at the conclusion of the meeting a provision board of directors was formed, including Davey and Chapman.² It was decided that shareholders were required to hold a minimum of ten shares, and that shareholders alone were permitted to send their produce for treatment and to be suppliers to the Co-operative.

By October it was reported in the Gosford Times that the required number of shares to start the Co-operative had been applied for, and by November 1906 the newly formed Wyong Co-operative Dairy Co. Ltd was inviting tenders for the erection of factory buildings. The tender chosen was a Mr Alf Duncan, who reported by June 1907 that good progress had been made, and a weir in connection with the butter factory had been completed. The weir was essential for the permanent supply of water required for the butter factory. The boiler and machinery for the factory arrived for installation in September, and would suggest that the building was nearing completion by this date.

The technology of butter manufacture

Butter production in Australia prior to 1881 was largely a small scale local production, as technology to produce quality butter had not been introduced. In 1881 large scale mechanical milk separation, which allowed butter making to begin at the first stage of milk separation, was introduced in Australia at the Mittagong Creamery, and soon spread through the Illawarra district. Previously, the cream from the milk was skimmed off by hand, or small hand separators and then churned, resulting in a poor quality product and often high contamination. From the 1890s, butter began to replace cheese as the major dairy factory product and the valuation of milk by butter fat content became the norm. From 1892, a new test for fat in dairy product was introduced, and with the development of general factory utensils, equipment and refrigeration the dairy industry became firmly established in the Australian rural context. As an indication, in Victoria by 1895 there were 200 butter factories and 300 creameries.³

Factory operation and fire 1907 1921

The butter factory was opened on 13 November 1907. A large crowd was assembled and addressed by the first chairman of the board, Mr H Davey. Although a sample of butter was not available to taste, all the machinery was installed and running on the day for the public to see.⁴ The cost of the factory buildings had been £420 and the machinery £825. The land had cost £83, with the construction of the weir and other expenses brought the total cost of establishment to £1400.

The buildings at the time of opening included a boiler room, engine room, butter-working room, cool room with refrigerator, test room, store room and office. The machinery had been equipped and fitted by the Waygood Co. Ltd. The new factory had a capacity of six tons of butter per week.

Although it was reported that the first few years after opening were a struggle for the factory, from 1912 the Co-operative thrived. In 1914, in the first instance of diversification of product, the company established an ice works which opened on the site in October.⁵

In 1921 the Co-operative suffered a major setback when the factory was destroyed by fire. The Gosford Times reported that on the Friday night of 28 January 1921, the manager's wife was woken by a glare in the sky, which was caused by flames leaping through the roof of the factory. The fire quickly spread out of control, fed by the stockpile of butter inside. The fire also ignited an ammonia cylinder within the factory which exploded, causing a blast that was reportedly heard five miles away. The fire resulted in the complete destruction of the butter factory in under two hours.⁶

2.3 The New Factory 1921–1994

Following the fire in January, the Co-operative directors sought tenders for the erection of a new factory. In the meantime, ice production continued on the site. In April 1921 the tender of James Bell & Co was accepted for the erection of a new factory at a cost of £10,430. The building scheme was approved by shareholders and the directors were authorised to raise £5,000 in 5 per cent debentures to finance the new factory.

The factory was opened on November 26, 1921 by the Minister for Agriculture.

In 1924 the Co-operative made the decision to expand its service to the supply of milk, on top of butter and ice. In November 1926, after spending £4250 on alterations to the factory, the milk section was opened, and milk was supplied to the Sydney market. The company also began to expand, with a branch factory being opened at Wiseman's Ferry in 1929. Also in 1929, electricity was first used to operate the machinery, after the Co-operative agitated Erina Shire Council to extend the supply of electricity to Wyong. Electricity was duly extended to the town at the same time.

In 1938 the Co-operative decided to further diversify its service to the local rural community by erecting a fodder store at the rear of the factory building. The store, 50 feet x 30 feet was erected at a cost of £225. The store was later extended a number of times to cope with increasing demand.⁷

By 1939 the factory had 160 suppliers, and in the same year was appointed as the supplier of milk for the area between Hornsby and Swansea by the Milk Board. The Milk Board had been established in 1932 to administer the supply and distribution of milk from and to designated milk zones. The Milk Board was in charge of assessing quality and quantity and paid producers according to quotas allocated them. The advent of the Board stabilised prices for local dairy farmers. In 1946 the Milk Board proclaimed the Erina Milk Distribution District and appointed Wyong Co-operative Dairy Society as its agent for the area. During this period there were more than 125 dairy farms supplying milk to the Wyong Co-operative Factory.⁸

The factory was refurbished and added to in 1946, and in 1954 the factory began producing milk in bottles, resulting in a expansion in sales.

The 1960s saw a number of technological advances and business initiatives at the Co-operative. As a start, an increase in sales occurred from 1961 when the company switched from square to round bottles for their milk with 55,000 bottles per day being supplied by 1967.⁹ From 1964 the factory also began selling milk by-products. The Co-operative also encourage the development of refrigeration on local farms, resolving in 1964 to stand the cost of electrical meters and charges for an investigation of various refrigeration units. Then, in 1966, the collection of milk from suppliers by bulk carrier was introduced. Also during the 1960s the Co-operative developed a system of hiring farming machinery to its suppliers.

In 1974 the Co-operative became a proprietary company. By 1982 there were only twelve dairy farms operating in the Wyong area.

In 1993 the Wyong Factory was sold to National Foods Limited who in turn sold it to Australian Co-operative Foods Limited (ACF) in 1994. ACF comprised an amalgamation of three other former Co-operatives including Dairy Farmers. Six months after purchase, ACF closed the factory at Wyong as a production centre, retaining it as a distribution outlet for its factories in Hexham and Sydney. By this time there were less than five dairy farms in the Wyong Shire. At the time of closure, the factory employed 45 workers.¹⁰

2.4 Later Uses of the Factory Buildings

With the closure of the Dairy factory as a production facility in 1994, ACF continued to use it as a distribution centre for its factories and retained ownership of the site until 2000. In 2000, ACF sold the site to Bruce and David McPhee. The McPhee brothers had purchased the factory principally for use as storage and leased the site to a number of different operators. Among the occupants, the ice works and rural supply store continued to operate on site. They were joined by a firm which manufactured and rented portable toilet's, portable sheds and building equipment (Absoloo Toilet's) from the site, a car repair and mechanical garage (Merko Car Rebirthing).

In 2003 the McPhee's sold the site to Garry Jones, in the name of his daughter Simone Lisa Hinton. Jones used part of the site as a residence and office, while continuing to lease part to Absoloo Toilet's and Merko Car rebirthing. Part of the site was also used for the manufacture and storage of steel and timber pallets. In July 2004 the site was leased by Bitova Pty Limited (F Hannan Pty Ltd) for the interim storage of building materials. The factory site is in the ownership of F Hannan Pty Ltd.¹¹



Figure 2.1 Preparing the site for the construction of the new Butter Factory in 1907. (Source: Stinson)



Figure 2.2 The original butter factory, date unknown. When opened the butter factory was capable of producing six tons of butter a week (Source: Wyong District Historical Society)

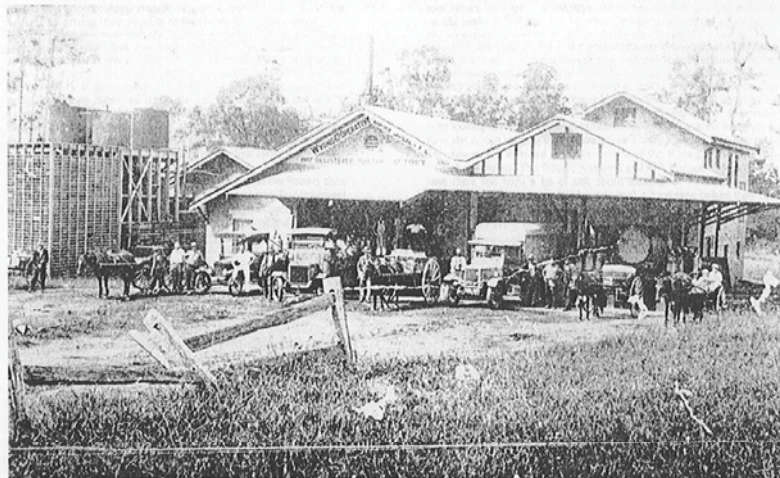


Figure 2.3 The new Wyong Dairy factory in c1922. Following the destruction of the previous factory by fire, a new larger factory was completed at Wyong. The elevated tanks on the left are part of the factory's ice works. The twin gabled bay sections shown in this image are still extant within the current factory building. (Source: Wyong District Historical Society)

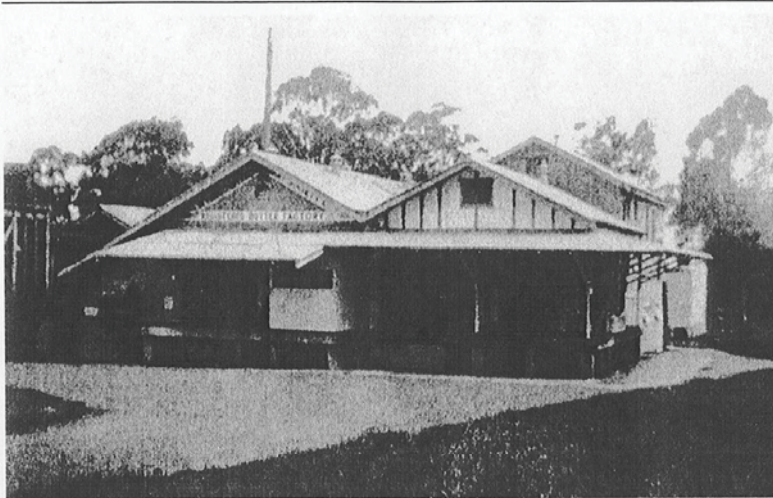


Figure 2.4 The Dairy Co-operative Factory post 1938. The elevated water tanks are still evident on the left, while in the distance behind the factory, the fodder shed built in 1938 can be seen in place. The ice works and fodder outlet were examples of the dairy factory's diversified community role. Comparison to Figure 2.3 also show the upgraded driveway for access to the factory. (Source: Wyong District Historical Society)

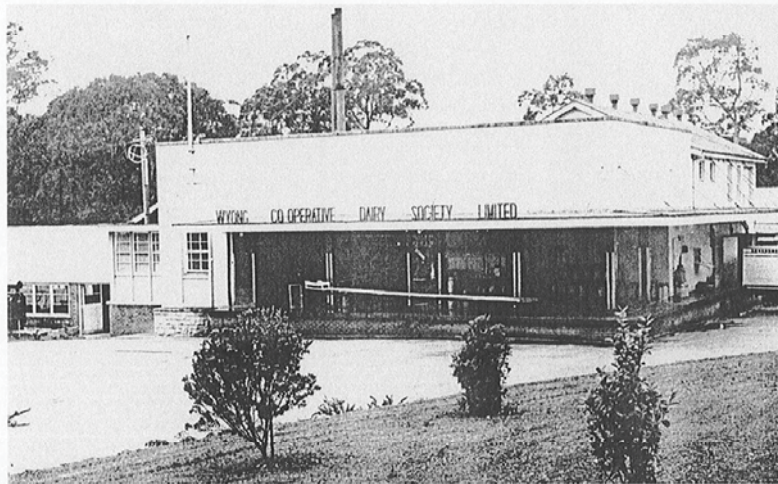


Figure 2.5 The Wyong Co-operative Dairy Factory in c1956. During 1946, the 1921 factory was refurbished and added to, including new offices and laboratories. The former gabled bays were enclosed by the more linear frontage that appears in this image and remains to date. (Source: Wyong Co-operative Dairy Society Golden Jubilee)

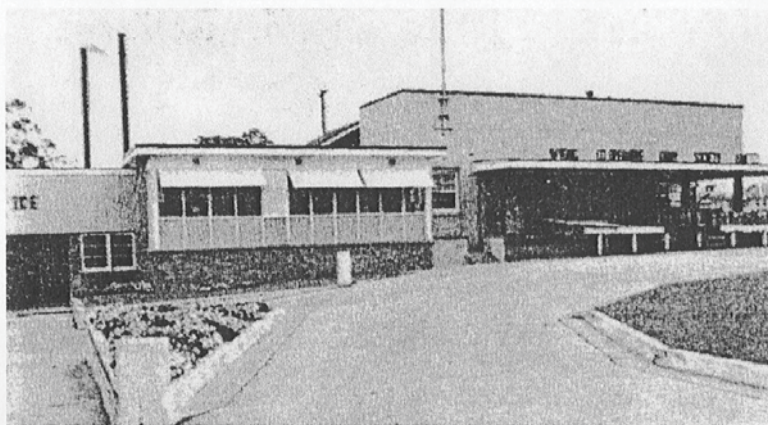


Figure 2.6 1950s photograph of the Dairy Co-operative with landscaping and driveways to the ice factory on the left and the milk factory on the right. (Source: Wyong Co-operative Dairy Society Golden Jubilee)



Figure 2.7 The Wyong Co-operative Dairy Society Ltd Surfing Cow logo. (Source: Wyong District Historical Society)

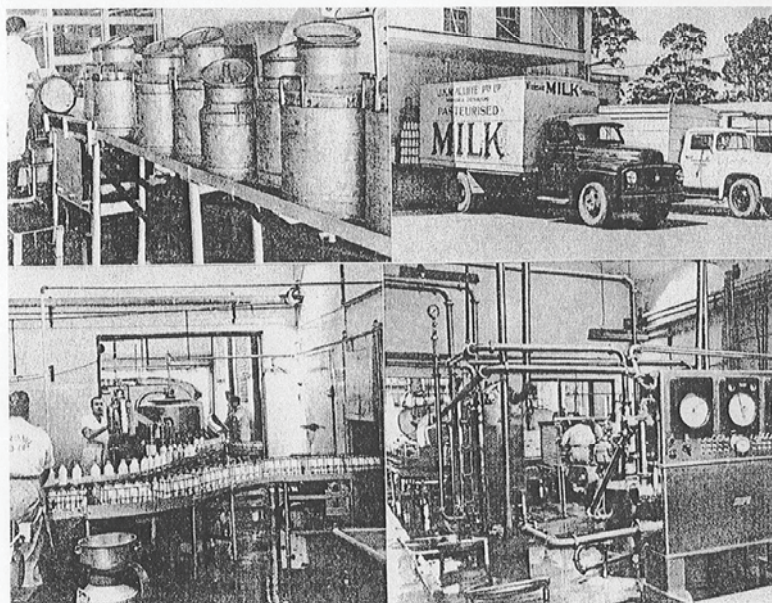


Figure 2.8 A montage of images from the Wyong Co-operative Dairy Society Golden Jubilee publication showing various aspects of the factory workings. Clockwise from the top left: Milk tipping and weighing; Bottle delivery; pasteurisation plant; and milk bottling operation. (Source: Wyong Co-operative Dairy Society Golden Jubilee)

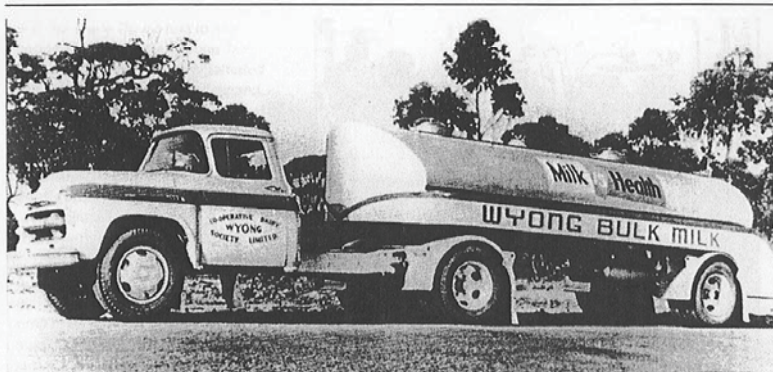


Figure 2.9 A bulk milk collection truck used by the Co-operative for collection from district dairy farms. (Wyong Co-operative Dairy Society Golden Jubilee)

2.5 Endnotes

- ¹ Casey & Lowe Associates, Heritage Assessment and Recording, Pioneer Dairy, Wyong for Pacific Power, November 1995, p12.
- ² Stinson, E, 1983, *A Pictorial History of the Wyong Shire*, Vol. 4, Wyong Shire Council, p19.
- ³ Farrer, K, Food Technology, in *Technology in Australia 1788-1988*, Australian Academy of Technological Sciences and Engineering, p102.
- ⁴ *ibid*, p23.
- ⁵ Wyong Co-operative Dairy Society Ltd Diamond Jubilee 1907-1967, p9.
- ⁶ Stinson, *op cit*, p25.
- ⁷ Wyong Co-operative Dairy Society Ltd Diamond Jubilee 1907-1967 p8.
- ⁸ Pry, K and J Fenton, 1998, *A History of Wyong Shire 1947-1997*, Wyong Shire Council, p96.
- ⁹ Wyong Co-operative Dairy Society Ltd Diamond Jubilee 1907-1967, p4.
- ¹⁰ 'The Advocate', May 26 1994.
- ¹¹ Information regarding usage since 2000 provided by David Hannan.

Godden Mackay Logan

3.0 Physical Analysis

3.1 Setting

The former Wyong Co-operative Dairy Factory site is located at 1022 Alison Road Wyong, approximately 2 kilometres west of Wyong Railway Station. The site comprises a 1.5 hectare parcel of land located on the south side of Alison Road. The property is made up of lots 31, 32, 33 in DP 5019, Lots 12, 13, 14, 15 and 16 in DP 255532 and Lot 7 in DP 21462.

The site is bounded on the west by the F3 Newcastle to Sydney Freeway, on the south by the Wyong River at the point of the Wyong Weir, to the east by adjacent semi-rural/light industrial properties and to the north by Alison Road. On the site there are twelve individual buildings of various construction styles and materials. The layout of the buildings on the site are shown in Figure 3.1

3.2 The Factory Group

The Factory Group occupies part of Lot 31 as well as Lots 32 and 33 of DP 5019, and Lot 12 DP 255532. Within this grouping are seven buildings, plus a stand of water tanks, each of which is described below.

3.2.1 Former Dairy Co-operative Office (Building 2)

The former office building for the Co-operative is a rendered brick building, facing Alison Road at the entrance to the site. The building is a single storey T shaped office building in a later inter-war functionalist style. Internally, the building includes smaller office areas at the western end, with a larger open office space occupying the eastern arm. A southern room appears to be a later extension, although the date is not known. A large circular window is situated between the western offices and the single southern extension, which is likely to have been an original window on the buildings rear external wall.

The northern entrance is from a raised porch. Iron brackets extend from the eastern facade where once a verandah roof was positioned. A base course of sandstone decorates the front of the building.

A panel of six double hung sash windows feature in northern wall of the main section of the front office area. Individual double hung sash windows are also at the entrance and eastern facades. Most internal fittings have been recently added, although some bathroom tiling appears to date from the building's construction, likely c1946 during the factory expansion phase.

3.2.2 Brick and Concrete Factory Building (Building 4)

The main dairy factory building is located in the centre of the site. The factory dates from 1921, with additions and alterations made in 1924 and 1946. The building is a combination of brick, concrete

and metal and includes loading and delivery docks, offices, laboratories, cool rooms, remnant conveyers, machinery and operation rooms and an engine room. The cool rooms are plain concrete rooms, astride an internal corridor approximately one meter wide. The corridor runs east west from the western loading docks through to the factory area and likely sheltered a conveyor line used to deliver bottled milk to the waiting trucks.

Factory areas, including the bottling section are tiled on the walls with glazed pale yellow tiles, with concrete floors. Shallow drains run around the edges of each of the rooms. The southern portion is open through two stories to the underside of the pitched roof. The gabled ends of the 1924 building are exposed within the rear portion. On the western end, a second storey room, function unknown, is accessed via a stairway. As with the main factory areas, the upstairs room is tiled with glazed pale yellow tiles to approximately half way up the wall.

The offices and laboratories occupy the north of the building at its eastern end. The northern wall of the offices consists of floor to ceiling steel framed windows.

On the western end of the building, a covered loading dock extends through the site (north-south), with a concrete ramp and loading/unloading platform. Immediately to the east of the loading area are the two adjacent cool rooms.

A single Wildridge and Sinclair compressor engine remains with drive wheel, plus overhead piping, head pipes, water tanks and compressed ammonia tanks which were associated with the refrigeration and pasteurisation process. The majority of the machinery associated with the operation of the factory has been removed.

On the eastern end of the building is a galvanised iron extension containing a workshop and the remains of a machinery room and engine room.

The rear of the building retains the pitched roof structure evident in historic photographs (See Figure 2.3 and 2.4.)

3.2.3 The Co-operative Fodder Store (Building 9)

The Fodder Store, erected in 1938, is located at the southern end of the site, behind the main factory building. The building is clad galvanised iron with rounded hard wood beams and hardwood trusses supporting the pitched roof. The iron wall and roof cladding is consists of Lysaght Orb style sheeting, date stamped 1936.

The timber floor bearers are supported on concrete filled tin stumps. The tin appears to have been cut on site to suit the sloping nature of the ground before being filled with concrete in situ.

Internally, the shed consists of two main bays with pitched roof. The northern frontage of the shed includes the public access and reception area, with timber service counters. The main shed area

consists of four large bays, arranged two by two. The bays are defined by galvanised iron walls and timber supports.

At the rear of the complex, double sliding doors allowed vehicular access for delivery and pick up of fodder and farm supplies. Part of the floor in the rear section has been removed.

3.2.4 Ancillary Buildings (Buildings 5, 6, 7a, 7b, 8)

Along the western boundary of the site, within Lot 12 DP 255532 are five smaller ancillary buildings associated with the former milk factory. Previous usage of each building has not been established, although it appears one may have been a machine store (Building 8), one a garage (Building 7a and 7b), one an amenities block (Building 6) and one a possible fuel store (Building 5). Four of the buildings have recently been re-clad, but retain internal timbers and some fittings.

The northern most of the group is a concrete and steel reinforced shed (building 5). It is likely to have been a fuel store for the factory. The walls are made of concrete with diagonal cross steel reinforcing on the eastern faced, and a steel band encircling the structure. The interior has been stripped of fittings.

3.2.5 Store/garage and Workshop (Building 10 and Building 12)

Building 10 is sited on the eastern portion of the site adjacent to the main factory building. The two storey building appears to have served as a garage with an upper level storage area. The lower level is made up of stretcher bond brick coursing, while the upper level is currently exposed timber frame with gabled roof. the internal lower wall is rendered brickwork, while the roof is corrugated iron.

Building 12 is a former corrugated iron workshop building. Recent renovation work has replaced the old iron skin with new iron cladding.

3.2.6 Pair Timber Cottages (Buildings 1 and 3)

Flanking the factory complex on the east and west are two single storey timber cottages. The western most cottage (Building 1) is a c1920s single storey weatherboard cottage with brick chimneys and iron roof. To the rear is a weatherboard garage and associated shed. Internal inspection was not carried out on this Building.

Building 3, on the east of the factory complex facing Alison Road, is also a weatherboard single storey cottage likely built at the same time as Building 1.



Figure 3.1 Plan showing the former Wyong Co-operative Dairy Site with building numbers as referred to in the text.



Figure 3.2
Looking to the northern
facade of the office
building showing the
six double hung sash
windows and entrance
porch area. Note the
sandstone coursing.

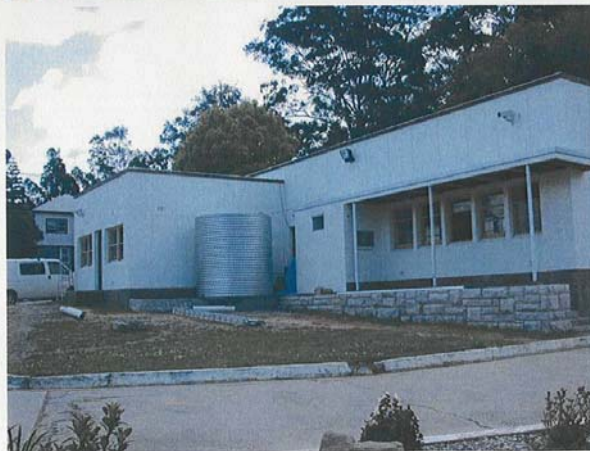


Figure 3.3
Southern facade of the
office building, showing
the later extension.

Figure 3.4
Circular timber framed
window inside the office.
This window features in
the wall between the
southern extension and
the main office area.



Figure 3.5
Looking north at the
entrance to the site
through the five paned
double hung sash
windows of the main office
space.





Figure 3.6
Looking to the northern facade of the main factory building showing the office and laboratory at the left, main factory delivery area and loading docks. The facade of the factory building was in place by 1957.

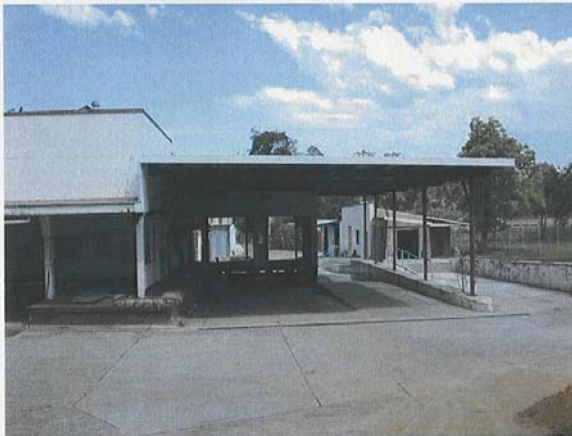


Figure 3.7
Looking south through the loading dock area of the main factory. On the left was the milk delivery area.

Figure 3.8
Looking north through the
main factory floor area.
Notice the glazed wall
tiles and concrete floors.
Drains run around the
edges of the room and
some machine bases and
brackets are still evident.



Figure 3.9
The second storey of the
factory building showing
the exposed underside of
the pitched roof and the
same glazed wall tiles that
are evident in the main
factory area.





Figure 3.10
Exposed metal queen trusses and pitched roof of the 1921 factory area. Note the gabled end with circular vent.



Figure 3.11
Brick section of wall on the eastern facade of the main factory building.

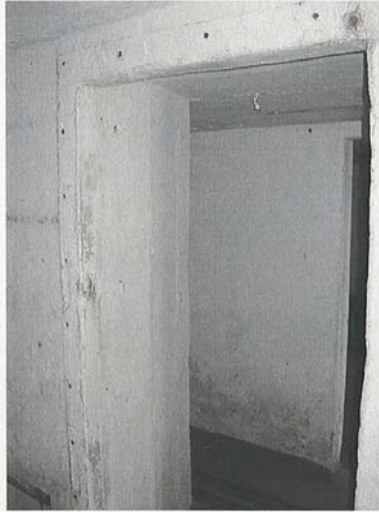


Figure 3.12 The thick concrete walls within one of two cool rooms. The corridor for the conveyor can be seen through the door.



Figure 3.13 Looking through to the loading dock from the cool room corridor. The track for the conveyor runs through the centre.



Figure 3.14 The remaining Wildridge and Sinclair compressor engine with associated fly wheel in the foreground.



Figure 3.15 Water and compressed ammonia tanks associated with the refrigeration process of the former dairy factory.

Figure 3.16
Overhead piping in situ. Note the compressor and tanks in the background. The remaining machinery pieces still display some relationship to each but much of the factory's mechanical infrastructure has been removed.

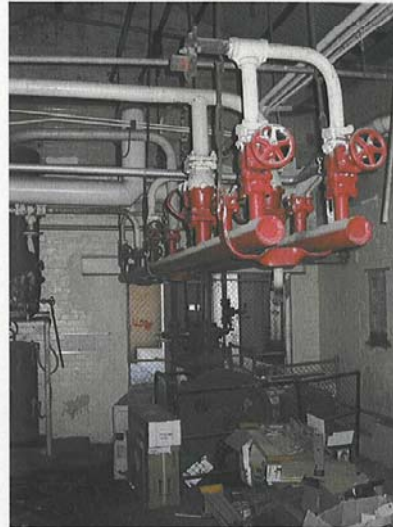
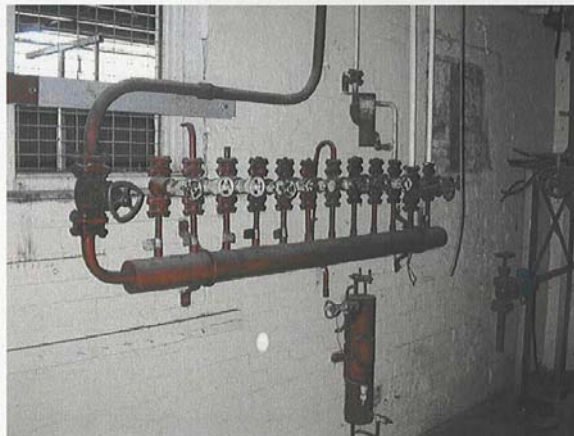


Figure 3.17
A header pipe with lines, now disconnected, running from it.



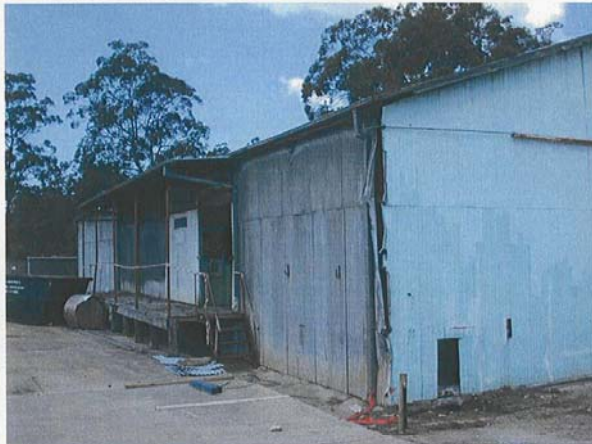


Figure 3.18
Looking along the
northern facade and
entrance to the main
public area for the
fodder store.



Figure 3.19
Looking along the
western wall of the
fodder store showing
the gabled ends and
double sliding doors
for vehicle access.

Figure 3.20
Timber floor bearers
supported by tin
encased concrete
stumps.



Figure 3.21
The pitched roof of
the fodder shed with
exposed timber
trusses and frame
work.





Figure 3.22
View of the concrete filled tin stumps supporting the floor bearers in the fodder shed. It appears that each stump was poured in situ, on concrete pads.

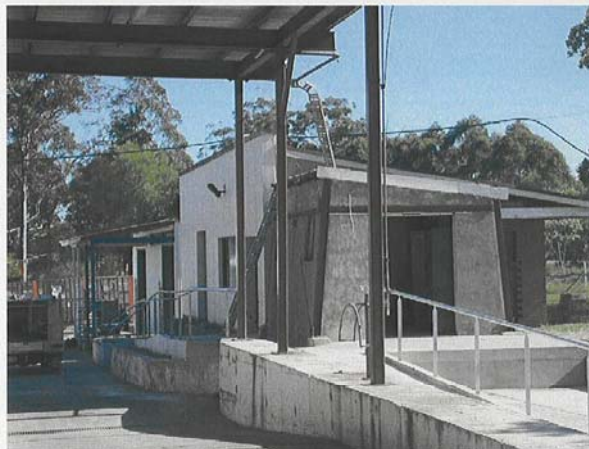


Figure 3.23
The Lysaght Orb stamp on the tin walls of the fodder shed. The date stamp, in the orb cross, reads 1936.

Figure 3.24
Re-clad garage
(Building 7a and 7b)
with smaller shed
evident in the
distance (Building 8).
the concrete pad
visible is related to
the former amenities
building adjacent.



Figure 3.25
Looking south along
the western boundary
of the site showing
the five ancillary
buildings with the
covered delivery area
of the factory in the
foreground. The
garage is at the far
end, the former
amenities building in
the centre and the
fuel store at the front.



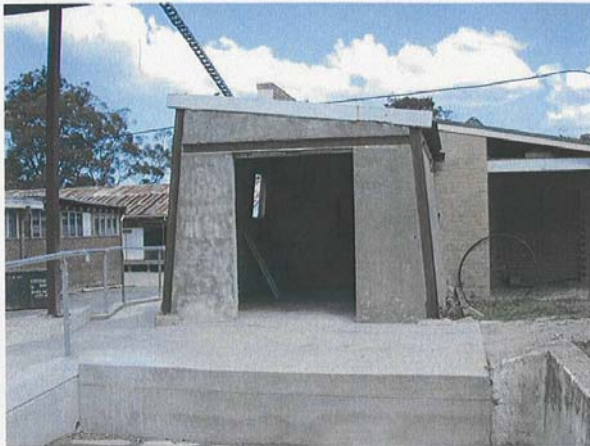


Figure 3.26
The concrete fuel
store (Building 5).
Note the steel
reinforced corners
and band.

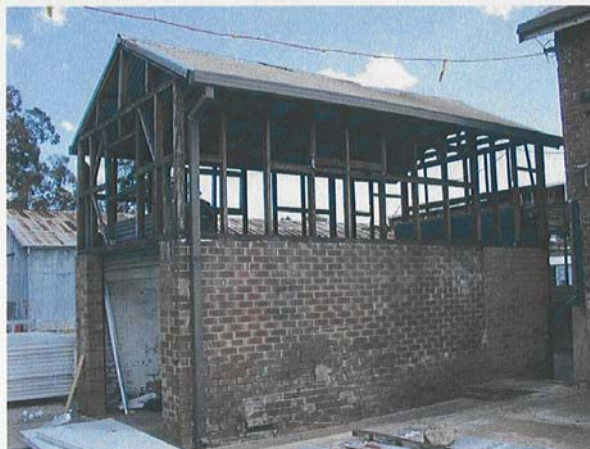


Figure 3.27
Building 10 showing
the brick lower portion
and exposed timber
frame of the upper
level.

Figure 3.28
Looking north at
Building 1, showing
the garage and shed.
Note the level change
between the factory
site and the house
yard.



Figure 3.29
Building 3 facing
Alison Road. Building
1 and 3 are near
identical to each other
and likely were
constructed during
the same period.



4.0 Significance Assessment

4.1 Principles

The concept of 'cultural significance' or 'heritage value' embraces the value of a place or item, which cannot be expressed solely in financial terms. Assessment of cultural significance endeavours to establish why a place or item is considered important and is valued by the community. Cultural significance is embodied in the fabric of the place (including its setting and relationship to other items), the records associated with the place, and the response that the place evokes in the community.

4.2 Basis for the Assessment

The *NSW Heritage Manual*, published by the NSW Heritage Office and Department of Urban Affairs and Planning, sets out a detailed process for conducting assessments of heritage significance.¹ The Manual provides a set of specific criteria for assessing the significance of an item, including guidelines for inclusion and exclusion. The following assessment has been prepared in accordance with these guidelines.

The Heritage Council of NSW has adapted specific criteria for heritage assessment, which have been gazetted pursuant to the *Heritage Act 1977* (NSW). The seven criteria upon which the following significance assessment is based are outlined below:

- Criterion (a)* an item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (b)* an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (c)* an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
- Criterion (d)* an item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
- Criterion (e)* an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
- Criterion (f)* an item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area); and
- Criterion (g)* an item is important in demonstrating the principal characteristics of a class of NSW's (or the local areas) cultural or natural places or cultural or natural environments.

As the criteria of the Burra Charter are very similar to the Heritage Manual, they are not considered separately.

4.4 Significance of Wyong Dairy Co-operative Factory

4.4.1 Criterion A

An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).

The former Wyong Dairy Co-operative is important in the history of Wyong town and district. The original butter factory and the later milk factory were important and major employers of local people, as well as supporters of local dairy farmers. It was built on land subdivided from the Alison Estate, one of the earliest and largest dairy farms in the Wyong District. The factory was closely associated with the rural community and reflected the booms and busts of the dairy industry in particular, through its establishment, growth, expansion and final reduction and closure. Each phase being closely linked with the fortunes of the dairy industry in the region.

The rise and fall of the Wyong Dairy Co-operative also reflects the general state of the dairy industry in New South Wales through the twentieth century. However, it was not a Co-operative which operated within, or was important in the dairying industry of NSW as a whole. In this regard, while it has high local significance, it has no discernable historical significance in a State context.

4.4.2 Criterion B

An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).

The former Wyong Dairy Co-operative factory is associated with William Chapman, a pioneer dairy farmer in the Wyong District, whose homestead, "Alison", is immediately north of the Co-operative site and is currently used by the Wyong District Museum and Historical Society. Chapman started his first dairy in 1897 and is attributed with starting the dairy industry in the Wyong District. Chapman was one of the first three farmers who organised the establishment of the Co-operative at Wyong for local farmers and was on the board of directors from 1907 until 1919.

4.4.3 Criterion C

An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).

The former Wyong Dairy Co-operative factory demonstrates the layout and process of a local dairy co-operative of medium size. The layout of the buildings, their relationship to each other and as well as the internal form of the main factory, give a picture of the way in which a milk factory operated. The factory buildings also display some landmark qualities for the local region.

4.4.4 Criterion D

An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.

The former Wyong Dairy Co-operative factory has strong associations with the Wyong dairy and farming community, as well as the general population of Wyong, Wyong Shire and the surrounding districts. The original Co-operative Society was established through general meetings and shares owned by the farmers, and it remained as a co-operative for most of its operating life. The provision of fodder from 1938 and of ice from the site meant that it was a place of high local usage and an integral part of the operation of many of the local farms, not just dairy farms.

The collection of milk from farms outside the Wyong area, including the Hawkesbury River district and Hunter Valley, meant that the Co-operative had associations in the wider regional as well.

4.4.5 Criterion E

An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).

The former Wyong Dairy Co-operative factory has the potential, through its buildings or layout and form that reflect factory line processes, to yield some information about the workings of a local dairy co-operative and the role they played in the wider network of dairy co-operatives throughout New South Wales. However, as it has no remaining works, machinery or processing equipment of note (other than a single ammonia compressor), its ability to yield comprehensive information is limited.

4.4.6 Criterion F

An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).

The complex of buildings at the Wyong Dairy Co-operative factory is a rare example of a relatively intact collection of dairy factory buildings for the Central Coast region. Although once common, the closure and demolition of many country dairy factories in the districts surrounding Sydney, has made the Wyong Complex, including its Co-operative fodder store, a relatively rare collection of buildings.

4.4.7 Criterion G

An item is important in demonstrating the principal characteristics of a class of NSW's (or the local areas) cultural or natural places or cultural or natural environments.

The Wyong Dairy Co-operative factory complex represents a style of rural co-operative factory that were once commonplace in rural and farming districts. Its buildings, dating from the 1920s through to the 1950s, display the form and building styles that were employed in rural factory construction, while the cool rooms, laboratories and factory floor areas and the associated fodder store, office

building and ancillary buildings, all combine to present an evocative picture of a dairy factory and rural co-operative venture.

4.5 Comparative Analysis

Up until the 1970s and 1980s, local Dairy Co-operatives were a relatively common feature of the dairy industry in New South Wales. Many country centres had a Co-op, of varying sizes, to manage local production of milk and dairy products, as well as other rural commodities. However, the amalgamation of smaller dairy farms and local co-ops into larger companies such as Dairy Farmers saw many of the smaller factories closed down and removed.

To date there has been little work done on remaining Dairy Factories in NSW. However a quick overview is achieved by the listing of Dairy Factories and Co-operatives on the State Heritage Inventory (SHI) as compiled by the New South Wales Heritage Office. The SHI lists eight other dairy factories or Co-operative sites (not including dairy farm sites), but little information on their integrity or contents is included.

These are:

- Albion Park Dairy Co-op Building (1926);
- former Pambula Co-operative Creamery Dairy Co Ltd;
- Dairy Factory and Wharf, Mitchell's Island Taree;
- Dairy Farmers Building Newcastle;
- Jamberoo Dairy Factory;
- Manning Valley Dairy Cooperative;
- Old Dairy Farmers Co Op Depot, Camden (1926); and
- Tulkeroo and Albion Park Dairy Factory (1881)

Of the eight, only three have their construction date listed, and of these two are contemporary with the rebuilt milk factory at Wyong. None of the factories are listed on the State Heritage Register as having State Significance.

The Wyong Dairy Co-operative factory is one of an increasingly rare surviving group of dairy factories.

4.6 Summary Statement of Cultural Significance

The former Wyong Dairy Co-operative is significant for its role as a Co-operative Society butter factory and milk factory for the Wyong area and surrounding district. Its establishment in 1907 by

prominent local community members and its operation by locals, as a factory for their produce and later as a rural supply store, meant that it was closely tied to the Wyong rural community and its fortunes. It has direct historical and spatial ties with Chapman's dairy, from whose land it was subdivided. Its association with Chapman, one of the first Co-operative board members and directors, links it directly with the heritage listed Chapman homestead which lies directly to the sites north and is home to the Wyong District Museum and Historical Society. The factory complex demonstrates the development of the dairy industry in Wyong and reflects the wider process of butter and milk production as one of a chain of local or district based factories that were once common throughout New South Wales. The layout of the buildings, both spatially within the site context and internally within themselves, also help to explain the flow of milk products through the site.

The factory complex remains as an important local element which demonstrates the role of the dairy industry in the Wyong district. It is an example of a locally based Co-operative Society factory that were once reasonably common in local areas prior to the decline in dairy farms during the 1980s, but is now becoming increasingly rarer at a local level.

4.7 Endnotes

¹ 1996, *NSW Heritage Manual*, NSW Heritage Office and NSW Department of Urban Affairs and Planning, Sydney; and 2001, *Assessing Heritage Significance* (a *NSW Heritage Manual* update), NSW Heritage Office.

Godden Mackay Logan

5.0 Conclusions and Recommendations

5.1 Conclusions

The Wyong Dairy Co-operative factory has a high degree of local significance.

The significance of the place lies in its connections to the local and district rural communities through nearly ninety years of operation. The factory was established through the will of the rural community at the time, and was sustained by their contributions and supply through its working life. The factory was an important aspect of Wyong rural life and was also of the rural community of surrounding districts who supplied milk to the Co-operative.

During the first half of the twentieth century, the co-operative principle for rural industry, particularly the dairy industry, was a common solution to the production and marketing of an otherwise localised product such as milk. Co-operatives, by using many sources for their product, could produce enough supply to allow access to markets further afield than their immediate local area. Also, by co-operating with other district societies, they could ensure continuity of supply and sale of their product. In this sense, the Wyong factory is representative of a broad scale movement in rural communities in New South Wales and the other states of Australia, to band together for the larger scale production of an essentially local product. Where as once the milk would be taken loose to larger centres, such as Sydney, for treatment and sale, the Co-operative's allowed for local production and direct distribution.

5.2 Recommendations

As an item of high local significance, it is recommended that:

- the former Wyong Dairy Co-operative factory site be added to the Wyong Shire Council Local Environmental Plan 1991, Schedule 1 Heritage Items;
- any proposed future development take into consideration the identified heritage values of the site.

Godden Mackay Logan
