

Locality:	YARRAM
Place address:	40 Commercial Road
Citation date	2017
Place type (when built):	Butter factory
Recommended heritage protection:	Local Planning Scheme: Listed HO27 Vic Heritage Register: Not Recommended 600810 File only. Heritage Inventory (Archaeological): Not Recommended National Trust Register Listed B5060 Register of the National Estate. Listed 018433
Place name:	Former Yarram Butter Factory (South Gippsland Creamery and Butter Factory Company Ltd)



Architectural Style:	Federation Anglo-Dutch
Designer / Architect:	J W Crawley and W P Knights
Construction Date:	1908 - 1909 (two storey section)
Builder	Rose & Wales

Statement of Significance

This statement of significance is based on the history, description and comparative analysis in this citation. The Criteria A-H is the Heritage Council Criteria for assessing cultural heritage significance (HERCON). Level of Significance, Local, State, National, is in accordance with the level of Government legislation.

What is significant?

The former Yarram Butter Factory (1908 - 1909) at 40 Commercial Rd, Yarram, is significant. The original form, materials and detailing, as originally constructed, are significant. The interior layout and material are significant.

Later outbuildings, alterations and additions to the buildings are not significant.

How is it significant?

The former Yarram Butter Factory (1908 - 09) at 40 Commercial Rd, Yarram, is significant for its aesthetic and technical values to the State of Victoria, and significant for its historical and social values, to the Shire of Wellington.

Why is it significant?

The former Yarram Butter Factory (1908 - 09) is **historically significant at a local level** as a surviving, substantially intact, purpose-built butter factory. The distinctive appearance. of the former Yarram Butter Factory (1908-09) combined with its well known industrial history, contribute to its landmark qualities. The former Yarram Butter Factory is historically significant for its associations with the Gippsland dairy industry which has been of critical importance to the development of the region and the State.

The operation of a butter factory commenced in an earlier building on this site in 1891 from which time operations and infrastructure grew and evolved over a period of 85 years until butter production ceased at the site in 1976. This building is the earliest surviving structure from the highly successful commercial production of butter, cream and cheese. It successfully serviced the commercial needs of local dairy farmers and was a major employer and contributor to the economic viability of the town of Yarram.

The Yarram Butter factory is historically significant at a local level for its associations with the Gippsland dairy industry which is of commercial importance to the development of the region. It is also significant at a local level as the remnant of the dynamic late nineteenth century and early twentieth century growth of the Yarram Butter Factory business which served as impetus to drive development in and around Yarram irrevocably changing the built landscape. (Criterion A & B)

The former Yarram Butter Factory (1908 - 09) is **socially significant at a local level** as the physical manifestation of the long held association between the Yarram Butter Factory and the community of Yarram where generations of residents, over nearly 100 years, have had their fortunes intimately tied to the success or failure of the factory. Of particular social significance at a local level is the pioneering use of 'factory conveyancing' of product to the old factory by the Yarram Company and the effect of this on the lifestyle, employment and social opportunities of suppliers. (Criterion G)

The former Yarram Butter Factory (1908 - 09) is **aesthetically significant at a State level for its architecture, and locally as a landmark building in Yarram's main street.** It is architecturally significant as a fascinating and rare adaptation of a building designed in the Anglo-Dutch style for industrial use in a country town in Victoria. The land mark building is located close to the street boundary, and very dominant in the main commercial street, due to it's height, striking architectural design and location at the northern entry to the town along the South Gippsland Highway. The Yarram Butter Factory is architecturally significant as an early and rare example of a two storey brick butter factory in Wellington Shire, and possibly Victoria, which has a highly intact internal layout providing evidence of the factory scale gravity cooling process for milk and cream as well as an exterior designed in the Federation Anglo-Dutch style. The exterior includes very significant fenestration illustrating its original commercial use, with an elaborately sculpted Art Nouveau name plaque (originally finished in gold) in the gable-end surmounted by a curved pediment. The interior employs a structural corrugation method to support a concrete floor above, and floor to ceiling tiled walls and tiled floors for increased hygiene. It is an architecturally distinctive building in Yarram's main commercial streetscape. (Criterion E).

The former Yarram Butter Factory (1908 - 09) is architecturally important as a very early and creative work of the noted Camperdown architect W Perry Knights together with Warnambool architect and engineer J W Crawley. (Criterion H)

The former Yarram Butter Factory (1908 - 09) is **scientifically significant at a State level** for its use of a two storey building to enable a factory scale gravity cooling process for milk and cream; internally the distinctive appearance of the vitreous white-tiles (which are less likely to craze than clay based tiles and therefore remain hygienic) which fully lined the walls as well as the architraves and reveals of the doors and window openings, the matt finish hexagon shaped brown-red tiles (possibly from Mitcham Works Melbourne) on the floors, Wunderlich pressed metal ceiling cladding, and structural corrugation system “Lysaghts” or “Traegerwelblech” with wrought iron joists supporting a ‘concrete’ floor above. Whilst its significance is reduced a little by the removal of the butter making equipment, the architectural design and finishes of the extant two storey building are largely intact and provide a unique understanding of how the design of the building facilitated the butter making process on a commercial scale. (Criterion F)

Note: The Yarram Butter Factory site and the company that operates the site have been known by many different names across the lifetime of the site. For the purpose of this report the site is always referred to as the Yarram Butter Factory as it appears to have been continuously colloquially known and the company that operated the site are referred to as the Yarram Company except where describing the change of name is part of the historical research.

Statutory Recommendations

This place is recommended for inclusion in the Schedule to the Heritage Overlay of the Wellington Shire Planning Scheme to the extent of the title boundaries as shown on the map.

External Paint Controls	Yes
Internal Alteration Controls	Yes
Tree Controls	No
Outbuildings or fences which are not exempt under Clause 43.01-3	No
Prohibited Uses May Be Permitted	Yes
Incorporated Plan	No
Aboriginal Heritage Place	Not assessed

Map of recommended boundary for Heritage Overlay



Boundary of HO in Red.

History

Locality history

The following is based on information taken from the *Wellington Shire Thematic Environmental History* (Context 2005:7-8, 41), unless otherwise cited:

The Tarra Creek pastoral run was taken up in the 1840s, in the area that now encompasses the Yarram township. In the early 1850s, John Carpenter built a flour mill and sawmill near the Tarra River, upon which a bridge was soon built. A small township began to develop on private land on the west side of the River, which was first named Barkly, after Victorian Governor Sir Henry Barkly. However, the small township soon became known as Yarram Yarram; the parish name. Yarram is an Aboriginal word thought to mean 'plenty of water' or 'billabong'. The town would be called Yarram Yarram until 1924 (Fletcher & Kennett 2005:79; Yarram District Historical Society website)

Yarram was part of the first Shire established in Gippsland – Alberton Shire established 1864 – where a District Road Board was formed in 1855 (Context 2005:38). In 1857, the first store was opened in the town of Yarram Yarram by Charles Devonshire. Soon other stores were established as the town grew, including a shanty on the site of the Yarram Hotel. The development was a result of the marketplace located in Yarram, which served local farmers who preferred the location over the more distant Port Albert (YDHS website). The first Mechanics' Institute was built in 1860 and a school opened in 1861. All communication during this period was via Port Albert to the south (Fletcher & Kennett 2005:80).

Yarram's growth was constrained by the release of private land for sale. Development within the town gained momentum from the 1880s, with town allotments purchased from private landholders (Fletcher & Kennett 2005:80). One such developer was James Nicol, who owned the land east of Commercial Road, between (just north of) Gipps Street and James Street. Nicol subdivided the land and sold town allotments from 1889. By the 1890s, Yarram had established itself as a commercial centre, servicing an extensive dairying and grazing district. The Yarram Butter Factory (1891) was a major component of the industry in this area of the Shire (Context 2005:12, 38). The township of Yarram Yarram was gazetted in 1893 and in 1897 the Alberton Shire offices were relocated to Yarram, establishing the southern town as a seat of Government (Context 2005:38; YDHS website).

From the early 1900s, large areas of land were selected in the Strzelecki Ranges to the north and west of Yarram for dairying, supplying cream to the butter factory. By 1903, Yarram Yarram also had a Shire hall, four churches, the Commercial and Yarram hotels, Masonic and Rechabite Lodges and a state school. At the centre of the pastoral district, Yarram remained the cattle market for southern Gippsland (*Australian handbook* 1903). The Yarram courthouse opened in 1908, the hospital was officially opened in 1914 and a higher elementary school was established in 1918. In 1921, the Great Southern railway Line from Melbourne reached Yarram (Context 2005:30, 41, 44). The Forests Commission established an office in Yarram in 1945 to manage the reforested lands in the region. From the 1950s, the Housing Commission and several housing co-operatives built many new homes in Yarram. However, the town was affected by the decline of rural industries in the 1970s. The milk factory and railway line closed in 1987 (Fletcher & Kennett 2005:80).

In 1994, Wellington Shire was created by the amalgamation of the former Shires of Alberton, Avon and Maffra, the former City of Sale, most of the former Shire of Rosedale, as well as an area near Dargo which was formerly part of Bairnsdale Shire (Context 2005:39). The town continues to serve as an important regional centre. It is also the location of the regional headquarters for the Department of Natural Resources and Environment (Fletcher & Kennett 2005:80).

Thematic context

This place is associated with the following themes identified in the Wellington Shire Heritage Study: Stage 1 Volume 2: Environmental History (2005) and the following research is arranged according to these themes.

- Settling the Land
- Developing Primary Production
- Building Settlements and Town

Place history

SETTLING THE LAND

Yarram Butter Factory Site History

The traditional custodians of Yarram including Crown allotment 53 are the Brataualung clan of the Gunaikurnai people. (Gunaikurnai Land and Waters Aboriginal Corporation Whole of Country Plan, 2015, p 4).

Europeans first occupied this country as part of the Tarra Creek pastoral run taken up in the 1843 by Patrick Coady Buckley (Caldow W, 2010, in The La Trobe Journal No. 86, p. 24). Crown allotment 53 incorporates river frontage and in 1857 included what appeared to be a natural water hole suggesting that the site may have been a source of food and resources for the indigenous people of this country. (Figure 2)

Following his selection of Crown Allotment 53, County of Buln Buln, Parish of Yarram Yarram in 1856 (Figure 3) John Carpenter erected flour and saw mills on the site. (Figure 2) The enterprise was called Barkly Mills and was opened 9 April of 1852. (Figure 2) (Gippsland Guardian 10 April 1857 p. 2) Other than land donated by Carpenter for a Mechanics Institute in 1860 (An Act relating to the Yarram Yarram Mechanics' Institute and Free Library, 1st October 1924) and the reservation of Carpenter Street before 1875, crown allotment 53 remained largely undeveloped until the Yarram Butter Factory was constructed in 1891. (Figure 3)

In 1864 Carpenter's Barkly mills were leased and operated by Abraham Bland who worked for Carpenter. Around 1869 Bland purchased the property including Carpenter's Aylesbury homestead (Figure 4) (Hooper, 2017, p. 70). Bland's mills burnt down in 1870, were rebuilt to be steam operated and burnt down again in 1884. Bland was living in the Aylesbury homestead when he died in 1897. (Hooper, 2017, p. 70)

The Yarram Butter Factory site now stretches across several parts of crown allotment 53, County of Buln Buln, Parish of Yarram Yarram in the Shire of Wellington.

The first Yarram Butter Factory building was located on a single 3/4 acre parcel of Crown Allotment 53 sold to the Yarram Dairy Company by Abraham Bland in August of 1891. (Figure 1) (Adams, 1990, p. 133) The sale price was L50 cash and L50 paid up shares in the company. (Nicoll, 2008, p. 1)

The several parcels of allotment 53 occupied by the Yarram Butter Factory by 1951 stretched across 12 separate titles including easements on Factory and Carpenter Streets and had "...erected thereon factory and grain store buildings and two residences and other buildings and erections and improvements." (Petition in the matter of the companies act 1938 doc 5914/8)

In 1951 William Trenton Bodman, a Director of The Yarram Company stated that the company held this land as tenants in common in equal shares with another party (unnamed) although they (The Yarram Company) had occupied the land exclusively for "very many years." (Petition in the matter of the companies act 1938 doc 5914/8)

DEVELOPING PRIMARY PRODUCTION

Until the late nineteenth century dairy product processing in Victoria was "...still centered on primitive farmyard techniques using settling tray and hand churns...". (Gippsland Heritage Journal 1987, p. 3) Government incentives, the prospect of greater efficiencies and the potential to access lucrative export markets encouraged Victorian farmers to establish and develop factory processing of butter and other dairy products from the late nineteenth century onwards. (Gippsland Heritage Journal 198, pp. 3-5)

History of the Yarram Butter Factory Building

Within 5 months of the Yarram Butter Factory first being mooted in the press a prospectus was issued (Gippsland Farmer's Journal and Traralgon, Heyfield and Rosedale News, 28 July 1891), shares taken up, directors appointed, land purchased and a building erected. (Adams, 2008, p. 133)

The South Gippsland Creamery and Butter Factory Company Limited, operating as the Yarram Dairy Company, was incorporated on the 12th September 1891 (Bodman, 1951) and the Yarram Butter Factory was operating by the 26 October 1891. (Adams, 1990, p. 133)

The "principal objects of the Yarram Company were the purchase, manufacture and sale of farm and dairy produce and the treatment and disposition of waste and residual products." (Bodman, 1951)

Some Yarram Dairy Company directors inspected existing factories in Melbourne and elsewhere (Gippsland Standard, 8 August 1891) and noted dairy expert Mr D. Wilson was also invited to visit and assist the directors with their plans (Nicoll, 2008, p.2) before construction of the first Yarram Butter Factory. The first Yarram Butter Factory was "... a timber building with iron roof and brick foundations with cellar, office, boiler room, separating and butter rooms and wash-up and store rooms.' (Adams, 1990, p. 133). An underground tank was also installed by Mr Casbolt for L22 in 1891. (Nicoll, 2008, p. 2)

Tenders were called for the erection of the first Yarram Butter Factory on the 10 August 1891 and the tender winning contractors John Graham and William Casbolt (Yarram Genealogy Group newsletter 82, n.d.) had completed the building in time for an official opening on the 23 October 1891 (Gippsland Standard, 13 October 1891 in Nicoll, 1990, p. 12).

At the time of the opening of the Yarram Butter Factory the Yarram Company established three off-site creameries at Boodyarn , Devon, and Won Wron and also sourced cream from a fourth existing private creamery at Calrossie. (Argus, 26 October 1891; Adams, 1990, p. 133)

The addition of cheese manufacturing to the Yarram Butter Factory was suggested in 1894 (Gippsland Times, 19 January 1894) and by 1901 productivity had grown so that substantial alterations were made to the Yarram Butter Factory complex which changed the building from a "bungalowed edifice (to a) lofty and commodious building" (Adams, 1990, p. 136) (Figure 5 and Figure 6). The chief alterations were reported in The Gippsland Standard 31 July 1901 as;

- the addition of a second story including a receiving room with patent pulley
- a cream room with several vats for ripening and a lawrence cooler
- 2 ply rubberoid between the lining boards of the walls
- the wall cavity filled with Firth's calcined sterilized peritive insulator
- passageway around the cream room for ventilation
- a new engine room with a boiler procured from a Sale flour mill

- double roofs of iron on the cream and receiving rooms with bottom roof watertight and top roof open at ridge, hip and eaves to allow free air currents

and

- a 12 metre smoke stack and whistle (Adams, 1990, p.136)

Technological innovations and growth of the enterprise led to constant alterations to the Yarram Butter Factory including enlarging the churning and cream rooms, office areas and testing room in 1903 at which time acetylene gas was also connected to the premises. (Adams, 1990, p. 137)

So extensive were the continual changes to the Yarram Butter Factory that by 1905 there was "only one little portion of the original factory left...in the middle of the complex..." (McAlpine in West Gippsland Gazette, 18 April 1905) (Figure 5 and Figure 6) and it was reported that the condition of the old Yarram Butter Factory and its many additions was so poor as to put it at risk of being condemned (Gippsland Standard, 1st September 1909 in Nicoll, 2008, p. 15)

On the 4th of July 1908 permission was obtained from shareholders to build an entirely new factory (Nicoll, 2008, p. 5). Plans for the new buildings prepared by Messrs Crawley and Knights were accepted, tenders called for (Age, 11 August 1908, p.) and contractors Rose & Wales successfully tendered to build the brick and tile factory for L2828. (Building: the Magazine for the Architect, Builder, Property Owner, 1908, p. 87; Age 7 August 1908).

Comprehensive details of the new Yarram Butter Factory (Figure 7, Figure 8 and Figure 9) were published in the Gippsland Standard 1st September 1909 (Nicoll, 2008, p. 15). The chief features are described as cleanliness, imperviousness, drainage, lighting and ventilation and some of the built elements described include;

- **Front of the building is tuck pointed with cement and rough case facings and "surmounted by an artistic shield bearing in gold lettering "South Gippsland Creamery and Butter Factory Co. Ltd".**
- **Ground floor large (42ft x 27ft) manufacturing room with tiled floor and walls, Wunderlich steel ceiling and two similarly tiled cold storage rooms.**
- **First storey including "...two cream maturing rooms and a cooling room, each with tiled floor and walls, and zinc ceiling, and a box store room having cement walls and zinc ceiling communicating with the manufacturing room by a convenient shoot." (Gippsland Standard, 1 September 1909 in Nicoll, 2008, p. 15)**
- **Top storey reservoir vats pumping cream over coolers to maturing vats with pipes connecting cream from vats direct to the churn.**
- Detached wash up room with slate wash troughs and hot water
- Above ground drainage, "...the internal drainage being discharged by vitrified tile gutters, delivered into pitched channel, laid in cement out-side." (Gippsland Standard 1 September 1909 in Nicoll, 2008, p. 15)
- Manufacturing room in old building repurposed as a cream receiving room
- Former cool room converted into a reading and committee room with a corner set apart for a bathroom

and

- Detached engine room with Hornsby suction gas plant

The new Yarram Butter Factory was **officially opened 27 August 1909** attending officials including the Hon. G.Graham Minister of Agriculture, Mr John Thompson MP for Dundas and Mr Thomas Livingston MP for Gippsland South.

Immediately following completion of the new building improvements to the factory continued to be made including;

- 1910 a new conveyor system added (Adams, 1990, p. 137)
- 1914 erection of chaff and grain storage sheds at the complex (Nicoll 2008, p. 6)
- 1915 a pasteurisation plant costing more than L1000 (Adams, 1990, p. 137; Gippsland Standard and Alberton Shire Representative, 3 September 1915)
- 1915 extension of electrical plant costing L800 (Gippsland Standard and Alberton Shire Representative, 3 September 1915, p. 2)
- 1919 new system of moving cream around introduced involving modifications to the interior especially the floor including a miniature railway truck and rails (West Gippsland Gazette, 30 September 1919, p. 3)
- 1927 Yarram Butter Company was appointed an agent for the Commonwealth Oil Refineries (later B.P. Petroleum) and storage was built for 260 cases each of kerosene and petrol. (Nicoll, 1990, p.8)
- 1929 Improvements to the factory plant and maintenance to the building (Gippsland Times, 7 October 1929, p. 4)
- 1931 brick additions including modern offices (Age, 2 December 1931) (Figure 10)
- 1951- 53 the reconstruction and modernization of part of the Yarram Butter Factory (Bodman, 1951 and Nicoll 2008, p. 11) (Possibly the time that the reinforced concrete beams were added in areas D, E, F.)

In 1976 butter production ceased at the factory (Nicoll, 2008, p. 9) which became a depot for Murray Goulburn who repurposed and expanded areas of the site to establish a testing laboratory during 1980. (Nicoll, 2008, p.9)

In 1987 the Yarram Butter Factory depot closed (Yarram Genealogy Group Inc. newsletter no. 82, n.d) and in 2007 Murray Goulburn closed the Yarram Butter Factory testing laboratory. (Nicoll, 2008, p.10)

In 2012 following some renovations to the old laboratory buildings the Yarram and District Historical Society moved their museum and archival collection to the Yarram Butter Factory site. (Yarram and District Historical Society website and Darren Chester Federal Member for Gippsland website, 2012)

Yarram Butter Factory Business Development

From its inception the "principal objects of the Yarram Company were the purchase manufacture and sale of farm and dairy produce and the treatment and disposition of waste end residual products". (Bodman, 1951). These authorised objects were altered on 4 April 1905 and again on 29 December 1909 in order to widen the scope of the companies operations including adding the generation and supply of electricity in 1909. (Nicoll, 2008, p. 6)

A hallmark of the development of the Yarram Company was its innovation and the diversification of its business.

In the first instance relationships were established between the Yarram Company and nearby farming communities such as Blackwarry (Gippsland Farmers' Journal and Traralgon, Heyfield and Rosedale News, 3 May 1895, p. 2) and the Calrossie creamery and creameries at Devon, Won Wrong and Boodyarn were developed and maintained (Leader, 26 September 1891, p. 13; Age, 17 September 1897, p. 7)

Relationships were also fostered with pig farmers with which the Yarram Butter Factory worked cooperatively to their mutual economic benefit as the pig industry could use the difficult waste of butter and cheese manufacturing as feed for stock. (Mildura Cultivator, 23 June 1909, p. 5)

The export of Yarram butter was prioritised to the degree that a representative was sent to supervise the marketing of the product in England. (West Gippsland Gazette, 28 April 1908, p. 2) Butter was exported to England from at least 1896 (Argus, 18 September 1896, p. 3) with at least a ton being sent to England in 1897 (Age, 17 September 1897, p. 7) and 100 cases ordered from Cape Town South Africa in 1898 (Argus, 10 January 1898, p. 6)

The detached engine room opened at the new Yarram Butter Factory in 1908 supplied electricity to Yarram by arrangement with the Yarram council who accepted the offer of the Yarram Butter Factory Company to install an electric light plant powered by the butter factory engine room to light Yarram for a guaranteed return from council of L150 per year for 5 years. (Gippsland Times, 12 October 1908, p. 3; Nicoll, 2008, p. 6). The electricity plant illuminated the factory and supplied power to light the town (Leader, 7 December 1918, p. 9) until the cost of maintenance and improvements required to meet demand became unmanageable and the plant was sold to the Yarram Hydro-Electric Company Ltd around 1920. (Bodman, 1951 and Nicoll, 2008, p. 6; Gippsland Standard and Alberton Shire Representative, 27 October 1916, p. 3)

By 1905 the Yarram Butter Factory was one of the largest in Victoria in honour of which achievement a banquet was held for the directorate at the Yarram Shire Hall in recognition of the "...energy, enterprise...business capacity, time, labour and financial risk..." (West Gippsland Gazette, 18 April 1905, p. 7) they had undertaken. Particular notice was paid to Mr McAlpine who had turned around some early faltering in the Yarram Butter Factory business by insisting they buy cream. (West Gippsland Gazette, 18 April 1905, p. 7)

Around 1912 the Yarram Company "...extended its business to include the purchase of stock fodder and seed and the supply of those and other requirements to farmers..." (Bodman, 1951) and in 1951 this part of the business serviced most farm needs other than farm machinery. (Bodman, 1951)

Yarram Company shareholders and suppliers of which there were 200 by 1918 (Leader, 7 December 1918, p. 9) continually discussed and considered ventures to expand and diversify the Yarram Companies interests. Proposals considered included setting up a flour mill (The Age, 5 March 1915, p. 6), commencing ice production (Nicoll, 2008, p.4), producing casein (Nicoll, 2008, p. 7) and installing a dedicated railway siding (Nicoll, 2008, p. 7) after the railway finally reached Yarram in 1921. (Weekly times, 1 April 1939, p. 18)

A telephone had been installed at the Yarram Butter Factory by 1914 (Gippsland Standard and Alberton Shire Representative, 11 February 1914, p. 3) and around 1927 a motor spirits license was acquired by the Yarram Company (Bodman, 1951)

In 1941 the Yarram Company purchased the Alberton Butter Factory and the company was renamed the Yarram Dairy Company. (Nicoll, 2008, p. 9) The Alberton factory was extended and re-equipped to become a cheese making depot which operated until 1953/54 when all production at the Alberton Factory was relocated to Yarram (Bodman, 1951; Nicoll, 2008, p. 9; SEMP General Correspondence, 1948-1973). The relocation of the Alberton Cheese making works to Yarram necessitated the construction of a new factory building at the rear of the Yarram Butter Factory site which was completed in 1953. (SEMP General Correspondence, 1948-1973)

Continuing investment in land meant that by 1951 the Yarram Company had established a substantial property portfolio. (Petition in the matter of the companies act 1938 doc 5914/8) At this time they also carried sundry debtors of L33625/2/7 on their books indicating the level to which the fortunes of the factory were intertwined with the social and economic fortunes of the district. (Petition in the matter of the companies act 1938 doc 5914/8)

Co-operative Enterprise

Co-operative enterprise was encouraged by the Government as the best operational model for industrial dairy production providing farmers with a direct financial interest in the success of the venture. (Gippsland Heritage Journal, 1987, p. 4) Private and proprietary owned factories also operated in and/or sourced their cream from Gippsland creating competition for supply. A supplier's capacity to consider multiple options of disposal of their product depended on whether it was bulky rapidly perishable milk that must be conveyed to the nearest factory or smaller loads of longer lasting cream for which longer and less regular travel could be considered. From early in the 1890's the Yarram Butter Factory directors pursued a course of educating farmers in best practice for at home separation and not only accepting cream from farms but reportedly pioneering the use of factory conveyancing to collect the product from suppliers. (McAlpine in West Gippsland Gazette, 18 April 1905, p. 7) The increased convenience and cost savings of this process to suppliers considerably reduced the likelihood of suppliers seeking an alternate more distant depot to dispose of their product and ensured the vital supply that enabled the Yarram Butter Factory to flourish while other factories failed. (Gippsland Heritage Journal, 1987, pp. 5-7)

As a co-operative enterprise the Yarram Butter Factory company was able to advocate and advance the interests of the dairy and specifically butter industry on behalf of members. Membership of the co-operative was said to be designed to enable any supplier to join on the 'easiest and simplest of conditions' and in 1908 the board of the factory was described as "receiving neither fee nor concession of any kind for their work." (Leader, 4 July 1908, p. 8)

In 1904 the Yarram Butter Factory was part of the inauguration of the Gippsland Butter Factories Association and in this role actively negotiated with shipping carriers for improved tariffs for bulk freight. (Morwell Advertiser, 17 June 1904, p. 3)

The Gippsland Butter Factories Co-operative Produce Company (GBFC) in which the Yarram Butter Factory took an active role, was inaugurated in 1905 and included the butter factories of Sale, Traralgon, Bloomfield, Foster, Heyfield, Leongatha, Poowong, Mirboo North, Dumbalk, Crossover, Stoney Creek and Boisdale. (Traralgon Record, 25 July 1905, p. 7)

As well as teaming up with other similar factories, Directors of the Yarram Butter Factory advocated on behalf of the GBFC and the broader industry by;

- calling for an enquiry into the Pure Foods act and the subsequent impact on the butter industry (Weekly Times, 6 April 1907, p. 39)
- expressing alarm at restrictions on the export of butter (Gippsland Standard and Alberton Shire Representative, 1 September 1916, p. 5)
- Expressing concern about the mixing of Australian butter with other fats to produce cheap margarine thereby undermining the dairy processing industry in Australia (Advertiser (SA), 25 January 1913, p. 20)
- calling for Government aid due to heavy cattle loss in Yarram which could see farmers lose their holdings (Weekly Times, 29 September 1923, p. 35)

In 1951 the Yarram Dairy Company merged with the Traralgon Creamery and Butter Factory to form South Eastern Milk Products Ltd (SEMP). (Nicoll, 2008, p. 9) The intention of this development was to combine "...the business assets of the Traralgon and Yarram companies (to)

- enable a replanning and reorganization of the business operations and methods of both companies (to)
- result in a greater turnover, a reduction of overhead expenses, elimination of duplication of some plants and processes and
- greater efficiency generally, with consequential overall economy." (Bodman, 1951)

In addition the petition listing the Yarram Company assets identifies the Traralgon Creamery & Butter Factory Company Limited as a debtor to the Yarram Dairy Company at L7763/18/6 which may have influenced the merger. (Petition in the matter of the companies act 1938 doc 5914/8)

In 1971 SEMP Ltd merged with Gippsland Consolidated Milk Co. (including the East Gippsland factories of Maffra Bairnsdale and Orbost and Gormandale which had joined SEMP in 1970) and became known as Gippsland Amalgamated Milk Pty Ltd (GAMP) based in Maffra. (Yarram Genealogy Group Inc. and Nicoll 2008, p. 9)

In July 1973 GAMP and South Gippsland Milk Industries at Leongatha, Korumburra and Archies Creek merged with Murray Goulburn Pty Ltd which already operated factories in NSW. (Yarram Genealogy Group Inc. newsletter 32 n.d. and Nicoll, 2008, p. 9)

In 1976 butter making ceased at Yarram, cream being sent to Leongatha or Maffra for processing (Nicoll, 2008, p. 9) and the factory operation at the site closed down in 1987 (Yarram Genealogy Group Inc. newsletter no. 82, n.d.).

Murray Goulburn Pty Ltd developed the disused Yarram Butter Factory into a new registered NATA Pathogen laboratory during 1980. (Nicoll 2008, p. 9) At peak times the testing facility employed up to fifty mainly local staff until Goulburn Murray centralised all testing in Melbourne and closed the laboratory in 2007. (Nicoll, 2008, p. 10)

The development of the Yarram Butter Factory from its first timber co-operative venture to the closing of the factory as the small component of a large dairy empire illustrates the story of the development of mechanised dairy production in Victoria.

BUILDING SETTLEMENTS AND TOWNS

The Yarram Butter Factory and the Yarram Community

At the time the Yarram Butter Factory commenced operation South Gippsland was so heavily reliant on the dairy industry as to be 'almost at a standstill' without it. (Gippsland Farmers' Journal and Traralgon, Heyfield and Rosedale News, 5 February 1892, p. 3) So influential was the Yarram Butter Factory on the region and the development of farm product processing facilities that a parliamentary deputation visited in 1894 to inspect the facility. (Argus, 5 May 1894, p. 7)

A correspondent in the Weekly Times in 1939 described Alberton as the principal town in South Gippsland and Yarram as having 'practically nothing' before the arrival of the Yarram Butter Factory, the coming of which "set the seal on the future success of Yarram". (Weekly Times, 1 April 1939, p. 18) Two years after the opening of the Yarram Butter Factory the township of Yarram Yarram was gazetted and the Alberton Shire Offices were relocated there in 1897. (Context 2005:38 in Heritage Intelligence 2016, Wellington Shire Stage 2 Heritage Study Volume 2 II, Part 5 Tinamba Yarram, p. 991; Yarram District Historical Society website)

Although it was not the first butter factory in Gippsland as the 'pioneer venture in Old South Gippsland' (Gippsland Farmers' Journal and Traralgon, Heyfield and Rosedale News, 5 February 1892, p. 3), the Yarram Butter factory was central to revolutionising product processing in the district thereby influencing the terms of engagement and social framework by which communities operated as small holding farmers. The Yarram Correspondent to the Gippsland Times described the opening of the factory as "driving another nail into the coffin of conservatism in South Gippsland." (Gippsland Times, 30 October 1891, p. 3)

The Yarram Butter Factory provided employment and economic stimulus to the area distributing L255000 to district farmers in its first 14 yrs of operation (Weekly Times, 24 November 1906, p. 39). The Yarram Butter Factory also provided a framework for processing which included fixed times for the collection of milk and farm gate pick ups known as 'factory conveyances' which relieved the time and money spent delivering cream to the factory and reduced the supplier processing work load. Yarram Butter Factory has been credited as the first to introduce factory conveyances which had become standard dairy industry practice by 1918. (Leader, 7 December 1918, p. 9)

Changes to the mode of operating a dairy farm brought about by increased mechanisation and off farm processing altered the everyday experience of a dairy farming family. Opportunities for leisure time may have increased and conversely job opportunities may have decreased and community engagement may have reduced as farmers had less need to leave their property.

If the Yarram Butter Factory actively contributed to community affairs outside of their commercial interests they do not appear to have been widely recognised for it. Although the Yarram Butter Factory directors donated L50 to the Belgian Relief Fund and L10 to the Australian Sick and Wounded Fund in 1915 (Gippsland Standard Alberton Shire Representative, 5 March 1915, p. 2; Gippsland Standard and Alberton Shire Representative, 3 September 1915, p. 2) their community engagement appears to have been otherwise confined to activities related to their commercial operations. Community engagement activities included conducting the testing for a 1908 dairy competition (Traralgon Record, 27 November 1908, p. 3) and organising a celebration for the suppliers on the opening of the new factory in 1908. (Gippsland Standard September 1 1909, in Nicoll, 2008, p. 16)

Declaring their interest in educating the next generation of suppliers, the Yarram Butter Factory was providing educational tours of the factory for interested groups in 1933 and "district schools (were) allowed a half day a month for visiting". (Weekly Times, 25 November 1933, p. 51)

In 1942 the Yarram Butter Factory facilitated the operation of the Alberton Cheese Factory by the women's land army (Gippsland Times, 28 September 1942, p. 4) and along with other factories suspended their butter operations in 1943 in order to send their milk to Maffra for conversion into powdered milk for soldiers. (Morwell Advertiser, 1 April 1943, p. 6)

In 1947 the Yarram Company became a contributor to the Dairy Factory Superannuation Trust Fund organised by the Australian Institute of Dairy Factory Managers and Secretaries for the benefit of employees of the dairy industry and by 1951 27 employees of the Yarram Company were members of the fund. (Bodman, 1951, 5914/11)

The pattern, scale and development of the Gippsland farming landscape and indigenous environment was also driven by the operation of the factory as "from the early 1900s, large areas of land were selected in the Strzelecki ranges to the north and west of Yarram for dairying, supplying cream to the butter factory". (Context 2005:38 in Heritage Intelligence 2016, Wellington Shire Stage 2 Heritage Study Volume 2 II, Part 5 Tinamba Yarram, p. 991)

A more deliberate alteration to the landscape was made by the company in 1927 when an avenue of up to 60 trees was planted along Commercial road from the Mechanic's Hall corner to Carpenter's Bridge in honour of the original directors of the company (Nicoll, 2008, p.8)

By the early twentieth century land around Yarram had become identified by its relationship to the butter factory and convenience to product collection points as illustrated by advertisements for land sales at Gellions Woodlands estate (Traralgon Record, 9 May 1905, p. 2), Bucklys Greenmount Estate (The Leader, 18 August 1906, p. 2), Biggs Brookside Estate (The Leader, 6 October 1906, p. 27) and the Trenton Valley Estate (The Leader, 19 June 1909, p. 2).

Towns outside of Yarram were influenced not only by the centralisation of butter processing but the establishment and eventual abandonment of localised creamery facilities. (Bodman, 1951). Although initially supported and developed by Yarram Butter Factory after the factory began accepting product separated 'on farm' (Gippsland Farmers' Journal and Traralgon, Heyfield and Rosedale News, 10 August 1894, p. 3) the creameries slowly became redundant (Bodman, 1951)

Yarram Butter Factory Architects

J W Crawley Jnr. & Warburton Perry Knights

Crawley and Knights established their name as butter factory designers following their successful entry in a competition to design the Grassmere Butter Factory. (Leader, 24 June 1905, p. 6) The factory was completed in 1905 and featured vitreous material lined sandstone walls on the interior, tessellated pavement on the floor (from Mitcham works Melbourne) and stamped iron design work lining the ceilings. (Leader, 24 June 1905, p. 6)

Endeavouring to capitalise on their success Crawley and Knights styled themselves for a time thereafter as 'butter factory experts' however (The Australasian, 7 October 1905, p. 58) however their diverse practice over the following 5 years appears to have included only two other butter factories; a new build for the Yarram Butter Factory and additions and improvements at the Penshurst and District Butter Factory. (Age, 7 August 1908, p. 9; Age 15 March 1907, p. 11) Crawley and Knights may have worked together as late as 1924 on alterations and additions to the Glenormiston Butter and Cheese Factory for which Crawley was commissioned but Knights involvement in this project is not certain. (Tonkin and Westbrooke, 2014, p. 265)

Crawley and Knights originally worked together prior to 1895 after which time Knights teamed up with Hamilton and Co in Colac. Crawley and Knights formed an architectural and engineering partnership around 1904 with Knights operating from an office in Camperdown and Crawley from Warnambool (Tonkin and Westbrooke, 2014, p. 265).

The output of the partnership between Crawley and Knights was prolific and versatile. The architects issued dozens of tenders between 1904 and 1909 including for buildings, additions, plastering, paper hanging and painting, an electric lighthouse, dairy buildings, parish hall, stables, cottages, renovations, picnic boxes and commercial premises. (Trove, "Crawley and Knights", 1904-1910)

The partnership of Crawley and Knights is thought to have dissolved around 1910 with both Crawley and Knights continuing from this time to pursue their own private professional practice. (Tonkin, 1970 in Tonkin and Westbrooke, 2014, p. 265) As well as operating a private architectural practice Crawley served as the Shire Engineer for Warnambool from 1895 to 1935. (Warnambool City Council Roads Register Demo, n.d.) Warburton Perry Knights (1872-1954) was particularly competent in the application of Art Nouveau decorative elements in his designs as displayed in a house he designed in 1907 for Doctor Richard Horace Gibbs, in Colac. (raaen99, 2014)

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Figure H1. Certificate of Title 16 December 1891 part of Crown Allotment 53, Vol. 2399, Folio. 479636. Source. General Law Library Laverton Victoria.

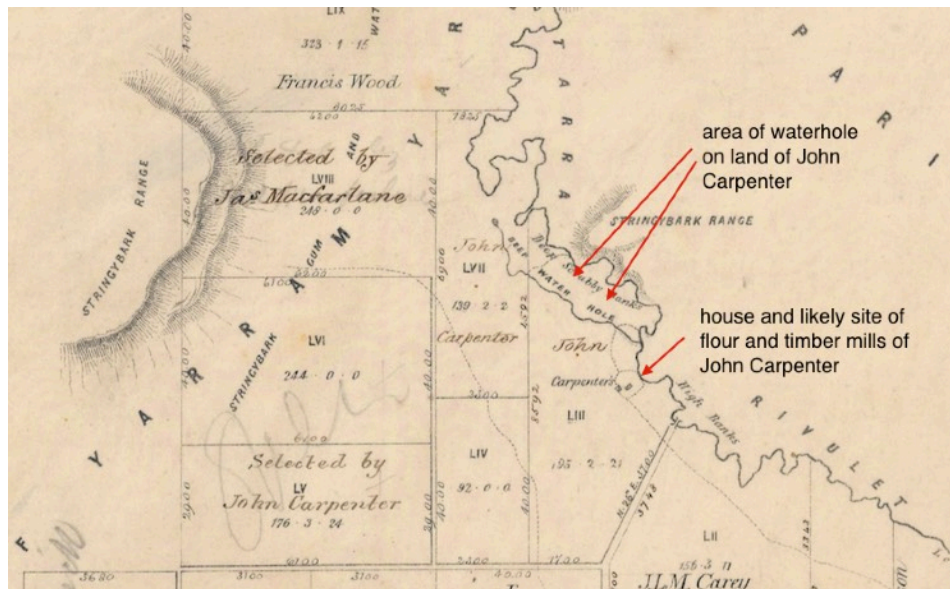


Figure H2. Marked up portion of parish map 1854 with 1857 additions Yarram Showing original house and likely mill location and area of waterhole, Crown Allotment 53 County of Buln Buln Parish of Yarram Yarram. Source. State Library of Victoria. Allotments in the parishes of Yarram-Yarram and Woranga, Gipps Land [cartographic material]/(surveyed by E.W.Grant); lithographed at the Surveyor General's Office, Melbourne, October 12th 1854 by R. Meikle

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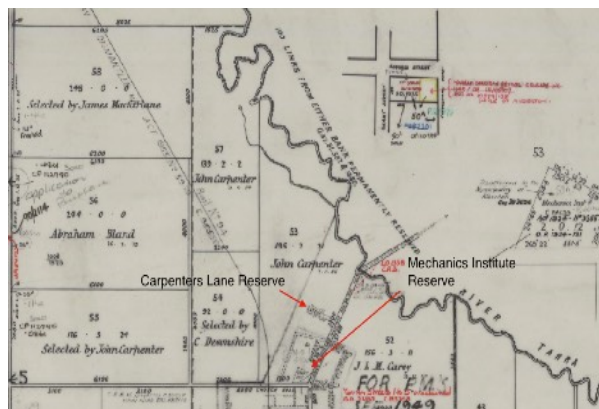


Figure H3. Part parish map 1875 showing land reserved for Carpenter Lane and Mechanics Institute from Crown Allotment 53. Source. Public Record Office Victoria VPRS16171/P0001/Plans Wh-Z, Yarram-Yarram Parish Plan, Imperial Measure 3963



Figure H4. Water tank being erected at Yarram Butter Factory incorrectly dated as 1891 but stack built in 1901. Aylesbury homestead visible in the background. Source. Nicoll, 2008, p. 3



Figure H5. Yarram Butter Factory in 1909 following 1901 additions. Source. Abraham, 1990, 132



Figure H6. Yarram Butter Factory c.1909, artist/photographer V.S. Lalor. Source. From website selling vintage postcards, <<http://www.torstenweller.com/rdetailsprint1b.asp?CAT=AustPPC-Vic&CAT2%20=AustPPC-Vic&rProductID=STK-00020805>>



Figure H7. Yarram Butter Factory described as 'second stage' n.d. showing works done in 1908/1909. Source. Adams, 1990, p. 133



Figure H8. Yarram Butter Photograph after 1909. Source. Moansh University. Faculty of Arts. School of Humanities, Communication and Social Sciences. Centre for Gippsland Studies in Trove, <<http://trove.nla.gov.au/version/13106532>>



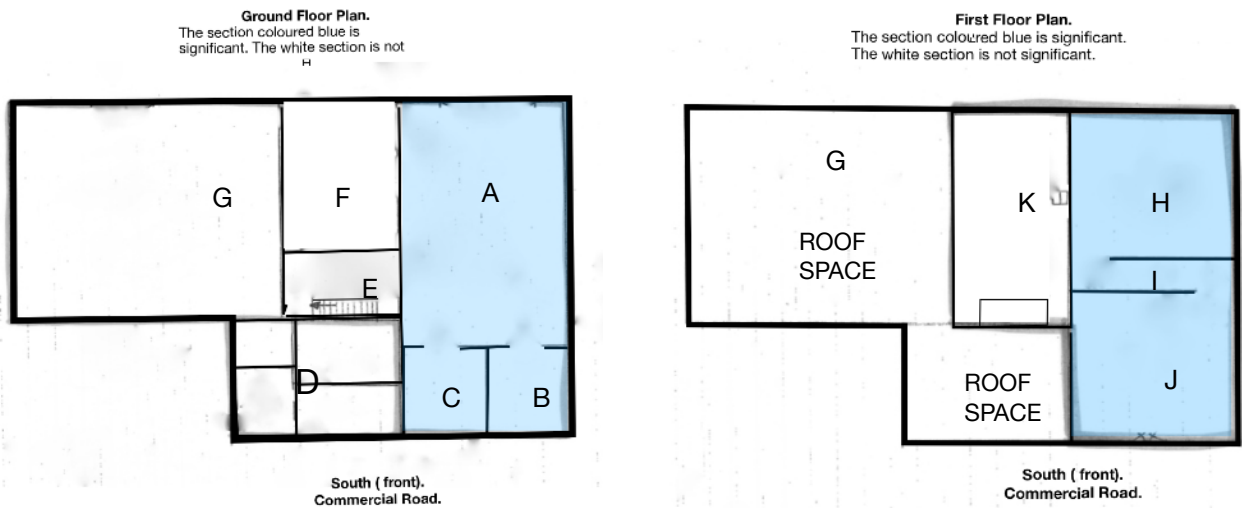
Figure H9. Labelled "Mr Weaven driving his bullock team past the Yarrum Butter Factory c. 1909. Source. Nicoll, 2008, p.12



Figure H10. Photograph of what appears to be a celebration at the butter factory incorrectly dated as 1909 because the timber office has been replaced with a brick office built in 1931. Source. Nicoll, 2008, p.14



Figure H11. Photograph of factory fronting Commercial Road, c1980s. Source. From Victorian Heritage Database <<http://vhd.heritagecouncil.vic.gov.au/places/69971>>



GROUND FLOOR

Area A. 1908-9 Manufacturing Room.

Area B. 1908-9 Cold Storage Room

Area C 1908-9 Cold Storage Room.

Area D..1931 Offices

Area E..1931 and 1951 ?

Area F.1931 and 1951 ?

Area G. 1931

FIRST FLOOR

Area H. 1908-9 [Cream maturing Room ?.]

Area I. 1908-9 [Box Store ? Room.]

Area J. 1908-9 .

Area K Mezzanine

Description

This section describes the place in 2017. Refer to the Place History for important details describing historical changes to the physical fabric.

The author did a site visit with Andrew Martin (Chartered Structural Engineer) and Nikki Taylor, (Planner) on 17 July 2017. Views of the interior were restricted due to the lack of natural light on the ground floor and lack of access to the first floor due to the unsafe timber ladder. Therefore views of the first floor rely on the 2017 photographs and report "Memo Structural Condition Report of Original Butter Factory Building at Yarram, Victoria Rev (A) " 28th August 2017, by Andrew Martin.

The exterior of the Inter War period 1931 office extension is rendered brick scored to resemble ashlar, as is the large gable roofed factory behind and to the west side of it.

This treatment was also given to the lower part of the facade of the 1908-1909 building. An important part of the original Federation Anglo-Dutch style, was the tuck pointed red brickwork with contrasting decorative stucco mouldings, roughcast, plaque and elaborate Art Nouveau writing in the gable end.

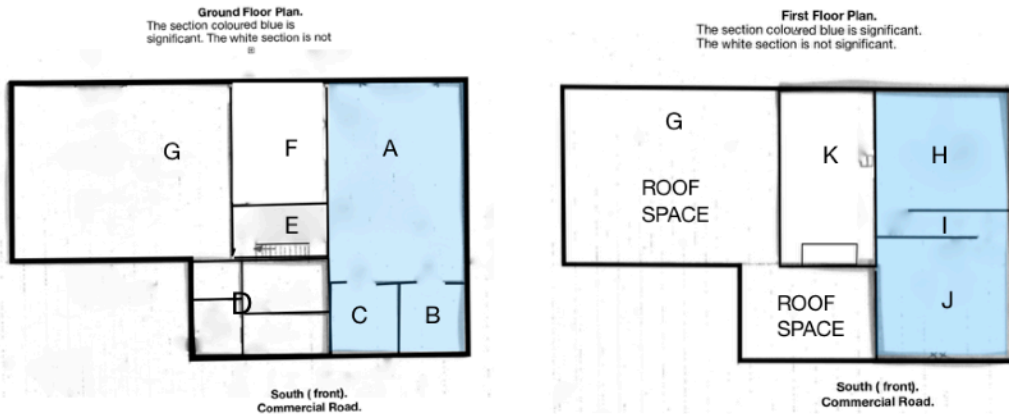
More information regarding the exterior of the brick two storey 1908-09 building is described in detail in the photos below.

The interior of the 1931 offices is essentially a standard arrangement, clad in asbestos sheet linings. The interior of the factory immediately behind the offices consists mainly of rendered walls and a concrete ceiling supported by reinforced concrete beams which are severely corroding.

The factory to the west of this area consists mainly of brick walls, with metal roof trusses clad in galvanised iron. The integrity of both the 1931 office and factory buildings behind it are fair to good however the condition is poor to fair. The following floor plans are adapted from those provided by Andrew Martin, which showed the location of the photographs he took.

The integrity of the exterior and interior of the 1908-09 building is high. The condition overall is good, although the corroded corrugated roof of Area A needs to be investigated further, by a forensic heritage structural engineer.

Two storey building 1908-09 (Blue areas A, B, C, H, I, J)



Floor plans showing the areas A to K, used in this report. Ground floor A-G. First Floor H to K.



Figure D1. Blue Areas A, B, C, H, I, J. The 1908-9 former Yarram Butter Factory building south (front) elevation. The 1891 date refers to the date the Yarram Dairy Company commenced, not the date of this building. The front facade has a high degree of integrity as a fine example of the Federation Anglo-Dutch style applied to an industrial building. The original tuck pointed red brick walls (now rendered) contrasting with the elaborate rendered gable end were typical finishes in the Federation period. The elaborate gable end with Art Nouveau style writing is rare on surviving industrial buildings in Victoria. Changes that have occurred include painting the decorative gable end, rendering and scoring over the former tuck pointed red brickwork on the lower section to appear like stone (probably at the time of the 1931 extensions), and bricking-in a ground floor opening. The segmentally arched openings with projecting sills and four pane windows are typical of the Federation period.



Figure D2. Two storey blue areas A, H. Single storey areas F, G, K. The northern elevation of the existing two storey 1908-09 butter factory (on the left in Figure D2) in which there are three segmentally arched openings with projecting sills dating from 1908-09. Alterations to the two storey section include 'bagging' the red brick wall, enlarging the first floor doorway and inserting a roller door. On the ground floor the double doorway has been enlarged c1931 and double doors inserted. The single storey extension (on the right in Figure D2) is c1931 (and later) is not significant. .



Figure D3. Blue areas A, B, H, I, J. The east elevation has a good degree of integrity. Figure D3 shows the gabled roof clad in galvanized iron and the red brick wall 'bagged'. Segmentally arched openings are located towards the front section. The first floor left hand window is original, the next one has been altered to be a doorway. Two small windows have been bricked up. Towards the northern end of the wall, at first floor level, are three square openings with flat arches, one of which has timber louvres and it is likely that they all had louvres. At ground level are three large flat arched window openings which have been temporarily blocked up on the inside and one that has been infilled. All the openings, except the altered doorway, have projecting sills as seen on the south facade and all of these openings date from 1908-09. The spouting has corroded and is allowing water to soak around the base of the building, most likely contributing to the uneven settling and minor cracking.



Figure D4. Blue area J. The upper level of the south elevation of the 1908-09 building. Note the skilled craftsmanship of the highly ornamental decorative gable end and parapet which wraps around the corner of the east and west elevations. The original joinery of the doors and windows is intact. The Federation Anglo-Dutch design with Art Nouveau writing is a unique, fine and intact example as there are no other known examples on butter factories in Victoria. The architects designed Art Nouveau writing on plaques on other buildings but these are mainly in the Western District and arguably this is the best example.



Figure D5. Blue Area A. View looking south towards the doorways into Areas B and C. The door on the right goes into Area F. Note all the walls are lined with glazed white tiles (now dirty) as are the architraves and reveals, the floor is lined with matt finish hexagon shaped brown-red tiles and the ceiling appears to be comprised of wrought iron joists supporting arched, deep-gauge (?) corrugated iron. The roof appears to be supporting a concrete floor. The method of construction is now rare, and appears to be similar to that used in the Queens Warehouse, Melbourne and described by Miles Lewis as 'Lysaght's Galvanized Tinned Iron 20 Gauge [sic]'; 'Heavy Weight ... equal to sample'; and 'Traegerwellblech'. "In 1902 Lysaght's *Metal Trades Referee* listed 'weight-bearing' Lysaght Orb iron of four inch [102 mm] pitch and $2\frac{1}{2}$ inch [38 mm] depth." (Structural Corrugation: February 2017 8.05.29. The roof was most likely used in this case to assist with keeping the building cool. It is also noted that the girders and corrugated iron are corroding. It is recommended that a forensic and heritage structural engineer investigate the actual method of structure and recommendations for repair.

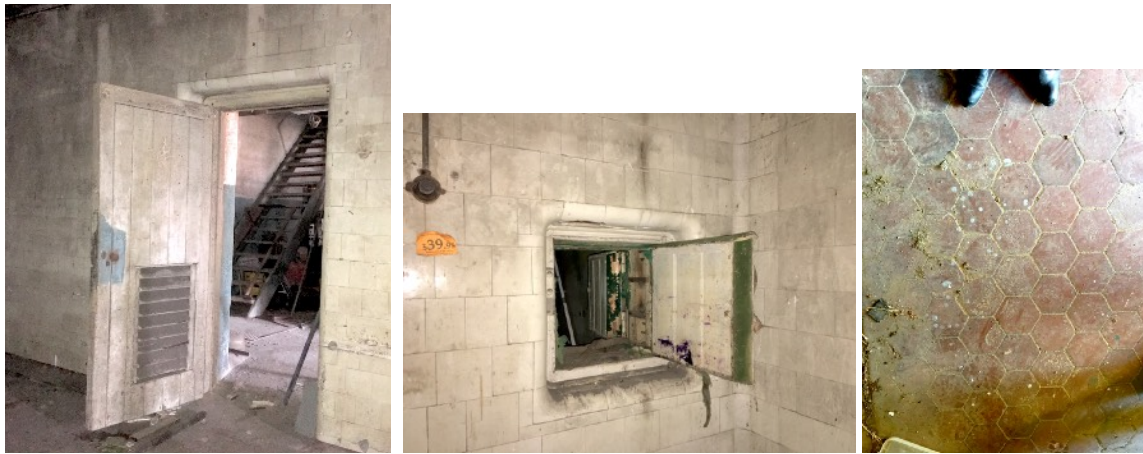


Figure D6. Area A. Detail of door to Area E/F, small hatch and door to Area C, and floor tiles,. Note the white glazed tiles with specially curved ones used to cover the edges of the openings and the thick doors on both sides of the small opening.



Figure D7. Area B. Note the white glazed tiles on the walls, red-brown hexagon tiles on the floor and concrete roof and detail of hatch which opens out to the front (south elevation) of the building.



Figure D8. Area C. Looking south to the intact white glazed wall tiles, red-brown hexagon floor tiles, pressed metal ceiling, small hatch, and window and the door opening lined with curved tiles.

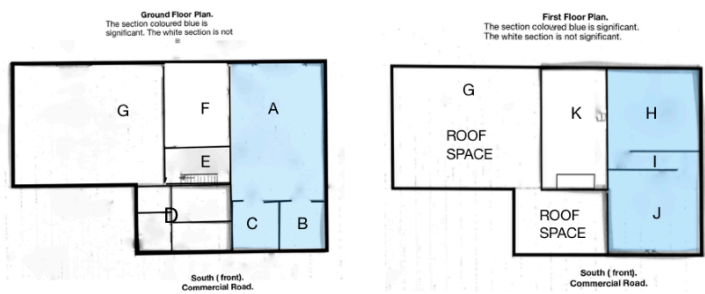


Figure D9. Area H (left) Looking north. Showing the original segmental arched window openings in the north elevation and the square window opening in the east elevation, all with architraves of curved white glazed tiles and white glazed tiles on the walls, and red-brown hexagon tiles on the floor. The roller door is a later alteration. **Area I (right)**. Looking east to the square window opening, and west to the bricked up opening, with walls clad in white glazed tiles. Note the ceilings may be asbestos cement sheeting. Source. Andrew Martin 2017.



Figure D10. Area J. Looking north, from the loft over area J. Note the intact segmental arched windows, doorway and intact doors. The floor is timber. Source. Andrew Martin 2017.

Single Storey Section with Mezzanine (White Areas D, E, F, G, K)



Floor plans showing the areas A to K, used in this report. Ground floor A-G. First Floor H to K.



Figure D11. Area G. Left: South elevation of the c1931 factory extension, divided into four bays by pilasters, with highlight windows, and rendered to match the 1931 office building adjacent. Right: The rendered gable end of the single storey extension. The north elevation walls are built of brick with some corrugated iron cladding See Figure D2.



Figure D12. Area D. The south elevation of the 1931 office building. Constructed of brick and rendered, it is divided into three bays with banks of three windows either side of a centrally recessed front door accentuated by the cantilevered porch ‘supported’ by chains attached to the high parapet. The integrity is high however the architectural design is unremarkable compared with the 1908-09 building.



Figure D13. Area D. Typical views of the asbestos clad ceiling and walls of the interior of the 1931 offices.



Figure D14. Area G. Left Typical view of the gabled roof of the single storey c1931 factory, with metal roof trusses and galvanized corrugated iron cladding and brown brickwork. Right. View showing red brickwork and corrugated iron walls. The brown brick sections may be earlier remnants of pre 1931 structures.

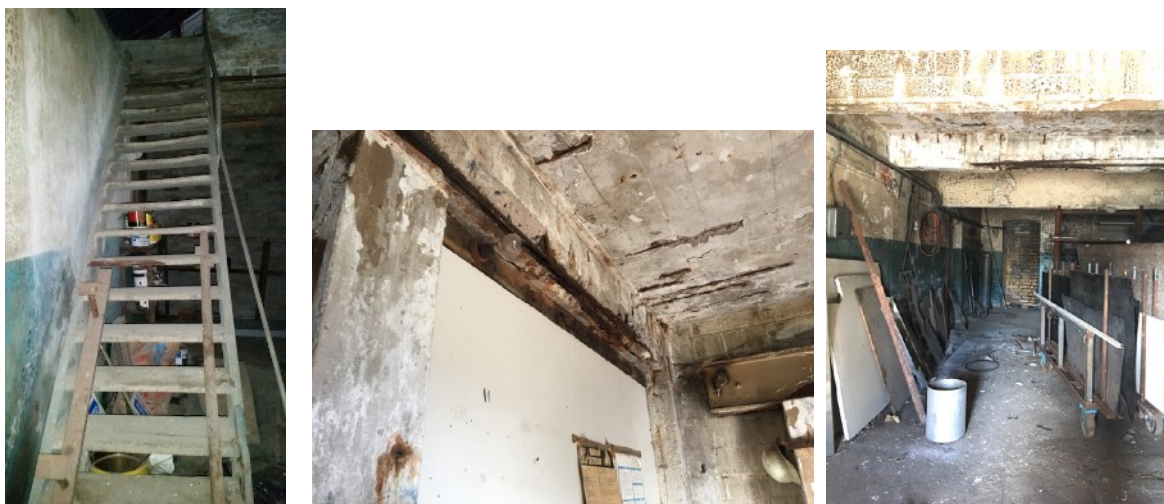


Figure D15. Areas E and F. c1931 building located behind the 1931 office building. The timber staircase, located in AREA E goes to the first floor in AREA K. The other two views are of AREA F.



Figure D16, Area K. View towards a former window which has been crudely made into a doorway from Area K into Area H. Source. Andrew Martin 2017.

Sources

All photos taken in 2017 by Heritage Intelligence Pty Ltd unless otherwise noted.

Lewis M 2017, "Building Culture, 8.05 Structural Corrugation" unpublished manuscript

Comparative analysis

(Based on a desk top study).

The Yarram Butter Factory is a large complex of buildings spread across several parts of Crown Allotment 53 known as 40 Commercial Road Yarram. Buildings on the site date from 1908/1909 to at least as recently as 1953. (SEMP 1948-1973) This comparative analysis is only concerned with three rendered brick buildings on the site. The three buildings face Commercial Road and are described hereinafter as the Yarram Butter Factory historic precinct. The buildings will be individually described as the old factory, the office and the new factory.

The old factory is the oldest building at the Yarram Butter Factory site. The building was constructed in 1908/09 to replace an earlier 1901 timber complex that had grown out of the original 1891 structure. The building was designed by architects J W Crawley Jnr. and W P Knights. Crawley and Knights also designed the Grassmere Butter Factory (Figure 1) and worked on alterations to the Peshurst Butter Factory. (Figure 2) (The Leader, 24 June 1905, p. 6; The Age, 15 March 1907, p. 11; Peshurst Press; 6 September 1907, p. 2)

The Grassmere Butter Factory burnt down not long after it merged with the Murray Goulburn Corporation in 1966 (Victorian Places, 2015, Grassmere) and only one building from the Peshurst butter factory complex survives. There is consequently insufficient information to establish whether the three Crawley and Knights butter factories are designed according to a specific industrial style. A superficial assessment of photographs of the three factories suggests that Crawley and Knights designed specifically for the limitations of each site and the tastes and practical requirements of the owners. (Figure 2) A plan of the Grassmere factory survives and may have informed the practical layout of the Yarram Butter Factory. (Figure 4)

The Yarram Butter Factory appears to be the only work from the architectural partnership of Crawley and Knights recognised on Victorian Heritage Database as being of either State or local significance (Wellington Shire, 2017, HO27)

The individual architectural work of J W Crawley Jnr is not represented on the Victorian Heritage Register nor does any of his work appear to be on the Schedule of a Shire Heritage Overlay. The work of W P Knights is recognised in three entries in the Victorian Heritage Register those being the ; Johnstone Court Shopping Arcade at Terang (H2216), A J Thomas Motor Garage Camperdown (H1383) and the Camperdown Steam Laundry (H1386). (Victorian Heritage Database website)

In common with the old factory in the Yarram Butter Factory historic precinct, the Glenormiston Butter Factory and Camperdown Steam Laundry features a decorative written plaque (Figure 5; Figure 6) and the Glenormiston building includes similar decorative cement facings to the old factory in the Yarram Butter Factory historic precinct (Figure 5; Figure 7).

The Western District of Victoria embraced the factory production of butter with greater alacrity than Gippsland, however once they began the Gippsland region developed butter factories to such a degree that by 1907 the quantity and density of factories across Gippsland exceeded any other region in Victoria. (Figure 8; Figure 9)

Although a common feature of the late nineteenth to mid-twentieth century Gippsland landscape the gradual closure or amalgamation of butter factories across Victoria led to them being abandoned or demolished. Of the few that have survived some are derelict or empty and others have been repurposed. (Table 6) The Warnambool Cheese and Butter Factory in Warnambool City appears to be the only butter factory still used as part of an operational dairy processing factory site in Victoria. (Warnambool Cheese & Butter Factory website, n.d.)

The Yarram Butter Factory was operated by the South Gippsland Creamery & Butter Factory Company Limited which was the 12th co-operative Dairy Company registered in Gippsland and one of 9 registered in Gippsland in 1891. (Gippsland Heritage Journal, 1987 p.8) By 1911 only 4 of those first 12 registered dairy co-

operatives were still in operation and in 1951 the last two still believed to be operating independently, Yarram and the relatively new Traralgon premises which was located on a different site from the original factory, merged to form South Eastern Milk Products Ltd (SEMP) (Nicoll, 2008, p.9)

A search of the Victorian Heritage Database indicates that of the surviving butter factories in the Wellington Shire only the Cowwarr Butter Factory is recognised on the Victorian State Heritage Register. The Cowwarr Butter Factory is a unique example of Arts and Crafts design being utilised in an industrial building in Victoria. (Victorian Heritage Register H1282, 1999) (Table 1) The Cowwarr Butter Factory is one of five butter factories on the Victorian Heritage Register. Each factory is distinctive for the style and design of its buildings and the type of industrial dairy processing it represents. (Table 2)

Three butter factories at Cowwarr, Yarram and Alberton are recognised on the Schedule to the Wellington Shire Heritage Overlay and a further 3 butter factories within the Wellington Shire at Heyfield, Gormandale and Maffra appear on the VHD as National Trust files. (Table 3) As there are only three non-butter factories recognised on the Schedule to the Wellington Shire Heritage Overlay butter factories represent half of all factories recognised as locally significant to the Wellington Shire. The proportional representation of butter factories in relation to other industries reflects the significance of butter factories and the dairy industry more broadly to the development of the Wellington Shire.

A search of the VHD reveals that at least 24 former butter factories have been identified across the Gippsland Shires of Wellington, East Gippsland, South Gippsland, La Trobe City, Baw Baw, Cardinia and the Bass Coast. A further butter factory at Orbost in the East Gippsland Shire has been identified but does not appear on the VHD. Of the 24 butter factories identified on the VHD and independently one is on the Victorian Heritage Register (Table 2) and 12 are the subject of local heritage overlays as outlined in Table 4.

The 24 butter factories identified in Gippsland represent close to half of the number of butter factories operating in Gippsland in 1907 (Figure 8) of which approximately half again are recognised as locally significant by inclusion in the Schedule to the Heritage Overlay for all shires in Gippsland. As there are only six non-butter factories that appear to be recognised on the collective Schedules of all Heritage Overlays in Gippsland (Table 5) butter factories represent three quarters of all factories recognised as locally significant to the collective Shires of Gippsland. The proportional representation of butter factories in relation to other industries reflects the significance of butter and the dairy industry more broadly to the development of the Gippsland region.

There are six surviving brick/masonry butter factories in Wellington Shire:

- Yarram (1908-09)
- Cowwarr (c1918).
- Newry/Upper Maffra (2nd brick factory)
- Willsmere at Maffra (original brick factory, also significant)
- Heyfield brick factory (recently damaged by fire)
- Gormandale.

Of these six factories, four are typically utilitarian in architectural design, but two, Yarram and Cowwarr are notable for their architectural design: the Federation Anglo-Dutch style (Yarram 1908-09) and the Federation Arts and Crafts style (Cowwarr c1918).

The Yarram Butter Factory is architecturally significant in the Wellington Shire and possibly Victoria as an early and rare example of a two storey brick butter factory which has a highly intact internal layout providing evidence of the factory scale gravity cooling process for milk and cream. The exterior is designed in the Federation Anglo-Dutch style with an elaborately sculpted Art Nouveau name plaque and the interior utilises a structural corrugation method to support a concrete floor above, and floor to ceiling tiled walls and tiled floors for increased hygiene. It is an architecturally distinctive building in Yarram's main commercial streetscape.

The Yarram Butter factory is historically significant at a local level for its associations with the Gippsland dairy industry commercially important to the development of the region. It is locally significant as a major employer in Yarram for more than 100 years from the late nineteenth century until all works at the site closed in 2007. (Nicoll, 2008, p.10)

The Cowwarr Butter Factory example is on the Victorian Heritage Register and is architecturally significant as a rare example of an industrial building employing Arts and Crafts design traditions. The distinctive styling and reinforced concrete construction define the building as an extraordinary example of a factory, particularly in the context of the many other cheese butter factories built in Victoria in the early 20th century. The Yarram Butter factory is important as an architecturally distinctive building in the Federation Anglo-Dutch style, particularly evident in the facade details, its original two storey butter factory form which enabled the **system which is typical of a factory scale gravity cooling process for milk and cream**, the interior with a structural corrugation method to support a concrete floor above, and floor to ceiling tiled walls and tiled floors for increased hygiene..

Table 5

HO	Shire	Description
HO312	Wellington Shire	Beet Sugar Factory Office (former) and weighbridge Apex Park McMahon Drive Maffra (relocated wooden office and store near Sale Road Railway Crossing)
HO195	Wellington Shire	Former Woollen Mills (Nylex Factory), 31-47 McGhee St Sale (May have been demolished.)
HO52	La Trobe City	73-83 Church Street Morwell
HO142	Baw Baw Shire	57 Sutton Street Warragul
HO16	Cardinia Shire	Cora Lynn Cheese Factory, 464 Bayles-tyngong Road, Cora Lynn
HO197	Cardinia Shire	Dunlop's Cheese Factory

With few exceptions the butter factories recognised as locally significant across the Gippsland Shires were built or established between the early 1890's and the early 1920's. These factories are related through a common purpose and the provision of general appointments as determined by the size and needs of the facility. The significance of these buildings does not generally appear to be for any unique architectural or design feature, they are instead typical of a dairy processing factory at a particular time in terms of the technologies being employed and how long and how successfully the factory had been operating . Nineteenth century butter factories appear to have typically been timber and constructed on a small scale, if the venture proved successful these small scale timber buildings such as that at Yarram were modified and eventually replaced if possible with substantial masonry structures specifically tailored to industry needs.




The inclusion of a multi-storey building at a butter factory related to how the cream or milk was being processed and the most efficient way in which this process could be achieved. At Yarram the multiple storey building is designed so that cream which has been pumped to the top storey for storage in vats "...runs through pipes to the second storey, passes over (the) coolers, and is conveyed through the pipes direct to the churn..." on the lower floor. (Nicoll, 2008, p. 15). This system is typical of a factory scale gravity cooling process for milk and cream. (From Farm to Factory, 2010,) Other butter factories with towers including Mirboo North, Orbost and Trafalgar are likely to have employed those towers for the same efficient cooling process. The Yarram Butter Factory appears to be one of only two butter factories on the Schedule to a Shire

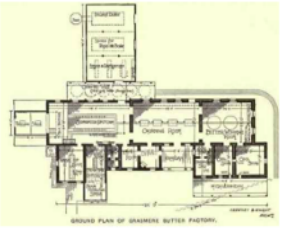




Heritage Overlay in Gippsland that had or retains evidence of this type of cooling system. The height of the old factory in the Yarram Butter Factory historic precinct indicates the type of processing being conducted at the time of the building's construction.




A superficial assessment of the 12 butter factories recognised on the Schedule to a Shire Heritage Overlay in Gippsland illustrates that the Yarram Butter Factory is an unusual highly decorative example of a regional cooperative butter factory. The detailed cement facings and intricate written plaque are particularly distinctive. The rendering over the red brickwork, appears to have occurred around the same time that the office block was constructed in 1931. (Gippsland Times, 7 October 1929, p. 4)

Where Gippsland butter factories that are recognised on a Shire Heritage Overlay for their local significance survive as large building complexes such as Leongatha and Kongwak (Table 4) they typically include buildings representative of several generations of innovation and fluctuating demand. The three buildings in the Yarram Butter Factory historic precinct illustrate three stages of development. The old factory c. 1908/1909, the office building 1931 (Age, 2 December 1931) and the new factory building which may be the pasteurisation plant installed at the factory in 1915 (Adams, 1990, p.137; The Gippsland Standard and Alberton Shire Representative, 3 September 1915), part of the 1921 brick additions (Age, 2 December 1931, p. 14) or part of reconstruction and modernization works undertaken at the factory in 1951-1953 (Bodman, 1951 and Nicoll, 2008, p.11).

Table of Figures

Description	Source	Filename	Image
Figure 1 Image from VHD Database < http://vhd.heritagecouncil.vic.gov.au/ >	Penshurst and District Butter and Cheese Company Ltd Chesswas Street and French Street Penshurst Southern Grampians Shire HO413	est. 1898 surviving brick building opened 1929 closed in 1966 following a merger with Murray Goulburn	
Figure 2 Image from VHD Database < http://vhd.heritagecouncil.vic.gov.au/ >	Former Grassmere Cheese and Butter Company Ltd Wongoon/ Grassmere Road Grassmere Moyne Shire	est. 1888 new factory built 1905/06 Burnt down in 1966 following a merger with Murray Goulburn	
Figure 3 Image Collection of John Young, < http://www.victorianplaces.com.au/node/67986 >	Photograph of Grassmere Butter Factory 1905	Grassmere Butter Factory burnt down not long after it merged with the Murray Goulburn Corporation in 1966.	

<p>Figure 4</p> <p>Image from http://chestofbooks.com/architecture/Modern-Buildings-Construction-V5/Miscellaneous-Buildings-Part-3.html</p>	<p>Plan for the former Grassmere Cheese and Butter Company Ltd Wongoon/Grassmere Road Grassmere Moyné Shire</p>		
<p>Figure 5</p> <p>Image from Flickr, photographer L J Gervasoni <http://farm6.static.flickr.com/5109/5678879104_4065109462.jpg></p>	<p>Detail of written plaque on Glenormiston Butter and Cheese Factory Company</p>		
<p>Figure 6</p> <p>Image from VHD, <http://vhd.heritagecouncil.vic.gov.au/places/5310></p>	<p>Detail of written plaque on Camperdown Steam Laundry, 6 Paton Street Camperdown</p>		
<p>Figure 7</p> <p>Image from Flickr, photographer Jeff Boyd <http://farm6.static.flickr.com/5109/5678879104_4065109462.jpg></p>	<p>Detail of cement facings on Glenormiston Butter and Cheese Factory Company</p>		
<p>Figure 8</p> <p>Image <http://search.slv.vic.gov.au/MAIN:Everything:SLV_VOYAGER658564></p>	<p>Map showing all butter factories (not creameries) in Victoria in 1907</p> <p>showing approximately 52 butter factories in Gippsland and 33 butter factories in the Western District of Victoria</p>		

<p>Figure 9</p> <p>Image <http://search.slv.vic.gov.au/MAIN:Everything:SLV_VOYAGER658564></p>	<p>Detail of map showing butter factories (not creameries near Yarram in 1907</p>		
<p>Figure 10</p> <p>Image from Nicoll, 2008, p.14, no date, photographer unknown</p>	<p>Photograph showing a celebration at the Yarram Butter Factory, the office and factory building all appear to be rendered uniformly unlike the original facebrick and decorative stucco visible in photographs c.1909</p>		
<p>Figure 11</p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/69971></p>	<p>Photograph of Yarram Butter Factory believed to be taken in the 1980's showing three buildings rendered and what appears to be a single colour on the oldest building and some features are highlighted in a dark colour</p>		

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Warmambool Cheese and Butter Factory website, n.d., *History*, viewed 26 August 2017, <<http://www.wcbf.com.au/About-Us/History>>

Wellington Shire 2017, *Schedule to Clause 43.01 Heritage Overlay*, viewed 25 August 2017, <http://planningschemes.dpcd.vic.gov.au/schemes/wellington/ordinance/43_01s_well.pdf>

Table 1

Butter Factories in Wellington Shire on the Victorian State Heritage Register


Name and Image Source	Description	Present Use	
<p>Former Cowwarr Butter Factory H1282</p> <p>Image from VHD, <http://vhd.heritagecouncil.vic.gov.au/places/2477></p>	<p>Former Cowwarr Butter Factory Traralgon- Maffra Road Cowwarr c.1918 closed 1959</p>	<p>Art Gallery and Performance space</p>	

Table 2

Butter Factories in Victoria (other than the Former Cowwarr Butter Factory) on the State Heritage Register

Name and Image Source	Description	Present use	
<p>Former Avon Butter Factory c.1932 Architect I G Anderson for Fitzpatrick Bros Pty Ltd</p> <p>Image from VHD, <http://vhd.heritagecouncil.vic.gov.au/places/12856></p>	<p>Former Avon Butter Factory, 218-222 Nicholson Street Fitzroy Yarra City</p> <p>H2315</p>	<p>Retail premises</p>	
<p>Former York Butter Factory c.1842 Architect possibly Charles Laing and John Gill</p> <p>Image from VHD, <http://vhd.heritagecouncil.vic.gov.au/search?kw=york+butter+factory&aut_off=1></p>	<p>Former York Butter Factory, 62-66 King Street Melbourne, Melbourne City</p> <p>H0396</p>	<p>co-working and educational space</p>	
<p>Former Thoona Dairy and Butter Factory est. 1889</p> <p>Image from VHD, <http://vhd.heritagecouncil.vic.gov.au/search?kw=thoona+dairy&aut_off=1></p>	<p>Former Thoona Dairy and Butter Factory 38 Sargeant Street Thoona Benalla Rural City</p> <p>H1330</p>	<p>Ruins</p>	




<p>Elvezia Homestead Complex c.1860s</p> <p>Image from VHD, <http://vhd.heritagecouncil.vic.gov.au/places/12296></p>	<p>Elvezia Homestead Complex Limestone Road Yandoit,</p> <p>H2065</p>	<p>Part of a private property</p>	
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Table 3

Butter Factories from the Wellington Shire recognised by National Trust Files on the VHD (not including Yarram Butter Factory), **Highlighted** properties are also recognised on the Schedule to the Heritage Overlay Wellington Shire

Name and Image Source	Description	Present use	
<p>Alberton Butter Factory (brick)</p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/7002></p>	<p>Alberton Butter Factory (purchased by Yarram Dairy Company in 1941 and converted to a cheese factory) Lot 4/17 Russell Street Alberton</p> <p>HO12</p>	<p>Private Residence</p>	
<p>Cowwarr Butter Factory c.1918</p> <p>Image from VHD http://vhd.heritagecouncil.vic.gov.au/places/2477</p>	<p>Cowwarr Butter Factory 2730 Traralgon-Maffra Road Cowwarr</p> <p>Significant for its use of Arts and crafts style in an industrial building</p> <p>HO66 H1282</p>	<p>art gallery and performance space</p>	















<p>Gormandale Co-op Creamery and Butter Company opened September 1909 reference Gormandale and District History Facebook Page, < https://www.facebook.com/></p> <p>Image from VHD http://vhd.heritagecouncil.vic.gov.au/places/69960</p>	<p>Gormandale Co-op Creamery and Butter Co, Hyland Highway Gormandale Wellington Shire,</p>	<p>unknown</p>	
<p>Old Butter Factory Maffra</p> <p>Image from State Library of Victoria, Photographer Beaumont HB Hammond, printed 1920 from negative taken in 1918 <http://www.slv.vic.gov.au/pictoria/gid/slv-pic-aab73173></p>	<p>Old Butter Factory Maffra</p>	<p>unknown</p>	
<p>Heyfield & District Co-op Butter & Electric Supply Co. Ltd c.1922 reference Victorian Places Heyfield <http://www.victorianplaces.com.au/heyfield></p> <p>Image from VHD, n.d.</p>	<p>Heyfield & District Co-op Butter & Electric Supply Co. Ltd</p>	<p>Unknown Recently suffered some fire damage.</p>	

Table 4 Surviving Butter Factories identified on the VHD or by individual councils (other than Wellington Shire). Factories on Shire heritage overlay schedules are **in bold**.




Name and Image Source	Description	Present use	Image
<p>Bairnsdale Butter Factory</p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/67885></p>	<p>Bairnsdale Butter Factory 2 Macleod Street Bairnsdale</p> <p>East Gippsland Shire HO47</p>	<p>retail store Bairnsdale Batteries Plus</p>	
<p>Buchan Butter Factory c.1921</p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/67887></p>	<p>Buchan Butter Factory Caves Road Buchan</p> <p>East Gippsland Shire HO242</p>	<p>Community Centre</p>	
<p>Butter Factory Orbost c.1908 Building inscribed 1892-1932</p> <p>Image from State Library Victoria <http://digital.slv.vic.gov.au/view/action/nmets.do?DOCCHOICE=286112.xml&dvs=1502802592145~993&locale=en_US&search_terms=&adjacency=&VIEWER_URL=/view/action/nmets.do?&DELIVERY_RULE_ID=4&divType=&usePid1=true&usePid2=true></p> <p>Second Image from State Library Victoria <http://digital.slv.vic.gov.au/view/action/nmets.do?DOCCHOICE=286112.xml&dvs=1504121473730~793&locale=en_US&search_terms=&adjacency=&VIEWER_URL=/view/action/nmets.do?&DELIVERY_RULE_ID=4&divType=&usePid1=true&usePid2=true></p>	<p>Orbost Butter Factory</p> <p>East Gippsland Shire</p>	<p>brewery</p>	

<p>Kongwak Butter Factory c.1918</p> <p>Image from State Library Victoria <http://digital.slv.vic.gov.au/view/action/nmets.do?DOCCHOICE=3687501.xml&dvs=1502802277105~937&locale=en_US&search_terms=&adjacency=&VIEWER_URL=/view/action/nmets.do?&DELIVERY_RULE_ID=4&divType=&usePid1=true&usePid2=true></p>	<p>Kongwak Butter Factory 1486 Korumburra-Wonthaggi Road Kongwak Company Started 1896</p> <p>South Gippsland Shire HO4</p>	<p>unknown</p>	
<p>Leongatha Butter and Cheese Factory HO8 building started 1905</p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/30863></p>	<p>Leongatha Butter and Cheese Factory 1 Yarragon Road Leongatha</p> <p>South Gippsland Shire HO8</p>	<p>unknown</p>	
<p>Poowong Butter Factory, opened 1892 reference Victorian Places Poowong <http://www.victorianplaces.com.au/poowong></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/69610></p>	<p>Poowong Butter Factory</p> <p>South Gippsland Shire</p>	<p>unknown</p>	
<p>Fish Creek Butter Factory Falls Road South Gippsland established 1900 reference Victorian Places Fish Creek < http://www.victorianplaces.com.au/fish-creek></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/69615></p>	<p>Fish Creek Butter Factory Falls Road</p> <p>South Gippsland Shire</p>	<p>unknown</p>	

<p>Foster Butter Factory Lower Franklin Road Foster South Gippsland rebuilt after fire 1917 reference Victorian Places Foster <www.victorianplaces.com.au/foster></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/69617></p>	<p>Foster Butter Factory Lower Franklin Road Foster</p> <p>South Gippsland Shire</p>	<p>unknown</p>	
<p>Mirboo North Butter Factory opened 1893 reference Victorian Places Mirboo North <http://www.victorianplaces.com.au/mirboo-north></p> <p>Image from State Library of Victoria Photographer George Sutton c.1912 <http://digital.slv.vic.gov.au/view/action/nmets.do?DOCCHOICE=2575083.xml&dvs=1502801691213-921&locale=en_US&search_terms=&adjacency=&VIEWER_URL=/view/action/nmets.do?&DELIVERY_RULE_ID=4&divType=&usePid1=true&usePid2=true></p>	<p>Mirboo North Butter Factory, Baromi Road Mirboo North</p> <p>South Gippsland Shire</p>	<p>unknown</p>	
<p>Mirboo North Butter Factory</p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/69612></p>	<p>Mirboo North Butter Factory, Baromi Road Mirboo North</p> <p>South Gippsland Shire</p>	<p>unknown</p>	
<p>Tarwin Lower Butter Factory est. 1892 reference Victorian Places Tarwin Lower <http://www.victorianplaces.com.au/tarwin-lower> Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/69627></p>	<p>Tarwin Lower Butter Factory cnr South Gippsland Highway and Walkerville South Road Tarwin Lower</p> <p>South Gippsland Shire</p>	<p>private property</p>	

<p>Yinnar Butter Factory formed c.1929 reference Victorian Places Yinnar <http://www.victorianplaces.com.au/yinnar></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/68761></p>	<p>Yinnar Butter Factory Main Street Yinnar</p> <p>La Trobe City</p>	<p>Yinnar Art Resource Collective</p>	
<p>Glengarry Cooperative Creamery and Butter Co. Ltd.</p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/68747></p>	<p>Glengarry Cooperative Creamery and Butter Co Ltd Glengarry La Trobe Shire</p>	<p>Narkoojee Winery</p>	
<p>Traralgon Creamery and Butter Factory Company Ltd established 1892 reference Victorian Places Traralgon <http://www.victorianplaces.com.au/traralgon></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/68768></p>	<p>Traralgon Creamery and Butter Factory Company Ltd Seymour Street Traralgon</p> <p>La Trobe Shire</p>	<p>unknown</p>	
<p>Drouin Co-op Butter Factory est. 1904 references Victorian Places Drouin <http://www.victorianplaces.com.au/drouin></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/67436></p> <p>Reference Baw Baw Shire, 2016, p.10</p>	<p>Drouin Co-Op Butter Factory cnr. Main South Road and Montague Avenue Drouin</p> <p>Baw Baw Shire HO211</p>	<p>Pureharvest Manufacturing Plant</p>	

<p>Drouin Co-operative Butter Factory Complex (now Pureharvest Manufacturing plant) est. 1904 references Victorian Places Drouin <http://www.victorianplaces.com.au/drouin></p> <p>Image from <http://vhd.heritagecouncil.vic.gov.au/places/67436></p> <p>Reference Baw Baw Shire, 2016, p.10</p>	<p>The Drouin Co-operative Butter Factory Complex 29-95 Lardner road Drouin</p> <p>Baw Baw Shire HO352</p>	<p>Pureharvest Manufacturing Plant</p>	
<p>Trafalgar Co-op Butter and Cheese Factory Factory started 1891 (brick)</p> <p>Image of demolished (?) building. John Young Collection, c.1907 http://www.victorianplaces.com.au/node/71665</p> <p>Image source. L. Huddle 2013</p>	<p>Trafalgar Co-op Butter and Cheese Factory 72-78 Waterloo Road Trafalgar</p> <p>Baw Baw Shire HO248</p>	<p>Trafalgar Holden Museum</p>	 <p>Early building (demolished?)</p> 
<p>Warragul Butter Factory & Vermont Casein Factory established 1888 reference Victorian Places Warragul <http://www.victorianplaces.com.au/warragul></p> <p>Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/67461></p>	<p>Warragul Butter Factory & Vermont Casein Factory 121 Queen Street Warragul Face Brick Factory Building</p> <p>Baw Baw Shire HO126</p>	<p>Demolition permit issued.</p>	

<p>Lang Lang Butter Factory established 1890s reference Victorian Places Lang Lang <http://www.victorianplaces.com.au/warragul> Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/67368></p>	<p>Lang Lang Butter Factory 1-7 Oxford Street Lang Lang Cardinia Shire</p>	<p>unknown</p>	
<p>Archies Creek Dairy Produce Company c.1902 reference Victorian Places Archies Creek <http://www.victorianplaces.com.au/archies-creek> Image from VHD <http://vhd.heritagecouncil.vic.gov.au/places/67348></p>	<p>Archies Creek Dairy Produce Company Bass Coast Shire HO6</p>	<p>unknown</p>	
<p>Maffra Willsmere Butter Factory (c. 1921) brick. "Willsmere Certified Milk Company opened a factory in 1922. " http://www.maffra.net.au/heritage/histown.htm Image http://www.maffra.net.au/heritage/htow7a.GIF</p>	<p>Linda Barraclough</p>	<p>unknown</p>	

Management Guidelines

Whilst landowners are not obliged to undertake restoration works, these guidelines provide recommendations to facilitate the retention and enhancement of the culturally significant place, its fabric and its setting, when restoration works or alterations to the building are proposed. They also identify issues particular to the place and provide further detailed advice where relevant.

1. Setting

- 1.1. Maintain the dominant setting of the building in the Commercial Rd streetscape, by ensuring new buildings on the site are lower than the spouting height of the existing building and set back by 6 metres on the west side, and set back the full length of the east side to allow the windows to be visible from Commercial Rd.
- 1.2. Do not build forward of the south elevation, in order to retain views of the distinctive form of the building when seen from east, west and south views in Commercial Rd. Refer map on page 49.

2. Alterations, additions and new buildings

- 2.1. Additions to the building may be in any style if they are not visible from Commercial Road.
- 2.2. Additions to the building are preferred at the rear.
- 2.3. Additions on the west side may be attached to the building providing they are set back 6 metres, with similar roof style and pitch, with galvanised roof cladding (not Colorbond or Zincolume) and brick or weatherboard walls.
- 2.4. If solar panels are required, it would be better if they are placed on a new structure at the rear, but if necessary, could be placed on the existing roof as they are reversible, and easily removed in future, leaving the original building intact.
- 2.5. SAFETY: Install a safety balustrade in front of the doors on the first floor which open to the exterior. Paint the balustrade the same colour as the doors so that they blend-in with the doors rather than appear as a feature.

3. Reconstruction and Restoration

- 3.1. Never sand, water or soda blast the brick parts of the buildings as this will permanently damage the bricks, blast out the mortar and render.
- 3.2. Never seal the bricks or render as that will create perpetual damp problems in the walls.
- 3.3. If an opportunity arises, consider restoring and reconstructing:
 - 3.3.1. New galvanised iron spouting and down pipes, in ogee profile and downpipes should be round profile. Reclad the roof in corrugated galvanised iron (not zincolume or colorbond).
 - 3.3.2. Investigate the feasibility of professional removing the render from the front elevation and restoring the tuck-pointed brickwork.
 - 3.3.3. Restore the blocked-up windows.
 - 3.3.4. Investigate the original finish on the decorative gable end, and restore the gold leaf on the lettering in the name plaque on the front elevation.
 - 3.3.5. Engage a heritage and forensic structural engineer to determine the exact nature and condition of the corrugated structural system, and methods to protect it as well as alternative methods to safely support the floor above.

4. Care and Maintenance

- 4.1. Obtain a copy of "Salt Attack and Rising Damp" by David Young (2008), which is a free booklet available for download from Heritage Victoria website. It is in plain English, well illustrated and has very important instructions and should be used by tradesmen and Council maintenance staff. Further assistance is available from the Shire's heritage advisor.
- 4.2. Damp
 - 4.2.1. Signs of damp include lime mortar falling out of the joints. It is imperative that the drainage is fixed first or expensive works like repointing will be wasted as the problems will continue to

recur. Repointing must be done with lime mortar, not cement mortar. Traditional mortar mixes were commonly 1:3, lime:sand.

- 4.2.2. Do not construct concrete around the base of the building. Pressed granitic sand would be preferable.
 - 4.2.3. Refer to the manual, by David Young, listed below for a full explanation of the problem and how to fix it.
 - 4.2.4. Do not paint the exterior of the building. It is preferable to chemically remove the existing paint. This will allow the walls to evaporate moisture, as they were designed to do. It will also reduce ongoing maintenance costs as the exterior surface will never need to be painted again. Never seal the exterior, or sand or water blast the exterior.
 - 4.2.5. Never seal the solid masonry plinth, they **must be able to evaporate water** which enters from leaking roofs, pipes, pooling of water, storms, etc
 - 4.2.6. Never use cement mortar, always match the original lime mortar. Cement is stronger than the bricks and therefore the bricks will eventually crumble, leaving the cement mortar intact! Lime mortar lasts hundreds of years. When it starts to powder it is the 'canary in the mine', alerting you to a damp problem – fix the source of the damp problem and then repoint with lime mortar.
- 4.3. Landscaping
- 4.3.1. To minimise damage to the building by rising damp, it is recommended that impervious/ concrete paths, garden beds, bushes, or trees etc, are not placed within 1 meter of the walls, and the ground lowered so that the ground level is a minimum of 250mm lower than the ground level inside the building and slope it away from the building, and the gap can be backfilled with very coarse gravel up to the level of the path. The coarse gravel will have air gaps between the stones which serves the function of allowing moisture at the base of the wall to evaporate.
 - 4.3.2. It is recommended that a path of crushed granitic sand one metre wide is placed along the south and east elevations to facilitate evaporation of moisture in the footings of the walls and reduce the incidence of rising damp.

5. Signage

- 5.1. Ensure all signage is designed to fit around the significant architectural design features, not over them.

6. Services

- 6.1. Ensure existing and new services and conduits, down pipes etc, are not conspicuous. To do this, locate them at the rear of the building whenever possible, and when that is not practical, paint them the same colour as the building or fabric behind them or enclose them behind a screen the same colour as the building fabric, that provides adequate ventilation around the device.

Resources

Wellington Shire Heritage Advisor

Young, David (2008), "Salt Attack and Rising Damp, a guide to salt damp in historic and older buildings" Technical Guide, prepared for Heritage Victoria.



Boundary of HO in Red.

Blue shaded area indicates area suitable for demolition and new works.