



ACT Heritage Council

## Entry to the ACT Heritage Register

*Heritage Act 2004*

### **20064. Dairy Farmers Co-Operative**

Section 26 Block 1 & 2

**GRIFFITH**

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This entry which was previously part of the old heritage places or the old heritage objects registers (as defined in the **Heritage Act 2004**), as the case may be, is taken to be registered under the **Heritage Act 2004**.

Conservation Requirements (including Specific Requirements), as defined under the **Heritage Act 2004**, that are contained within this document are taken to be Heritage Guidelines applying to this place or object, as the case may be.

Information restricted under *the old heritage places register or old heritage objects register* is restricted under the **Heritage Act 2004**.

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## 64. Dairy Farmers Cooperative, Griffith [V145]<sup>1</sup>

### Location

District of Canberra Central, Division of Griffith, Section 26 Blocks 1 and 2 as identified in Figure 64 and indicated on the Territory Plan Map by the Heritage Places Register Overlay H64.

### Features Intrinsic To The Heritage Significance Of The Place

The place comprises:

- a) Schedule 1 Elements of exceptional significance:
  - i) the original Dairy; and
  - ii) the associated Factory and Office Building.
- b) Schedule 2 Elements of considerable significance:
  - i) the original Manager's Cottage.

### Statement Of Significance

The original Dairy Farmers Dairy, built in 1938, is an example of industrial architecture in the Inter-War Functionalist style. It was serviced by dairy farms at Acton, Kambah and Fyshwick, rural areas since overtaken by urban development, and provides direct evidence of early milk production and distribution processes during the 1930s and 40s, which have been superseded by technological advances.

The adjoining Manager's Cottage, built in 1940, reflects aspects of past commercial management practice and the lifestyle of the period.

The Factory and Office Building, built in 1952, is of a sympathetic style to the original Dairy and demonstrates a continuity of use through advances in milk treatment and handling, increased production demands and the need to source milk supply from the surrounding region of NSW.

The three dairy buildings demonstrate a collective work designed by a single architect, Ken Oliphant, who was highly regarded and a prominent community figure throughout the middle of the twentieth century.

The place as a whole demonstrates a continuity of use for milk processing within the ACT lasting over 60 years and is the only purpose built milk processing plant in the ACT.

### Specific Requirements

In accordance with s54(1) of the *Land (Planning and Environment) Act 1991* the following requirements are identified as essential to the conservation of the heritage significance of this place. These requirements are prepared to implement the following conservation policy for the place:

The place is to be conserved and appropriately maintained as an example of an industrial processing facility consistent with its heritage significance.

- i) **Elements in Schedule 1**
  - a) External alterations and additions may be permitted to the original Dairy and the associated Factory and Office Building where they will not adversely affect the heritage value of the place.
  - b) External alterations and additions to the original Dairy and the associated Factory and Office Building including alterations to external finishes shall reflect and complement the relevant architectural styles.
- ii) **Elements in Schedule 2**
  - a) The Manager's cottage shall be conserved where this does not conflict with the conservation of an element listed in Schedule 1.
  - b) Alterations and additions may be permitted where the proposed works will not adversely affect the heritage significance of elements listed in Schedule 1, or the place as a whole.

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<sup>1</sup> [V145: Added to Heritage Places Register 14/09/2000 (Variation Number 145)]

- c) Alterations and additions, including alterations to external finishes, shall reflect and complement the architectural style of the place and shall not adversely affect the heritage significance of the Manager's cottage.
- iii) **New Buildings or Elements**
- a) Construction of new buildings or elements in the place may be permitted where they do not adversely affect the heritage value of the place.
  - b) Any new work shall be consistent with the architectural and industrial character of the place.
- iv) **Demolition**
- a) Subject to (iv)(b) and (c) demolition of elements listed in Schedule 1 shall not be permitted, other than in exceptional circumstances, including circumstances in which the building or structure is structurally unsound and beyond economic repair or where there are significant public health and safety reasons to warrant demolition. Demolition shall not be permitted unless it can be demonstrated that there is no prudent and feasible alternative.
  - b) The demolition of original built fabric shall only be permitted in the context of sympathetic alteration and additions, or where retention of elements listed in Schedule 2 would compromise the conservation of any element listed in Schedule 1, or where it can be demonstrated that retaining elements in Schedule 2 prevents the continued industrial expansion or operation of the milk processing facility.
  - c) Accurate recording of a building or structure prior to any demolition or removal of fabric is required.

**Figure 64: Dairy Farmers Cooperative, Griffith**

