



**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

REGISTER OF HERITAGE PLACES

Removed Entry

The Minister for Heritage Directed that this Interim Entry in the State Register not be made permanent on 15 May 2008. Notice of this decision under the Heritage of Western Australia Act 1990 appeared in the Government Gazette on 14 November 2008.

1. **DATA BASE No.** 03087
2. **NAME** *Nestlé Complex (fmr) (1932; 1936; 1948 and early 1950s)*
3. **LOCATION** McLarty Street, Waroona
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**

Lot 402 on Diagram 62841 being the whole of the land contained in Certificate of Title Volume 1620 Folio 903 and portion of Lot 400 on Diagram 62807 being part of the land contained in Certificate of Title Volume 1620 Folio 913 together as shown on Heritage Council of Western Australia survey drawing No. 3087 prepared by *(insert name of surveyor when complete)*
5. **LOCAL GOVERNMENT AREA** Shire of Waroona
6. **OWNER** Charles Hull
7. **HERITAGE LISTINGS**

• Register of Heritage Places:	Interim	01/06/2007
• National Trust Classification:		-----
• Town Planning Scheme:		-----
• Municipal Inventory:	Adopted	28/02/2001
• Register of the National Estate:		-----
8. **CONSERVATION ORDER**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**

Nestlé Complex (fmr), an industrial complex built for Nestlé and Anglo Swiss Milk Company in 1932, comprising the former milk condensing factory administration building, laboratory building, toilet block, stores, creamery, garages, amenities block, and barracks-style workers' quarters, has cultural heritage significance for the following reasons:

the place was the most substantial condensed milk factory developed in Western Australia, and one of the first successful secondary industries established in the South-West of the State;

the place was an innovative project in the Depression period, built and operated by the Nestlé Anglo Swiss Milk Company following an initial

approach by the Premier (and later Governor) Sir James Mitchell, encouraged by economic enticements such as cheaper water, and was a project that restored Waroona's economic prospects;

the place was part of a number of significant programs undertaken during the latter part of the Great Depression, reached its peak production in the post World War II period, and remained highly important to the development of the town and the district for more than 30 years;

the place is a collection of well composed and executed factory buildings in a pleasant and informal landscape setting;

the on-site barracks-style workers' quarters represent a way of life where workers were provided with accommodation at industrial complexes, and demonstrates the basic nature of accommodation facilities provided for factory workers; and,

the place is valued by the community of Waroona for its role in the development of the town and the district (1931-66), and for the associations it has for many who worked there or supplied milk to the factory.

The perimeter fence and later skillion linking roofs between buildings are of little significance. Sheds extending from the receival building are of little significance. A modern freestanding workshop located between building 7 and 8 is of little significance.

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- 3.5.3 Developing agricultural industries
- 3.14.2 Preserving food and beverages
- 3.13 Developing an Australian manufacturing capacity

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- 112 Technology & technological change
- 310 Manufacturing and processing
- 504 Depression and boom

11.1 AESTHETIC VALUE*

Nestlé Complex (fmr) is a group of well designed and built industrial buildings. (Criterion 1.1)

* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

Nestlé Complex (fmr) is a harmonious, well composed and executed collection of interwar industrial buildings in a pleasant and informal landscape setting. (Criterion 1.4)

11. 2. HISTORIC VALUE

Nestlé Complex (fmr) is significant as the most substantial condensed milk factory developed in Western Australia, and one of the first successful secondary industries in the South-West of the State. (Criterion 2.1)

Nestlé Complex (fmr) was built during the latter part of the Depression, on the heels of the major irrigation and drainage projects at Harvey and Waroona, undertaken as part of the public works programme using unemployed staff. The place was extended as the State's economy recovered in the mid to late 1930s, and reached its peak production in the post World War II period. Its development was highly important to the development of the town and the district for more than 30 years. (Criterion 2.2)

The on-site barracks-style workers' quarters at *Nestlé Complex (fmr)* represent a way of life where workers were provided with accommodation at industrial complexes, with home lives inextricably linked to the industrial processes. (Criterion 2.2)

Nestlé Complex (fmr) was built and operated by the Nestlé Anglo Swiss Milk Company following an initial approach by the Premier (and later Governor) Sir James Mitchell, who opened the factory and maintained a long-term interest in the project. (Criterion 2.3)

Nestlé Complex (fmr) was an innovative project in the Depression period, initiated by the efforts of Premier Mitchell, encouraged by economic enticements such as cheaper water, and was a project that restored Waroona's economic prospects. (Criterion 2.4)

11. 3. SCIENTIFIC VALUE

Nestlé Complex (fmr) has some potential to inform on the material conditions of workers lives through the study of architectural and archaeological evidence from the workers complex. (Criterion 3.2)

11. 4. SOCIAL VALUE

Nestlé Complex (fmr) is valued by the community of Waroona for its role in the development of the town and the district (1931-66), and for the associations it has for many who worked there or supplied milk to the factory, as evidenced also by the inclusion of the place in the Municipal Heritage Inventory. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12. 1. RARITY

Nestlé Complex (fmr), although no longer a milk condensery, is important as the largest condensery established in the State to date, and demonstrates the building requirements of such an operation, one that is no longer practiced in Western Australia. (Criteria 5.1 and 5.2)

12. 2 REPRESENTATIVENESS

Nestlé Complex (fmr) is evidence of the largest condensery established in the State, and demonstrates the buildings requirements of such an operation. (Criterion 6.1)

Nestlé Complex (fmr) is evidence of the State government's endeavours to stimulate the economy and employment during the Great Depression. (Criterion 6.2)

The on-site barracks-style workers' quarters at *Nestlé Complex (fmr)* demonstrates the basic nature of accommodation facilities provided for factory workers. (Criterion 6.2)

12.3 CONDITION

Little equipment from the creamery remains so there is little evidence of many of the processes. Buildings have been modified to some extent to suit the present needs. In general, maintenance has not been undertaken so all buildings are in varying degrees of deterioration. The masonry buildings are in somewhat better condition than the timber framed buildings. The timber construction buildings are in the most need of general maintenance. The fibrous cement products used throughout are likely to contain asbestos.

Building 1 Office Building

Brickwork is in fair condition but the northern façade has a large crack and salt sweating on the bricks. Windows in the west and north facades are broken or boarded up with galvanized sheeting and a doorway in the northern façade is bricked up. The roof appeared in fair condition. Only partial inspection of the inside was possible through a broken window, this revealed some damp in the ceiling of the main room. Overall the place is in fair.

Building 2 Laboratory

Brickwork is in good condition and the roof appears to be in fair condition, there is some damage to the southwest corner eaves and bargeboard. There is also bowing visible in the roof timbers inside the portico. Windows and doors are in good condition and modern aluminium sliding doors have been added to the western facade. Internally the ceiling has been replaced with a modern ceiling and there is damp damage to some internal walls.

Building 3 Receiving

Brickwork is in good condition and the roof appears in fair condition but gutters are in poor repair. Several windowpanes are broken and sliding doors are in poor to fair condition. The edges of the concrete receiving platform and stairs to the east façade are chipped but otherwise in good repair. The internal ceilings are in a deteriorated condition.

Building 4 Toilets

The building and internal fittings are in good to fair repair. There is some minor deterioration of eaves, gutters and cladding in the northwest corner of the building.

Building 5 Stores

5a, the largest of the two stores, is in a deteriorated condition. The wall cladding is generally sound but the roof cladding is rusted, gutters, barges, windows frames and door assemblages are deteriorated and in need of repair.

The wall cladding of 5b is in fair to poor condition on the southern side. The door assemblage is in a deteriorated condition. The building contains a brick stand for a washing copper in fair condition.

Building 6 Creamery and Cannery

The brickwork and roof of the building is in good condition but an extension to the north has been demolished. The north façade now presents as a flat face with a large opening into what may have been the cool room. There is some damage to the brickwork and plaster within this room where part of an internal division has been removed.

In the northern section of the building the internal plaster and ceiling are in good condition with only some minor damage to plaster in the lower storey. In the eastern façade door openings are in fair to deteriorated condition with some minor deterioration of the plaster around some doors. The northern opening into the north east room is particularly deteriorated. The northeast room has some original machinery in place and some machinery from elsewhere in the factory stored.

The southern portion of the building is in fair to good condition but the internal roof lining boards are largely missing. There is a concrete construction railway platform along part of the western side of the building and the eaves extend out over the platform on cantilevered steel brackets. The resulting awning is in deteriorated condition with the steel support posts bent and the asbestos gables broken. All four doors into the northern part of the western façade are in deteriorated condition with some minor damage to the plaster around some doors. The northern door in the western façade has a straight steel and asbestos awning over in fair condition.

Building 7 Boiler House

The timber and steel frame is in a sound condition with the corrugated iron cladding in fair to deteriorated condition. Some window glass is broken but the frames are in fair condition. The skillion roof connecting building 6 and 7 is in fair condition. A modern free standing workshop has been built between building 7 and 8.

Building 8 Workshop

The building is in a sound condition with the weatherboard cladding in a dry but sound condition. There are some missing weatherboards and the paint on the weatherboards is deteriorated across the building. The roof and interior is in sound condition with the box gutter only in fair condition. The building contains a timber clad equipment room in the northwest corner which still has a notice to employers attached to the wall. One wall of the room is fitted with wall to ceiling shelves in good condition.

Building 9 Garages and Workshops

The building is in a deteriorated condition with the northern section leaning forward to the north. This has placed stress on the main roof timbers which are cracking, particularly in the first two stalls of the northern end of the building. The weatherboard cladding and gutters are also in a deteriorated condition. Window frames and roof cladding are in fair condition however there is some evidence of water damage internally in the northern section of the building. The western side of the building is constructed as a series of wide doors with timber clad pillars between. Several of the timber pillars are now out of alignment.

Building 10 Brick Toilets

The brickwork is in good condition on three sides but is cracked and salt sweated on the eastern side. The roof looks weathered and appears to be suffering from the buildings location under the canopy of a large tree. The internal fittings of stalls, toilets and sinks are in good condition.

Building 11 Canteen

The building is in fair condition with framing and weatherboard cladding generally in sound condition. The roof looks weathered and appears to be suffering from the building's location under the canopy of a large tree. The kitchen, both internally and externally, is in poorer condition than the dining area. The external brickwork of the chimney is cracked, the door is lying on the ground near the building and the ceiling and internal walls show cracking and some removal of cladding and the floorboards are in poor condition. The kitchen range is still in place. The dining room is in fair condition internally and externally.

Building 12 Workers' Quarters Group ('Barracks')

The group of three workers cottages are in fair to good condition. The southern cottage has some ceiling panels removed and there is a hole in the roof of the western cottage.

To the south of the group of cottages is the worker laundry room. This is in a deteriorated condition with much of the cladding and framing from the northern façade and some from the eastern façade lost. A window frame in the western façade remains and is in fair condition. The door is also in fair to good condition but the door frame is deteriorated.

12.4 INTEGRITY

The site exhibits a high level of integrity in that the original purpose of most of the buildings is reasonably apparent and there are no conflicting current uses. The identified cultural heritage values are sustainable with a modest level of preservation to the masonry buildings and more significant works to timber framed buildings.

12.5 AUTHENTICITY

Evidence of many of the processes involved with the creamery has been lost and some buildings have been modified to some extent to suit the present

needs. In general the modifications have been slight and the main changes relate to fabric loss rather than adaptation.

Overall the place retains a high degree of authenticity.

13. SUPPORTING EVIDENCE

Documentary evidence has been compiled by Robin Chinnery, Historian; physical evidence has been compiled by Philip Griffiths, Architect; additions made by Regional Heritage Advisor, Gaye Nayton, with further additions and amendments by the Register Committee and Heritage Council officers.

13.1 DOCUMENTARY EVIDENCE

Nestlé Complex (fmr) is an industrial complex built by Messrs. B. Hawkins & Sons, for Nestlé Anglo Swiss Milk Company in 1932, with additions built in 1936, and some rebuilding in 1948 and early 1950s. The place comprises the former milk condensing factory and associated buildings.

Nestlé Anglo Swiss Milk Company underwent some changes of name during the period in which the company owned the factory at Waroona. For the sake of convenience, and in accord with common usage, it is generally referred to simply as Nestlé in the Documentary Evidence.

In 1829, European settlers brought cattle with them to the Swan River Colony, and by the end of that year there were 200 head in the colony, some of the highest quality.¹

In 1847, William Henry Drake, Assistant Commissioner General, was granted Murray Location 26, consisting of 2,000 acres. The district became known as Drake's Brook (later Drakesbrook) after him. There was little development in the district through the mid-19th century. In 1871, John Fouracre purchased Murray Location 26 for £500.² He had established a wayside inn and changing station at Wellington Location 205 near the Old Coast Road in 1854, the remains of which are located at present day Peppermint Grove. Fouracre later built the first homestead distant from the Old Coast Road.³ Fouracre Street, Waroona, commemorates his role in the district. Through the 1870s and 1880s, a number of pastoral operations were commenced in the vicinity of Yalup Brook, Waigerup (later Wagerup) and Samson Brook. In 1887, the district was incorporated in the Murray Road Board.⁴

A map from 1891 shows Drake & Co. as owners of Murray Location 26, of which a portion is the future site of *Nestlé Complex (fmr)*. Among the landholders in the district was E. McLarty, a prominent landowner in the South-West in the late 19th century and Member of the Legislative Council (1894-1916) after whom McLarty Street, Waroona was named.⁵

In October 1891, tenders were called for the construction of the Perth-Bunbury railway. The Pinjarra contract, and tenders for the Bunbury contract,

1 Pratt, Ambrose (Ed.) *The National Handbook of Australia's Industries* (The Speciality Press Pty. Ltd. Melbourne, 1934) Dairying in Western Australia.

2 *Drakesbrook to Waroona, Shire of Waroona 1898 to 1998* (Shire of Waroona, 1998) p. 7. William John Lawrence and Bartholomew Urban Vigors were also named on the grant. (ibid) Both were influential members of the colonial elite in the Swan River Colony.

3 ibid.

4 ibid.

5 Reproduced, courtesy of DOLA, as Map 2 in Snell, L. *Drakesbrook Days and Waroona Years* (Shire of Waroona, 1987) p. 11; *Twentieth Century Impressions of Western Australia* (P. W. H. Thiel & Co., Perth, 1901, fasc. edition Hesperian Press, Victoria Park, 2000) p. 25.

for the section from Pinjarra to Bunbury, were called in February-March 1892.⁶ Messrs. Neil McNeil were awarded the contract to build the Perth-Bunbury railway, known as the South-Western Railway. This contractor was responsible for some of the most satisfactory public works undertaken and accomplished in this as well as some of the other colonies.⁷ He is commemorated in McNeil Street, Waroona.

On 8 September 1893, the South-Western railway between Perth and Bunbury was officially opened. The Editorial in *The Daily News* expressed the opinion that the railway will be conducive to settlement and cultivation of the land as the districts through which it passed were among the most fertile in the State, with uniform rainfall regular and sufficient.⁸ It was anticipated that the Harvey and Bunbury districts would be developed for vegetable growing and dairying, and that the timber company of which Neil McNeil was Managing Director would also greatly augment the traffic on the line.⁹

Dairying remained a small local industry throughout the 19th century. In the 1890s, during the Western Australian gold boom when the population increased rapidly, demand for dairy products outstripped supply, necessitating the importation of dairy produce from the Eastern Colonies, which continued through the early 20th century and into the interwar period.¹⁰

The opening of the South-Western Railway facilitated development of the timber industry as anticipated. In 1895, J. McDowell and Co. built a timber mill, between South West Highway and Hesse Street, Waroona, as commemorated in Mill Street. The company was instrumental in the settlement of the district. Waroona is believed to have derived its name from Werroona in Victoria, hometown of the founder of the company, J. McDowell, who is commemorated in McDowell Street. In 1895, S. H. Whittaker, at Hilla Waters, introduced the first jersey cattle into the district from Victoria.¹¹

In 1921, the majority of Western Australia's dairy cattle were located in the Great Southern district and in the vicinity of Perth. In the 1920s, attempts were made to establish a dairy belt in the South-West. The Premier, James Mitchell (later Sir James), proposed that Western Australia become self-sufficient in dairy products, and to this end potential dairymen were settled on small blocks as part of the Group Settlement Scheme. This failed as an agricultural experiment, not only due to the difficulties encountered in clearing the land, but also because much of the cleared land was found to be unsuitable for the intended purpose due to mineral deficiencies. Nonetheless, the dairy industry made some progress in the decade, due to improvements in breeding, the introduction of subterranean clover and other pasture crops, and the institution of programmes to overcome mineral deficiencies in the soil, in which the Dairy Branch of the Department of Agriculture played an integral part. The number of dairies and butter factories increased in both the South-West and the metropolitan area during the

6 *Government Gazette* 1 October- 5 November 1891, and 11 February-31 March 1892.

7 *The Daily News* 9 September 1893.

8 *The Daily News* op. cit.

9 *ibid.*

10 *ibid.*

11 *Drakesbrook Roads Board 1898-1948* (no page nos.). Held in Battye Library.

1920s.¹² Mitchell was popularly known as ‘Moo-Cow Mitchell’ on account of his strong push to establish and support the dairy industry in the southwest.¹³

The Great Depression took its toll in Western Australia, where unemployment rose to 25% in late 1930, and peaked at over 30% in 1932. Among the projects developed in this period to provide work for the unemployed was the construction and/or extension of Canning, Waroona, Harvey and Wellington dams, irrigation and drainage works at Harvey and Waroona.¹⁴ In May 1931, *The Harvey and Waroona Mail* optimistically declared that the works would make the district the largest dairying centre in the Commonwealth.¹⁵

In 1931, whilst attending the Premier’s Conference in the Eastern States, the Premier of Western Australia, Sir James Mitchell, approached the Nestlé Milk Company, and promised assistance to establish a factory in Western Australia. The company required in the vicinity of 20,000 to 60,000 gallons of water per day, which the Minister for Water Supply agreed to provide at a nominal cost. The Railway Department likewise promised to assist with the establishment of the proposed factory in the South-West.¹⁶

In mid 1931, the WA Condensed Milk Co. commenced manufacturing operations at Harvey, using the trade name ‘Stirling’ commemorating the first Governor of the Swan River Colony, Sir James Stirling.¹⁷ On 4 September, *The Harvey Waroona Mail* reported that Western Australian industry had taken another definite step forward in the establishment of secondary industries when the company made a shipment of two and a half tons, about 4,800 tins, of condensed milk, the State’s first manufacture of condensed milk.¹⁸ This facility at Harvey is no longer extant.

With the assistance of government officials, Nestlé Milk Company selected a site at Waroona to establish a condensed milk factory. The requirements for a suitable site included a good water supply, the potential for expansion of the milk supply to meet the anticipated demand for whole milk for processing, and proximity to rail transport. In addition, the Government required that the area from which milk would be obtained for the factory was outside the area that provided the metropolitan milk supply or was likely to do so in future.¹⁹

In early November, it was publicly announced that Nestlé had prepared plans and specifications for the proposed factory at Waroona, to be built at an estimated cost of £30,000. The structure was to be built of cement and steel, and it was anticipated that building would commence well before Christmas.

12 Crowley, F. K. *Australia's Western Third: A History of Western Australia from the first settlements to modern times* (Macmillan & Co. Ltd., London, 1960) pp. 211-17.

13 Gabbedy, J.P. *Group Settlement: Its Origins – The Politics and Administration*, (UWA Press, Nedlands, 1988) p.39.

14 Snooks, G. D. ‘Development in Adversity’, and Black, David ‘The Era of Labor Ascendancy’ in Stannage, C. T. (ed.) *A New History of Western Australia* (UWA Press, Nedlands, 1981) pp. 264 & 417.

15 *The Harvey Waroona Mail* 1 May 1931, p. 1.

16 *The Harvey Waroona Mail* 10 July 1931, p. 2.

17 Cullity, Maurice *A History of Dairying in Western Australia* (UWA Press, Nedlands, 1979) p. 438. Cullity gives the date as 1930; however, *The Harvey Waroona Mail* reported the establishment of the factory and its first shipments on 4 September 1931 (p. 3).

18 *The Harvey Waroona Mail* 4 September 1931, p. 3.

19 Cullity, Maurice *A History of Dairying in Western Australia* (UWA Press, Nedlands, 1979) p. 429.

Plans were submitted to the Railway Department in order that the best arrangements might be made for the lay out of the site and the spur line.²⁰

On 21 November 1931, the transfer of portion of Murray Location 26, 25 acres in area, to Nestlé and Anglo Swiss Condensed Milk Co. (Australasia) Limited was registered. Purchased for the company's project at Waroona, the land was well suited to their requirements, with the Perth-Bunbury Railway at the west, Drakes Brook at the south, and McLarty Street at the north.²¹ The Fieldbook records of the survey for this Diagram show these features and a weatherboard cottage, with a verandah of about the same area on the east side, which is set back from McLarty Street and the Perth-Bunbury Road, in the north-eastern portion of the land acquired by Nestlé.²² In late 1931, Bobby Lyons, the previous owner of the land, cleared the site in preparation for the proposed Nestlé factory. Later, he transported many of the building materials to the site. Subsequently, he would transport Collie coal from the railway station to the new factory for fuelling the furnaces.²³

In early December 1931, it was reported that Waroona was booming, attributable most probably to the extension of irrigation and improvements in drainage and the prospect of the establishment of Nestlé factory at Waroona.²⁴

On 18 December 1931, *The Harvey Waroona Mail* reported that the contract for building Nestlé factory at Waroona had been awarded to B. Hawkins & Sons, who were expected to commence work almost immediately.²⁵ With many people still unemployed due to the Great Depression, Nestlé received many application letters for employment from local people in Waroona and the surrounding district and from elsewhere in the State.²⁶

In January 1932, Sir James Mitchell officially opened Waroona Dam. It was the second of its kind constructed for irrigation in Western Australia (the first being Harvey).²⁷

In March 1932, Mr P. N. Appleby, who had worked for Nestlé for more than 25 years, arrived in Waroona from the Eastern States with his wife and five children to manage the factory. He was to assist in expediting the erection of the factory in order to commence operations. Work on the building was progressing steadily, and erection of the steel framework was almost completed.²⁸ The works undertaken included dismantling a Nestlé factory in Victoria for transport to Waroona where it was rebuilt.²⁹

20 *The Harvey Waroona Mail* 6 November 1931, p. 1.

21 Certificate of Title Vol. 1026 Fol. 982.

22 Survey by R. S. Cruickshank, Fieldbook No. 9904, 14 August 1931, pp. 5-6, held by DOLA.

23 Snell, L. op. cit., p. 218; and audio recording of Bobby Lyons with L. Snell, 16 August 1988. He stated 120,000 bricks were used, and recollected that Nestlé considered establishing a condensery at Brunswick, but decided on Waroona after discussions with him. (ibid.)

24 *The Harvey Waroona Mail* 4 December 1931, p. 1.

25 ibid, 18 December 1931, p. 2.

26 Nestlé Collection, held by Waroona Historical Society, cited in Snell, L. op. cit., pp. 217-18.

27 *The Harvey Waroona Mail* 22 January 1932, p. 3.

28 *The Harvey Waroona Mail* 4 March 1932, p. 2.

29 Neil McNeil, telephone conversation with Robin Chinnery, 20 June 2003.

By late May, the factory was nearing completion.³⁰ In early June, meetings were held with local dairy producers to inform them of the company's requirements, and its intentions. Members of the North Drakesbrook Primary Producers Association were informed that Nestlé coming to the State was good for the State, and similarly the establishment of the factory at Waroona was good for the district, an epoch in the State and the district's progress.³¹

In late July 1932, it was announced that the factory would begin condensing milk as of Monday, 1 August. The place was officially opened on 15 August 1932, by the Premier Sir James Mitchell, who declared that the establishment of Nestlé factory at Waroona marked a further step in the development of the State of Western Australia.³² Nestlé's General Manager, F. B. Spencer, travelled to Western Australia for the opening, which was attended by various government ministers and a large crowd. After the opening, 200 guests lunched in the local hall.³³ Photographs show the various buildings at the place on opening day, with the sign 'Nestlé's Milk' and the 90 ft tall steel boiler stack, which, as the tallest structure in the district, was a landmark until its demolition in late 1983.³⁴

In October 1932, intake of milk at the factory was 2,700 gallons per day.³⁵ After delivery, the milk was transferred into large vats, from which it was passed to the pasteuriser, thence to the vacuum pan, with sugar added at the same time. The mixture was boiled, and, after the water contents were removed, it was kept boiling rapidly at a low temperature for a period until it reached the right stage of condensation, and then cooled in special containers prior to canning. The plant had been constructed to deal with 5,000 gallons per day, and it was hoped the plant would be condensing 750,000 gallons per annum within twelve months.³⁶

In autumn 1933, the Manager's residence was completed. The ten-room house was built by local builder, H. W. Doubikin. It was reported to be a very fine building, one of the best on the South-West railway.³⁷ Two notable features were the foundations, 120 strong 12 in x 12 in concrete piers in the foundation rising to a height of about 3 ft above the ground, and the roofing, of russet rectangular fibrolite tiles that look very well indeed, resembling slates.³⁸ The formal front entrance led to a 6 ft wide hall, with a passage at right angles the length of the house. The interior of the rooms was noted as most pleasing, all the living rooms being lined with celotux, relieved with jarrah dado. The ceilings are noteworthy for their ornamental design, a pleasing variation of design in each room. Each room had something that added to its distinctiveness and comfort, including the bathroom, which was lined with tilux, a popular blue mottled design to a height of 6 ft with a frieze of

30 *The Harvey Waroona Mail* 27 May & 11 June 1932, p. 2.

31 *The Harvey Waroona Mail* 3 June 1932, p. 2.

32 *The Harvey Waroona Mail* 19 August 1932, p. 2

33 *ibid.*

34 *ibid*; 'Nestlé's Milk Factory, 1932-1966', Waroona Historical Society Collection, WR/02/25; and photographs reproduced in Snell, L. pp. 127-29; and Battye Library Pictorial Collection 3829B.

35 Cullity, Maurice *op. cit.*

36 *The Harvey Waroona Mail op. cit.*, p. 3.

37 *The Harvey Waroona Mail* 7 April 1933, p. 2.

38 *ibid.*

celux on top, built-in bath, basin and wardrobe; and the laundry one of the best the builder had ever seen, with a wash trough with three compartments and a copper, excellently lighted by three large windows.³⁹

On one side of the house all the doors, which were fitted with arctic glass to their entire length, opened to an attractive verandah that ran the full length of the house, with 12 in x 12 in tapered posts and 14 in x 6 in verandah plates. Upright panels of a tasteful height gave the verandah quite a finished appearance. The colours selected for the paintwork were chocolate and cream. Electric lighting was supplied from the nearby factory.⁴⁰ An early undated photograph shows the eastern and northern facades of the residence, with steps leading to the verandah at the main entrance, with a timber balustrade to the steps and the verandah. The lower portions of the walls are unpainted timber weatherboards.⁴¹

Smaller two bedroom timber framed houses clad with timber weatherboards and asbestos, with tile roofs, were also built in McLarty Street to the east of the Manager's residence for senior personnel including the chemist, the accountant and the foreman.⁴² However, no details of their construction were mentioned in newspaper reports, and there are no extant building licenses.

Dairying made a significant contribution to the state's recovery from the depression as a consequence of the rapid extension of irrigation in the 1930s, the price subsidization for local butter fat, and improved techniques in particular the extensive planting of subterranean clover.⁴³ The spread of dairy factories in the South-West, including *Nestlé Complex* at Waroona, increase the population of the region and stimulated economic activity.⁴⁴

Consequent to the development of the factory, Waroona grew rapidly in the mid 1930s as the centre of a progressive district. Further drainage works were planned, and it was anticipated that the progress made in the early 1930s would be well maintained.⁴⁵

By 1934, the factory at Waroona was supplying all Nestlé condensed milk consumed in Western Australia. *The National Handbook of Australia's Industries* drew attention to 'Nestlé's Waroona Condensery (WA)' proclaiming it 'a striking example of the way in which progressive manufacturing concerns contribute to the development of the nation'.⁴⁶ It was noted that 'plans for further extensions and developments are ready for operation as soon as increased demand for Nestlé Milk warrants it'.⁴⁷

In November 1934, Sir James Mitchell revisited the place, where he admired the spacious lawns and gardens surrounding the factory and remarked on the

39 ibid.

40 ibid.

41 'Nestlé's Manager's House' Waroona Historical Society, WR/03/01. Courtesy L. Snell.

42 Neil McNeil op. cit.; Bill Rafferty, telephone conversation with Robin Chinnery, Oct 2002; and site visits Chinnery and Griffiths, Dec 2002.

43 Black, David op. cit., p. 430; and Crowley, F. K. op. cit., p. 258.

44 Black, David ibid.

45 *The Harvey-Waroona Mail* February 1934.

46 Pratt, Ambrose op. cit., 'Manufacture of Condensed Milk'.

47 ibid.

great improvement since he had opened the factory in 1932. Sir James was entertained at the manager's residence by Mr and Mrs Appleby, as was common practice with visiting dignitaries to Waroona and *Nestlé Complex*.⁴⁸

In 1935, an advertisement for Nestlé Full Cream Milk urged Western Australians to 'Support your own Industries and Primary Products... by using this SAFE and ECONOMICAL MILK' that was 'Made in Western Australia for Western Australians', for 'by using Nestlé Milk you are helping to develop the resources of Western Australia'.⁴⁹ A sketch showed the factory at Waroona 'in every way a model condensery' where 'only the most modern machinery is used, and stringent rules and careful tests for every process of manufacture ensure absolute purity in the finished product'.⁵⁰

Nestlé's business continued to grow and, by late 1936, the company decided to proceed with the planned extension and development of its Waroona factory. In December, tenders were called for a new building at the place, 52 ft x 42 ft, to be roofed with corrugated asbestos sheets.⁵¹

A Progress Plan of South-Western Railway, Waroona, (1937) shows Whittaker Bros. siding at the eastern side of the railway line, and the site of a proposed siding to Nestlé's factory, south to the railway crossing at Logue Street, an old ballast pit, and a second proposed siding to Nestlé.⁵²

In 1939, after the death of Nestlé's chemist at Waroona, John Hoffman was appointed to the position on a temporary basis. He held degrees in dairy technology from Switzerland and the United States of America. Subsequently, Hoffman returned to Victoria for a period, before being appointed to succeed Appleby as manager at Waroona in 1944. On return to Waroona to take up this position, in which he would be the longest serving incumbent, he took up residence at the manager's residence.⁵³

In 1946, the Rate Book recorded the factory and residences at portion of Murray Location 26 as owned by Nestlé Anglo Swiss Milk Co., a total area of 25 acres, with an annual value of £520.⁵⁴ In this year, the official name of the townsite was amended from the earlier name of Drakesbrook to Waroona. The Roads Board continued to be Drakesbrook Roads Board, until it became the Shire of Waroona in 1961.⁵⁵

In June 1948, the name Nestlé and Anglo Swiss Condensed Milk Co. (Australasia) Limited on the Certificate of Title for portion of Murray Location 26 was changed to Nestlé's Food Specialties (Australia) Limited.⁵⁶ On 5 October 1948, this was cancelled and a new Certificate of Title issued when the area owned by the company was increased from 25 acres to 25 acres two roods 32 and six-tenths perches by the inclusion of the land at the western

48 *The Harvey Waroona Mail* 30 November 1934, p. 1.

49 *The Westralian Worker* 20 December 1935, p. 13.

50 *ibid.*

51 *The Harvey-Waroona Mail* 4 December 1936.

52 Waroona Progress Plan SROWA Acc. 1642 Item 163, 1937.

53 Snell, L. op. cit.; and *The Harvey-Murray Times* 24 October 1958, p. 1.

54 Town Ward, Waroona Rate Books, 1946, p. 52.

55 *Drakesbrook to Waroona, Shire of Waroona 1898 to 1998* op. cit., p. 10.

56 Certificate of Title Vol. 1026 Fol. 982.

side, adjoining the railway, which had been previously held by the Crown, as per Diagram 14062. The plan on this Certificate of Title shows the southern bank of Drakes Brook as the boundary at the south, and divisions that correspond to the areas set aside for the factory and housing.⁵⁷

By 1948, the exterior weatherboards of the manager's residence had been painted. In the late 1940s, John Hoffman continued to occupy the manager's residence, with the other staff residences occupied according to seniority. Thus the adjoining house was occupied by the accountant, followed by the foreman (who served as acting manager when required), then the engineer.⁵⁸ Thus the hierarchical structure of the factory operation was reflected in the physical environment of the staff accommodation, similar to the established pattern in Western Australian timber towns.

From 1948, through into the early 1950s, Nestle carried out a re-building programme at their Waroona factory, with brick construction utilised to replace some of the earlier corrugated iron buildings, and new stainless steel equipment was installed. As part of the up-grading programme, in a number of the earlier buildings that were retained the original chequer plate floors were replaced with concrete floors. Much of the work was carried out by Nestle's employees, often working through the night, enabling production to be continued during the day with minimal interruption. In the early 1950s, an addition of brick construction was built as an extension at the rear of the factory to serve as a warehouse. A new timber framed house was built to the east of the existing staff houses to accommodate the fireman/engine driver.⁵⁹

Around 1950, the original fibrolite roof to the manager's residence was replaced. Although the residence was built on concrete piers, and ant caps were fitted at all the other staff residences, termites were an on-going problem, which required constant vigilance and annual treatment. On numerous occasions, termites travelled up and into the houses via the brick fireplaces. Eventually, the insertion of spikes into the foundation of each fireplace for the injection of poison proved effective, but termites were still a problem at the factory, as would be evident in the late 1960s, when a ceiling in the canteen collapsed as a consequence of termite activity.⁶⁰

By October 1951, the factory's intake of milk had increased to 14,000 gallons per day. As originally hoped, the company was able to supply the majority of the State's requirements for condensed milk, and to develop its export trade to Singapore and nearby countries in South-East Asia.⁶¹ In 1953, production at Waroona reached its peak, 'approximately a quarter million cases of condensed milk'.⁶² In the 1950s, the place was connected to scheme water.⁶³ By 1955, the factory employed a workforce of 110 people, many of them immigrants.⁶⁴ However, strong competition from Dutch companies,

57 Certificates of Title Vol. 1026 Fol. 982, Vol. 1108 Fol. 780 and Vol. 1112 Fol. 996.

58 Ray Leverington, telephone conversation with Robin Chinnery, 25 May 2004

59 *ibid.* Note: In Snell, L. (*op. cit.*, p. 219) the date of rebuilding was said to be 1945.

60 Ray Leverington *ibid.*

61 Cullity, Maurice *op. cit.*, p. 429.

62 Snell, L. *op. cit.*, p. 218.

63 Ray Leverington, telephone conversation with Robin Chinnery, 25 May 2004.

64 Information re Nestlé Factory on display at Waroona Tourist Information Centre, 2002.

coupled with high freight costs and the high cost of local materials, eventually resulted in the trade from Western Australia becoming unprofitable.⁶⁵

In the post World War II period, as Western Australia's population increased, so did the demand for whole milk in the metropolitan area. Widespread use of refrigeration in the family home is likely to have contributed to the decline in markets for condensed milk and the increased demand for whole milk. To fulfil its obligation to maintain this supply, the Milk Board extended the milk zone to include Waroona, enabling dairy farmers in the district to become eligible to apply for licenses. Subsequently, they would be allocated quotas, giving access to a market for whole milk that provided higher returns than those from the condensed milk factory. Faced with this difficulty, the company applied to the Milk Board for a Milk Treatment license; however, it was refused.⁶⁶

In spring 1958, a meeting was held to discuss the position subsequent to a reduction in the price of butter fat paid to the factory's suppliers. A representative from Nestlé's Sydney office told them that the factory would never be closed. However, because the company had lost its overseas market it had been decided to limit output at Waroona to cater only for Western Australia. The reduction in output from 150,000 to 60,000 cases of condensed milk meant that most of the suppliers would need to find alternative markets. The company had explored the options of changing to the production of butter and cheese but concluded that it was unlikely to be competitive, and that the market in Western Australia alone was too small to support production at Waroona of other milk products such as powdered milk or chocolate. The situation was very serious, and staffing at the factory was to be greatly reduced as the company curtailed its operations.⁶⁷

In 1963-64, the Rate Book recorded the place as owned by Nestlé Food Specialities Ltd., and it had an annual value of £1,600.⁶⁸ The intake of milk received at the factory fell to 2,380 gallons per day in October 1963, and plummeted to less than 300 gallons per day in March 1964. The decision was made to cease operations at Waroona, and the place was closed and sold to Peters Ice Cream (WA) Ltd. in 1966.⁶⁹

On 16 June 1966, the name and address of the registered proprietor were amended to Nestlé Company (Australia) Limited of 236-238 Railway Parade, Leederville, and the transfer to Peters Creameries (WA) Pty. Ltd. was registered on the same day.⁷⁰

Peters Ice Cream (WA) Ltd. had commenced operations as Peters American Delicacy Co. (WA) Ltd. in 1929, taking over the premises of Western Ice Co. at Perth and Fremantle. A cold store and ice cream factory was established along with the company's head office in Roe Street, Perth. In 1950, Peters acquired a major interest in Browne's milk depot and cheese factory at

65 Cullity, Maurice op. cit., p. 429.

66 *ibid*; and *The Harvey-Murray Times* 24 October 1958, p. 1.

67 *ibid*.

68 Prescribed Area 1, Waroona Rate Book, 1963-64, p. 76.

69 Cullity, Maurice op. cit., p. 429.

70 Certificate of Title Vol. 1112 Fol. 996.

Brunswick. Later, after further injections of capital to finance development of the local company, Peters purchased the balance of Brownes, which became a fully owned subsidiary, Peters Creameries Ltd. Peters expanded rapidly in the late 1950s and early 1960s, including building a new modern ice cream factory in Perth, and taking over Manjimup Dairy Produce Co. through a subsidiary, Peters Creameries (Manjimup) Pty. Ltd. In 1962, Peters purchased Brownes Dairy Ltd.'s milk treatment plant at North Perth, which was reconstructed to provide greater efficiency and allow increased throughput (completed 1965). The company began a vigorous policy of developing depots in larger country areas.⁷¹

Peters purchased Nestlé's Waroona factory and all the land, a total of 25 acres, as well as some plant and equipment, in anticipation of commencing milk retrieval and treatment at the place. Reporting on the acquisition, Peter's Annual Report (1966) noted the intake of milk to Waroona would be a valuable addition to the milk requirements of the Group for manufacturing purposes.⁷² However, after some consideration the decision was made not to proceed, and the place was used instead for storage purposes.⁷³

Around 1967, John Hoffman retired and duly vacated the manager's residence. During the period c. 1967-69, it was occupied by Hoffman's successor, Ray Leverington. He had worked at the factory since c. 1948, rising from fitter to workshop foreman, to engineer, and eventually to factory manager. He was the last manager to occupy the residence.

In the late 1960s, Peters determined to diversify its activities, and commenced production of frozen foods. The company continued to develop depots in country areas, which numbered fourteen by mid 1970.⁷⁴

In the late 1970s, the Rate Book recorded the place in the continuing ownership of Peters Creameries (WA) Pty. Ltd. Unlike the earlier period, the factory and houses were recorded with individual annual values, the factory's being \$4,000, and five houses from the east, the first at \$328, the next three each at \$343, and the Manager's residence at \$406.⁷⁵ In this period, Peters leased some of the buildings to various small businesses, including the Garwood family, who operated an engineering business in the creamery building, motor repairers and a glass supplier, which utilised some of the facilities on the site through to May 1982.⁷⁶ Among the later lessees was Charles Hull, the future owner of the factory complex and the manager's residence, who began leasing the creamery for use as a workshop in the late 1970s. For a period, a playgroup operated from one of the small buildings near the former staff residences, which were leased to tenants, including some teachers from the local school.⁷⁷

71 Cullity, Maurice op. cit., pp. 427-28; and Peters (WA) Limited, Annual Report, 1963.

72 Peters Ice Cream (WA) Limited, Annual Report, 1966, p. 3.

73 Cullity, Maurice op. cit., p. 428.

74 *ibid*; and Peters Ice Cream (WA), Limited Annual Reports 1966-70.

75 Prescribed Area No. 1, Waroona Rate Book, 1978-79, p. 55.

76 Waroona Historical Society Information Sheet; Snell, L. op. cit., p. 216; and Jenny Snell, telephone conversation with Robin Chinnery, 3 May 2004.

77 Jenny Snell *ibid*.

In May 1980, a survey of portion of Murray Location 26 preparatory to its sub-division did not show any of the buildings.⁷⁸ The land was duly sub-divided, with the lots fronting McLarty Road designated as Lots 401 to 411, as per Diagram 62841, dated 30 April 1982. The three senior staff residences, east from the manager's residence, are shown as Lot 404, 1298 sqm, Lot 405, 1428 sqm, and Lot 406, 1363 sqm.⁷⁹

On 11 June 1982, the transfer was registered of Lot 400, being portion of Murray Location 26, on Diagram 62807, 2.98 hectares in area, from Peters Creameries (WA) Pty. Ltd. to Charles Hull, Contractor, of Recreation Road, Waroona. The lots on which Nestlé's Manager's residence and senior staff houses were located were separated from the factory site at this date. On this date, a new Certificate of Title was issued for portion of Murray Location 26, the subject of Diagram 62841, which was cancelled on the same date when Lots 401 to 411 inclusive were transferred to Certificates of Title Vol. 1620 Fols. 902 to 912 inclusive.⁸⁰

In the post-war period, Charles Hull's brother, W. J. 'Jim' Hull, a local farmer, had begun providing welding and other services in the Waroona area. After purchasing a small bulldozer, the operations were expanded to include clearing. In 1954, in partnership with his wife, the previous sole trading concern became Waroona Contracting and Services. Later, various other associated family companies were formed, including one with which Charles Hull was associated for a period before establishing an independent earthmoving business, Charles Hull Contracting Co. Pty. Ltd., also based in Waroona. By 1981, when Jim Hull died, Waroona Contracting had grown to be among the largest privately operated earthmoving contractors in Western Australia. In the late 20th and early 21st centuries, Charles Hull continued the successful operation of his contracting business.⁸¹

On 15 April 1983, Lot 406 (No. 21 McLarty Street) was transferred from Peters Creameries (WA) Pty. Ltd. to Trevor John Ault, refrigeration mechanic, and Dympna Mary Ault, receptionist, both of Scarborough, as joint tenants.⁸²

On 31 May 1983, Lot 405 (No. 19 McLarty Street) was transferred from Peters Creameries (WA) Pty. Ltd. to Stanley Arthur Smith, truck driver, and Barbara Louise Smith, housewife, both of 41 Millar Street, Waroona, as joint tenants, in whose ownership it continued through to 24 September 1993.⁸³

On 2 June 1983, Lot 404 (No. 17 McLarty Street) was transferred from Peters Creameries (WA) Pty. Ltd. to Ross Frederick Parrick and Ellen Louise Parrick, both of 32-34 South-West Highway, Waroona, as joint tenants. They owned it through to 22 February 1988.⁸⁴

78 Survey by M. C. Brown, Fieldbook No. 46832, 27 May 1980, pp. 1-6, held by DOLA.

79 Certificates of Title Vol. 1620 Fol. 905, Fol. 906 and Fol. 907.

80 Certificates of Title Vol. 1112 Fol. 996 and Vol. 1620 Fols. 901 to 913, 11 June 1982.

81 Snell, L. op. cit., p. 216 and pp. 220-21.

82 Certificate of Title Vol. 1620 Fol. 907; and site visit, Chinnery and Griffiths, 10 May 2004.

83 Certificate of Title Vol. 1620 Fol. 906. At 24 September 1993, his address was recorded on the Certificate of Title as 19 McLarty Street, which was amended to no. 13 on 20 December 1994. (ibid.) The property address has continued to be no. 19 per DLI records, with the postal address of the owner being no. 13, as per street nos. allocated by the Shire of Waroona.

84 Certificate of Title Vol. 1620 Fol. 905.

Since 1982, the factory site has continued in use by Charles Hull, Contracting Pty. Ltd. for depot and office facilities. During this period, the company has expanded its operations, including the purchase of Waroona Contracting shed on South-West Highway in 1990. No substantial changes have been made to *Nestlé Complex (fmr)* during Hull's ownership so far as is known, other than 'removal' of the original office building in February 1983, and demolition of the boiler stack, which was 'considered in a dangerous condition', in December that year.⁸⁵

In February 2001, the place was included in the Municipal Heritage Inventory for the Shire of Waroona, and the highest level of protection recommended.⁸⁶ A 2002 aerial photograph shows *Nestlé Complex (fmr)* with the various former factory buildings located on Lots 400, 401 and 402. At Lot 403, the photograph shows the former manager's residence with the garage to the south-east, and numerous mature tree plantings to the north and east of the dwelling and to the south and south-west of the garage. At Lot 404, there are also mature tree plantings near the northern and southern boundaries, and to the east and south-east of the dwelling. There is a garage or shed to the south of the house. At Lot 405, tree plantings are less numerous and less dense, other than along the southern boundary. In the rear yard, there is a substantial shed.⁸⁷

The former manager's residence had been left unoccupied for some years, during which fireplaces had been removed and the place was vandalized. The building was neglected, and there was no evidence of any recent repairs or maintenance to the place.⁸⁸

In 1996, Main Roads identified the need for a deviation around Waroona along a route to the west of the present rail alignment.⁸⁹ The concept was revived in 1999⁹⁰ and *Nestlé Complex (fmr)* was one of the places with possible cultural heritage significance that might be affected by the implementation of the deviation. Though the property had not been acquired for the associated works, Main Roads carried out a heritage survey of the place so the Heritage Council could determine its cultural heritage significance as part of the planning processes.⁹¹

The former manager's residence continues to be vacant and un-maintained, other than periodic mowing of the grass.⁹² Over a period of years, numerous Waroona residents have been concerned at its deterioration and interest has been expressed in purchasing it for restoration. However, the owner had

85 Snell, L. op. cit., p. 14 and pp. 216-19.

86 Municipal Heritage Inventory Shire of Waroona. Adopted 28 February 2001.

87 Aerial photograph Waroona, DOLA, December 2001/January 2002.

88 Site visits Robin Chinnery and Philip Griffiths, December 2002.

89 *Roads 2020: Regional Road Development Strategy*, Main Roads, 1996

90 *Proposed Deviation of the South Western Highway at Waroona*, WML, 1999

91 Main Roads WA, *Heritage Survey and Assessment, Waroona Deviation* Consultants Brief, p. 5.

92 Site visit, Robin Chinnery and Philip Griffiths, 10 May 2004.

declined to sell it.⁹³ Subsequent to this assessment being undertaken, the former manager's residence was sold and relocated off-site.⁹⁴

The former staff residences at 17, 19 and 21 McLarty Street (allocated street nos. 11, 13 and 15 by the Shire of Waroona) continue to be occupied as residences by their respective owners.

In 2008, Charles Hull continues to own Lots 400, 401, 402 and 403.⁹⁵ Lot 400 continues in use for his contracting business, predominantly as storage space. The company primarily operates from its other Waroona site.⁹⁶

13.2 PHYSICAL EVIDENCE

Nestlé Complex (fmr) is an industrial complex built for Nestlé and Anglo Swiss Milk Company in 1932, comprising the former milk condensing factory and associated buildings including on-site barracks-style workers' quarters in an open landscape, with large gravelled areas, and tree plantings. Earlier lawns and gardens no longer exist. The place falls spatially into two complexes, an industrial complex of main and auxiliary buildings set in an open landscape of gravel hard covers and a workers complex set in a treed and landscaped area in the north-eastern corner of the place.

The buildings comprise the administration building, laboratory building, toilet block, stores, creamery, garages, amenities block, and barracks-style accommodation. The site is located in the southern part of the townsite, east of the present rail alignment. Although there is no longer a rail spur into the site, the planning of the major structures is related to the purpose-built spur. The major buildings therefore have a diagonally planned axis, unlike other development in Waroona, which is arranged according to the cardinal points.

Overall, *Nestlé Complex (fmr)* presents a harmoniously composed set of interwar industrial buildings, well designed and executed. The buildings' present weathered state, with muted colours on all building exteriors, together with the informal setting of gravel surfaces and trees, creates an aesthetically appealing and unified complex.

Building 1 Office Building

This is a single storey cut and struck joint brickwork building, with a sweeping hipped corrugated asbestos cement sheet roof, slope mounted roof ventilators, steel framed windows, and soldier course arches. The entrance is highlighted with a portico.

Building 2 Laboratory

This is a single storey cut and struck joint brickwork building, with a sweeping hipped corrugated asbestos cement sheet roof, steel framed windows, and soldier course arches. The entrance is highlighted with a shallow portico on

⁹³ John Jackson, Jenny Snell, L. Snell and Ray Hepton, telephone conversations with Robin Chinnery, December 2003 to May 2004.

⁹⁴ Helen Burgess, HCWA Regional Adviser for Peel Region, phone conversation with Clare Schulz, 30 June 2005. The residence is believed to have been relocated out of the Waroona area.

⁹⁵ Certificates of Title Vol. 1620 Fols. 913, 902, 903 and 904 respectively.

⁹⁶ Helen Burgess, op.cit., following conversation with Shire of Waroona, 30 June 2005.

the north-eastern corner of the building. The interior has a concrete floor, rendered walls and a suspended ceiling. There is a former cool room and office partitioning and the space is currently used for storage.

Building 3 Receival

This is a single storey cut and struck joint brickwork building, with a twin gabled roofs covered with corrugated asbestos cement sheet, steel framed windows, and concrete lintels. There is a concrete construction railway platform along the eastern side of the building and the eaves extend out over the platform on cantilevered steel brackets. The large door openings have timber construction sliding doors. The interior has a concrete floor, painted brick walls and a ceiling of hardboard fitted to the roof soffit, which leaves the steel roof structure exposed. There are stainless steel hoppers fitted to the northern wall and a long concrete slop sink under the hoppers.

Building 4 Toilets

The toilet block is a single storey timber framed building clad with painted corrugated iron, with a gabled corrugated iron roof, and ledge and boarded doors. It retains its partitions, and fittings internally.

Building 5 Stores

The two stores to the south of the toilets are single storey timber framed buildings clad with painted corrugated iron, with corrugated iron roofs, and ledge, braced, and boarded doors. The northern store has a gabled roof and the southern building a skillion roof. The stores are compartmentalised and are full of equipment.

Building 6 Creamery and Cannery

This is an assemblage of three building types to accommodate the manufacturing and canning of condensed milk. The southern section follows the pattern of Building 3 a single storey cut and struck joint brickwork building, with a twin gabled roofs covered with corrugated asbestos cement sheet, steel framed roof, steel framed windows, and concrete lintels. There is a concrete construction railway platform along part of the western side of the building and the eaves extend out over the platform on cantilevered steel brackets. The large door openings have timber construction sliding doors. The interior has a concrete floor and painted brick walls. Parts of the interior have lined soffits while other parts remain exposed. A two-storey section towards the north has suspended concrete floors with large cutouts in the suspended slab indicating the location of the stainless steel milk tanks. Generally the equipment associated with the creamery has been removed leaving behind cabling, switchboards, shelving, some hoppers, benches and one large piece of surviving machinery. However, there is insufficient left to give an impression of how the place operated.

Building 7 Boiler House

The boiler house is a large volume single storey building, constructed in timber with a gabled timber truss construction roof. Walls are clad with

corrugated iron and the roof with corrugated asbestos. It has a concrete floor and steel framed windows. There are numerous wall penetrations, but no equipment remains to indicate its original use.

A later construction low-pitched skillion roof links this block to building 6 and a modern free standing workshop has been built between buildings 7 and 8.

Building 8 Workshop

The workshop is a large volume single storey building, constructed in timber with a gabled timber truss construction roof. It is very similar to the boiler house but with a lower plate height.

Building 9 Garages and Workshops

The garages and workshops is a low volume single storey building, constructed in timber with a gabled timber truss construction roof. The windows open to the east and all doors open to the west. The building is effectively divided into a number of stalls.

Workers complex

Buildings 10 to 12 and the adjacent senior staff housing, which is excluded from this assessment, form a workers complex set in the northeast of the industrial site. Set in an open wooded environment that once contained garden landscaping, the complex provided a substantially different environment to that provided for working.

Building 10 Brick Toilets

This is the smallest of the brick construction buildings and has a gabled roof, concrete floors, rendered brick partitions timber windows and enamels cast iron and vitreous china fittings.

Building 11 Canteen

A two-room building comprising dining area and kitchen area. It is constructed in timber framing with a weatherboard dado, flat asbestos upper walls and an asbestos cement sheet roof. The dining area is a single large space with a brick fireplace at the northern end providing a visual focus to the room. Double hung sash windows and part glazed external doors provide good lighting to the room. The floors are timber and there is a servery into the kitchen. All walls are brightly painted.

Building 12 Workers' Quarters Group ('Barracks')

Adjacent to the Canteen is a small group of three quarters that accommodate two single beds each. These are timber-framed buildings, clad in flat asbestos sheeting with a corrugated asbestos gabled roof, timber floors and doors and casement windows. A former laundry building in a similar style is also located nearby, which is in poor condition, missing large sections of cladding.

13.3 COMPARATIVE INFORMATION

In 1930, two years prior to the commencement of operations by Nestlé at Waroona, the West Australian Condensed Milk Co. commenced a condensed

milk factory at Harvey, with the trade name Stirling commemorating the State's first Governor, Sir James Stirling.⁹⁷ In 1941, after experiencing supply problems and difficulties with marketing, the factory was sold to South-West Co-operative Dairy Farmers Ltd.⁹⁸

The Harvey condensery did not achieve the level of success of Nestlé at Waroona, and the operation was smaller. Nestlé's factory at Waroona was the only large-scale condensed milk factory established in Western Australia.

The provision of accommodation for staff and workers emerged in the late 18th century in part so that the manufacturers could exercise control over their workers' physical needs, and also some control over morals. The convenience of having the workforce closely associated with works meant greater efficiency in organising shifts and getting works to their place of work. Early pioneers of these principles included the Findlays of Deanston, Catrine and Bullindalloch, Owen at New Lanark, Salt of Saltaire, The Liverpool Party at Crewe, Bushby at Mearns, McGregor at New Kilpartick, and the Quaker Lead Company at Nenthead. These places share a common trait in that alcohol was prohibited.⁹⁹ The practice became common around milling towns such as Stockport, Preston, Oldham, and Bolton, where the company built and owned cottages that were rented to the workers.

Cadbury's Bourneville (1898) and Lever Bros. Port Sunlight (1917) are late English examples of the genre and provided a whole environment for workers imbued with a spirit of Englishness, complete with mediaeval design motifs to evoke a more romantic period of English history.¹⁰⁰

Workers accommodation was common in Western Australia in the timber industry, where company towns were the norm. Towns such as Yarloop, Pemberton, Jarrahdale are examples of the type. Company hamlets grew up around some mining towns too. At the Mines, Northampton in the 19th century, mining companies established various accommodation for staff and workers through the 20th century. The underlying rationale was the need to provide accommodation in close proximity to the company's operation because there was either insufficient available accommodation, or it was not to required standard. Later examples occur in post World War II mining towns such as Kambalda, Mount Newman, Mount Tom Price, and Koolyanobbing. The latter was dissembled after the mine closed.

In common with timber company accommodation, at Nestlé's complex the single workers' accommodation was located closer to the operation, and whilst the staff and manager's houses were also in proximity, they were set somewhat apart, as befitting the status of the occupiers. The provisions for

⁹⁷ Cullity, Maurice op. cit., pp. 294-95. It is not known whether this is the same factory as that begun by Messrs. J. Franklin and H. H. Jefferies in Herbert Road, Harvey, which was later taken over by Sunny-West Co-op. Dairy Farmers Ltd., who built a large factory in Railway Street, that opened in 1929, and for the first time brought under one roof at Harvey all the various sections including the condensery. (Davies, E. G. History of Harvey and District, typescript, Battye Library, 1955, p. 18.)

⁹⁸ Cullity, Maurice ibid p. 438.

⁹⁹ Bell, Colin an Rose, *City Fathers, the Early History of Town Planning in Britain* (Penguin Books Ltd., Middlesex UK, 1972) pp. 237-38.

¹⁰⁰ ibid, pp. 272-83.

workers at Nestlé were modest in extent, but the manager's house was generous, befitting his status.

The HCWA database contains 36 dairy, butter or cheese factories, of which eight are Registered. None of these are comparable, being smaller, mostly domestic, in scale, and are all constructed prior to 1921.

13.4 KEY REFERENCES

No key references.

13.5 FURTHER RESEARCH

Information from the Waroona Historical Society indicates there is no specific information about the development of the complex in the Nestlé' Collection (retrieved from a rubbish dump in 1983) beyond that incorporated in *Drakesbrook Days and Waroona Years*. The Shire of Waroona holds no plans or building records relating to the development of the place. Inquiries have revealed that there are no surviving records of the establishment and further development of *Nestlé Complex (fmr)* held in company archives in Western Australia or elsewhere in Australia. In common with other overseas-owned companies, reports were sent to the company's head office in Switzerland, and further research there might reveal additional information about the place. Since the 1945 rebuilding programme would have required government approval as wartime regulations were in force, further research in government records might reveal additional information about these works.