

SIGNIFICANCE & CURTILAGE ASSESSMENT

for future uses at

TUGGERAH PIONEER DAIRY

1897 South Tacoma Road, Tuggerah



CLIENT:

WYONG SHIRE COUNCIL
Peter Kavanagh, Project Officer
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This document is an
Assessment of potential future use and curtilage assessment

For the property at:
1897 South Tacoma Road, TUGGERAH NSW 2259

Property details: Lot 31, 1096069, Lot 1 DP585323, Lot 1 DP 206598
Lots 7316 and 7317 DP 1155188

Owner: NSW Crown Land, Managed by Tuggerah Lake Reserve Trust
Client: WYONG SHIRE COUNCIL

This report has been prepared on behalf of the client by:

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Indemnifying Statement

Every attempt has been made to provide complete information related to this subject. Documentation has been received and sought from various sources. If further information becomes available that provides additional clarification or requirement of correction then the author is to be notified in the first instance.

This document has been produced for the sole use of the Client as identified on the cover of this document and the regulatory agencies that are directly involved with this project.

Lillian Cullen

May 2014

Photo 1 (Cover): Tuggerah Pioneer Dairy Cottage and Sleepout
(Photo by Lillian Cullen, February 2014)

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EXECUTIVE SUMMARY

The history of the Tuggerah Pioneer Dairy illustrates its importance in the establishment of Wyong and consequently the appropriateness of its listing as a site of significant heritage value.

Although the site has been substantially reduced from the original holding of FA Hely of 1834, there are remaining portions and dairy buildings that still reflect that important dairy function over the years. Accordingly if the heritage legacy of this site is to be retained, there are certain criteria that should be considered in any future uses of the site.

Since the majority of the site is open fields, consideration of the curtilage for the site has to be a major consideration.

Wyong Council are proposing to establish sporting facilities at the southern portion of the site, fronting Lake Road and nearby the Tuggerah Railway Station. An assessment of significance is warranted to be undertaken in this circumstance to establish what affect the proposed sporting facility may have on the visual and aesthetic significance of the Dairy and its historic precinct and to make recommendations accordingly.

This report undertakes to assess what impact the proposed sporting facility will have on the historic dairy and its curtilage and makes an assessment of existing and future uses. In assessing impacts it has become imperative that the existing Dairy Precinct be retained, maintained and utilised where possible.

Council are proposing a rezoning of the site and this is proceeding on the basis that the heritage curtilage of the site has been assessed. Refer to Figures 4 (page 13) and 5 (Page 14).

The use of the southern portion of the site fronting Lake Road has been assessed as being a suitable location for new open field sporting facilities in that it maintains the open space requirements importantly reflected in the curtilage of the Pioneer Dairy site.



Photo 2: Tuggerah Pioneer Dairy looking south-east towards the Historic Precinct: indicating open field curtilage of the site. Photograph taken from existing entrance gate

Source: Lillian Cullen, February 2014

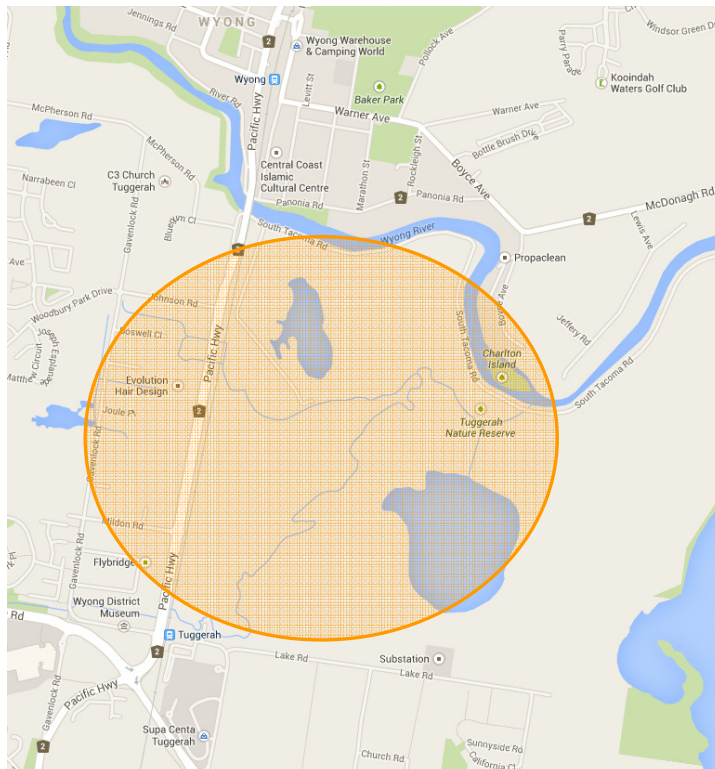
INTRODUCTION

CoAssociates has been commissioned by Wyong Shire Council, to review the Tuggerah Pioneer Dairy site in terms of the Heritage values of the buildings and associated curtilage, taking into consideration potential future uses of the site. Council has nominated that a future use of the site is under consideration for open recreation activities, such as playing fields and similar. Council are in the process of undertaking compulsory acquisition of Crown Lands Lots 7316 and 7317 DP 1155188, Lot 1 DP 206598 and Part Lot 31 DP 1096069. The latter comprising the bulk of the Tuggerah Pioneer Dairy site. Further rezoning processes will then occur to consolidate the various lots into 3 new lots. One of which will contain the historic precinct and assessed curtilage of the Pioneer Dairy. This report will make recommendation on the extent of the historic curtilage for that purpose.

To enable an overall understanding and provide a contextual understanding of the place a summary history is included (refer to Appendix 1).

In order to appropriately make such curtilage review with recognised heritage valued items involved, the following chapters are then seen as necessary:

- a) Revisit the assessment for heritage of the site, taking into account the current condition of items and their curtilage.
- b) Consider the heritage status for the future of such items and their curtilage.
- c) Consider the options for the future of the heritage items and their curtilage.
- d) Consider the appropriateness of the proposals, in terms of the heritage items and their curtilage.
- e) Make recommendations based upon the above findings.



Map 1: Tuggerah Pioneer Dairy: Site Location

Source: Google Maps 2014

HISTORICAL CONTEXT

It is imperative, when assessing future impact by way of change of uses and introduction of additional structures that the history of the site be reviewed. To enable an understanding of the historical context a summary of the site history is included in Appendix 1 of this report.

HERITAGE ASSESSMENT

Heritage Status

The Pioneer Dairy is listed on the New South Wales Heritage Council's Heritage Inventory (refer to Appendix on Historical Information at the end of this document) and Wyong Shire Council's Local Environmental Plan 2013 as "Tuggerah Pioneer Dairy, local heritage item No 103".

In December 2004, EJE Heritage produced a Heritage Assessment Report for this dairy. (It is recommended that readers of this report also review that earlier report). The conclusions from that assessment were:

HERITAGE ASSESSMENT
WYONG PIONEER DAIRY

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5.0 STATEMENT OF SIGNIFICANCE

The Tuggerah Pioneer Dairy is historically significant to the Wyong local area as it was the largest operating commercial dairy in the area up until 1986. Having strong associations to prominent landholders and members of the local community, the dairy played an important role in contributing to the growth and development of the local dairy industry and the Wyong local area through social and community associations and operations. Modernisation and technical significance is evident in the remaining physical fabric, some of few such examples in the local area, which may contribute to an understanding of dairy farming in the Wyong local area.

The Tuggerah Pioneer Dairy is significant in its contribution to the growth of dairy farming in the Wyong local area, and growth and development of the Wyong local area. The farm appears to be typical of most dairy farms of the era, both in the local area and throughout NSW, and for this reason is not seen to have heritage significance at a state level. The dairy, while typical of other dairy farms in the local area and NSW, may be seen to have local significance mainly through its role in the establishment of the Wyong Dairy Co-Operative and its association to the people and some of the more prominent citizens responsible for growth and development of the Wyong local area.

Criteria	Level of Significance	Degree of Significance
	Local –Regional – State - National	(Rare or Representative)
Historical	Local	Representative
Technical	Local	Representative
Social	Local	N/A
Research	Local	Representative

¹ Heritage Assessment, Wyong Pioneer Dairy, EJE Heritage, December 2004.

The EJE report addresses in detail, the heritage assessment of the actual buildings located on the site at that time, 2004, and as nominated in their (part) site plan. Below is the 2004 site plan (Figure 1) and then following is the updated part site plan of the Heritage Precinct (Figure 2):

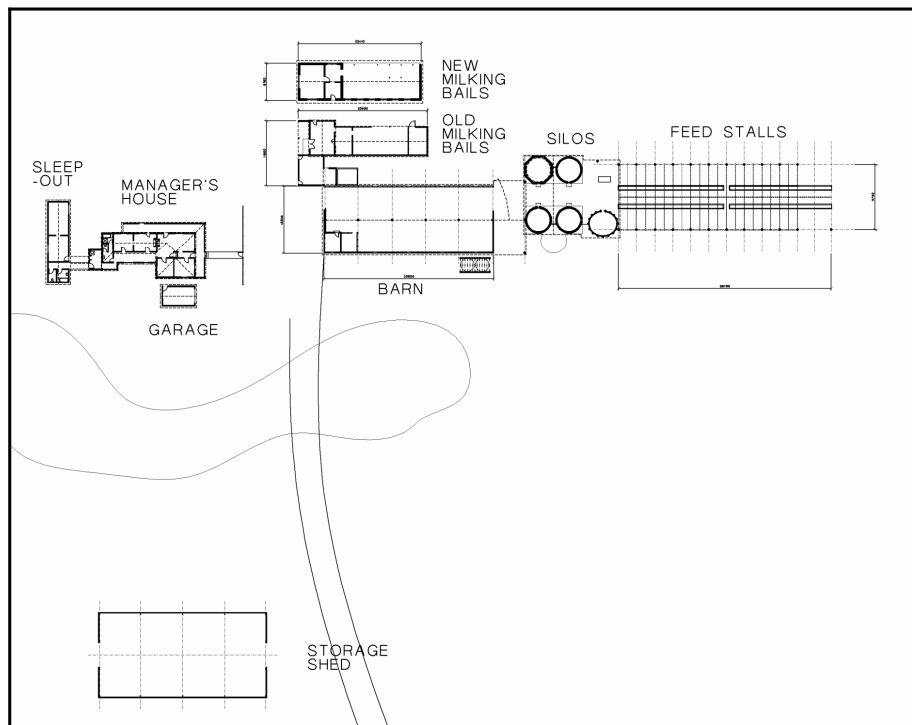


Figure 1: Tuggerah Pioneer Heritage Precinct 2004

Source: Heritage Assessment EJE Heritage in 2004 Revision A.

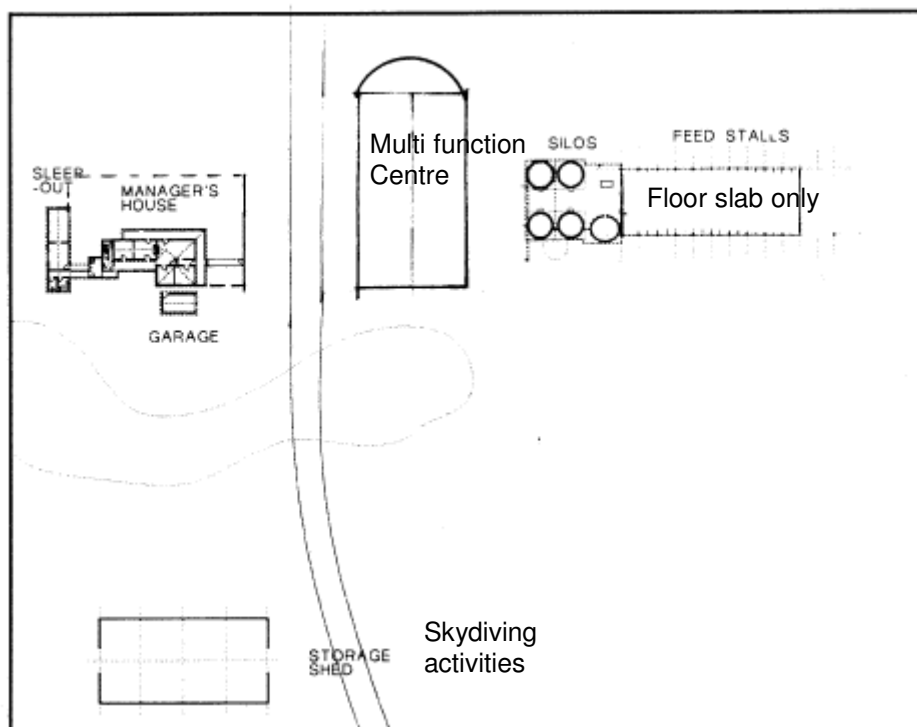


Figure 2: Tuggerah Pioneer Heritage Precinct 2014

Source: Heritage Assessment EJE Heritage part Site Plan with mark up to reflect current arrangement

<D:\13\M01WyongDairy\140523DairyCurtilageReport.pdf>

ISSUE DATE 23/05/14

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ASSESSMENT CONCURRENCE

It is acknowledged that the EJE assessment and Statement of Significance is still relevant. Dairy farms are becoming rare particularly in the Wyong region. This previous dairy site is losing elements of the dairy, through building degradation and change of use. It is therefore important to preserve what is left. Adaptive re-use and clever use of surrounding land, without affecting historic curtilage and interpretation will assist with this process.

EXISTING ITEMS & CURRENT CONDITION

The following information has been updated from a recent site visit and review of the EJE report.

As can be seen from the part site plans on the previous page there have been changes to the heritage precinct since the 2004 EJE report.

The changes are as follows:

- Newer Milking and old Milking Bales buildings are no longer in existence.
- The Barn also, is no longer in existence.
- A new multipurpose building has replaced the above buildings.
- Adjacent to the storage shed are new amenities.
- The feed stall building is no longer and only the footprint, concrete slab remains.
- All remaining buildings appear in a fair condition, with some recent works being undertaken as general “improvements”.

The visitor is encouraged to view interpretive signage to understand the historic precinct and newer areas of the site.

Newer functions, since the 2004 EJE report was conducted, are undertaken at the site. These include:

- Multipurpose building,
- Landscape Nursery functions and areas,
- Two landscaped walks through wetland areas,
- Skydiving activities.
- Proposed cafe / tea rooms.

For a full list of activities at the site please refer to Appendix 3: Pioneer Dairy information, located at the end of this document.

CURTLAGE CONSIDERATIONS

Since the majority of the site is open fields, consideration of the curtilage for the site has to be a major consideration. It is therefore important to understand the meaning of curtilage in terms of heritage:

Curtilage: The geographical area that provides the physical content for an item, and which contributes to its heritage significance. Land title boundaries and heritage curtilages do not necessarily coincide.²

(Further clarification on “curtilage” can also be found in two court cases referred to at: www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmtermsabbreviations.pdf)

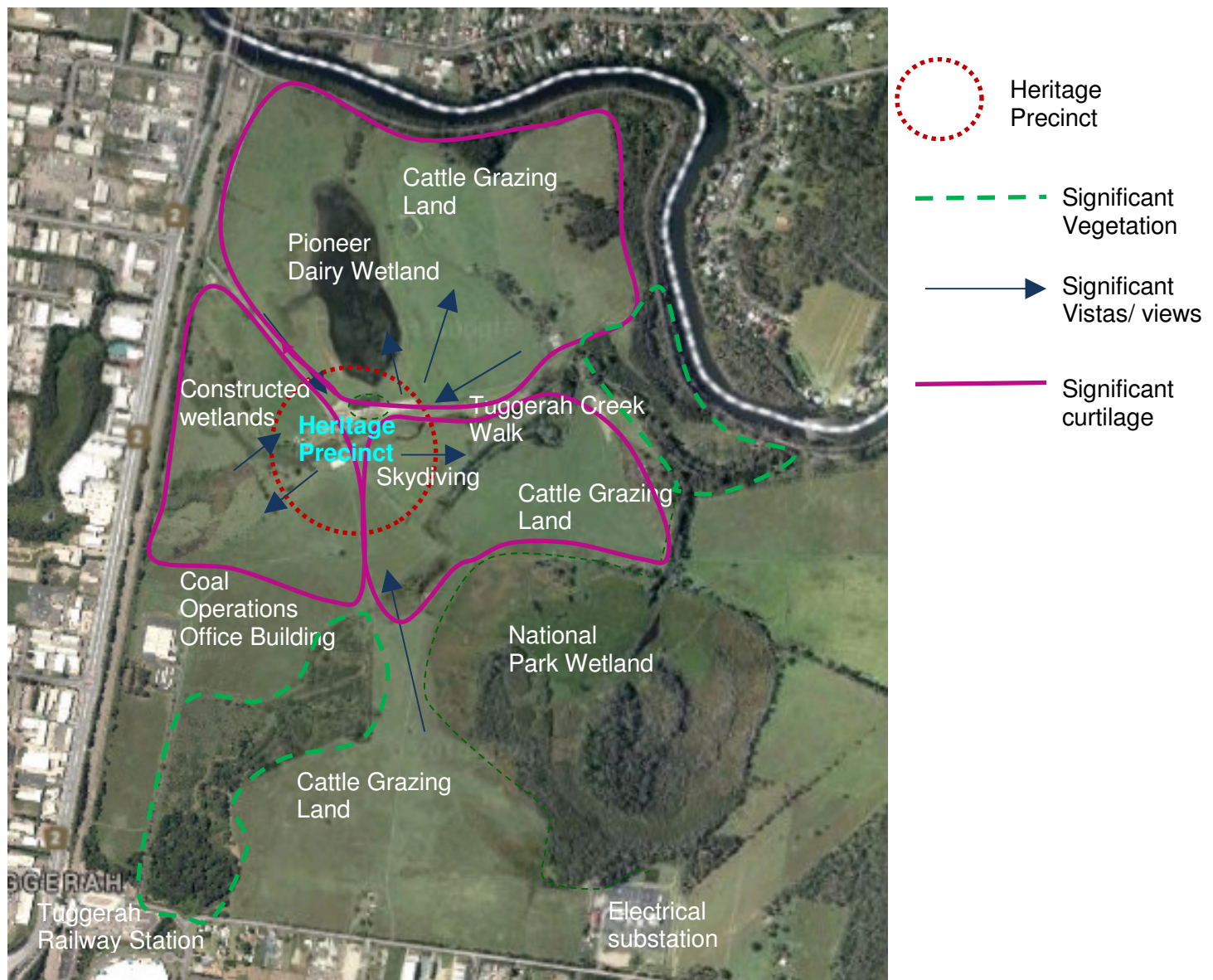
Fundamental to the dairy was, of course, the extent of associated grazing land/paddocks. In considering the curtilage of such a dairy therefore, consideration needs to be made of such grazing land.



Photo 3: Tuggerah Pioneer Dairy Heritage Precinct as viewed from west, looking east: indicating open field curtilage of the site

Source: Lillian Cullen, February 2014

² www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmtermsabbreviations.pdf

EXISTING DAIRY SITE USES**Figure 3: Tuggerah Pioneer Dairy Site: Existing uses**

(refer also to Pioneer Dairy Information and mapping at the end of this document)

Source: Google maps & L Cullen

RECOMMENDED MANAGEMENT: SURROUNDING LAND

It would seem that there have been many changes to the overall profile of the land in question:

- Aboriginal pre-settlement with no borders and part of the "Tuggerah" area
- Early grant(s) and subsequent subdivisions.
- Use as a Dairy from 1875 To 1986 and changes through that period, to the leasehold areas, as well as the pertinent buildings.
- Railway interception.
- Energy Australia facility.
- Current ownership and current building conditions
- Proposals for future use.

FUTURE CURTILAGE CONSIDERATIONS

As indicated earlier, curtilage of the Pioneer Dairy is an important heritage element. The extent of that curtilage is a substantial portion of the overall area. In order to retain the dairy character of the curtilage, that curtilage area needs to:

- A) Have continued use, otherwise the curtilage character will be lost to a “wilderness” condition.
- B) Such use needs to be of an “open field” character.

Accordingly, aside from the specific dairy function buildings (and associated residence, silo, etc) the heritage curtilage portions of the site need to be continued in use and with uses that require an “open field” character.

Recommendation principles in considering future development

Aside from the option for sporting areas and associated buildings, it would seem important in terms of the heritage elements of the site, to lay down some principle guidelines for what might be acceptable and non-acceptable development of this site. In considering what may be appropriate principles, the main heritage aspects of the site that need to be considered are:

- A) Retain occupancy in order to retain all existing heritage elements, including buildings, and dairy landscape elements such as older fences and established vegetation.
- B) Retain the substantive visual aspects of open fields, together with elements that might relate to the scale of “dairy paddocks” (eg: Fences)
- C) Retain the perimeter limiting elements, including natural growth corridors and the Wyong River.
- D) Retain the general appearance of low green ground cover to the “paddock(s)”
- E) Retain the “rural” atmosphere of the area.

In considering the above, principles that may be established are:

- A) Where new buildings are required, ensure their character, location, scale and density, reflect the “rural” character of the dairy. Such buildings are not to then dominate the overall scene. Their scale, size and height is limited to that of single storey and with few large bulk “shed” types.
- B) That such buildings are not located in dense or extensive development.
- C) Where development occurs, it is to retain the vast majority of open space. Such development should not be located in the central portion of the open spaces and should avoid bisecting those open spaces.
- D) Development options need to provide advantages to the maintenance of the heritage items on the site.

E) Where new infrastructure is required, it is to be arranged to minimise impact on the open spaces of the site. For example, unless tracks are similar to dairy tracks (ie: natural ground surface tracks) built roads are to run around perimeters of spaces and not cross the centre portions.

F) If commercial or industrial development is proposed, it is to be limited to small holdings, with buildings and infrastructure that align with the above principles.

G) All services in the area are to be buried, to avoid their appearance to the open spaces.

H) Access points to the site are generally to be minimised. This will then help to retain the perimeter vegetation without intersection by access ways.

I) Fencing is to be of a rural type (Post and rail). Where security fencing is required, it is to be limited to minimum extents in plan, (eg; To perimeter of buildings only), to be with minimum visual impact and have appropriate landscaping along its route.

In general terms, then, it would seem appropriate that future development “touches lightly” on this site. That is, activities that minimise built structures that will not bespoil the current appearance and provide support to the maintenance of the heritage items of the site.

In considering the current and proposed use:

1. **Sky Diving Activities.** This activity requires minimal existing building facilities and most particularly requires clear open space. To that end, this would appear to be a most desirable activity to continue on this site.

2. **Plant Nursery & workshop.** This is a somewhat concentrated activity in a single building (shared with the above) and with the opportunity to temporarily use open space adjoining. Although it would not be desirable to have multiple such activities because of the potential to then form a pattern of dense buildings, it does have the advantages of :

- a) Having regular activity around the site that helps with avoiding vandalism.
- b) The workmanship is directed to provide some of the traditional maintenance and landscaping elements required of the older buildings.

3. **Proposed Regional Sporting Facility.** This would ensure retention of the flat open spaces, be it in a more formal manner. When such activity requires new buildings, they are to have minimal visual impact by way of their siting, design and landscaping.



Note: Heritage Dairy precinct, storage shed is just discernible in the distance

Photo 4: Tuggerah Pioneer Dairy site as viewed from Lake Road, looking north

Source: Lillian Cullen, February 2014

The following map indicates areas of future uses at the site and implications on curtilage.

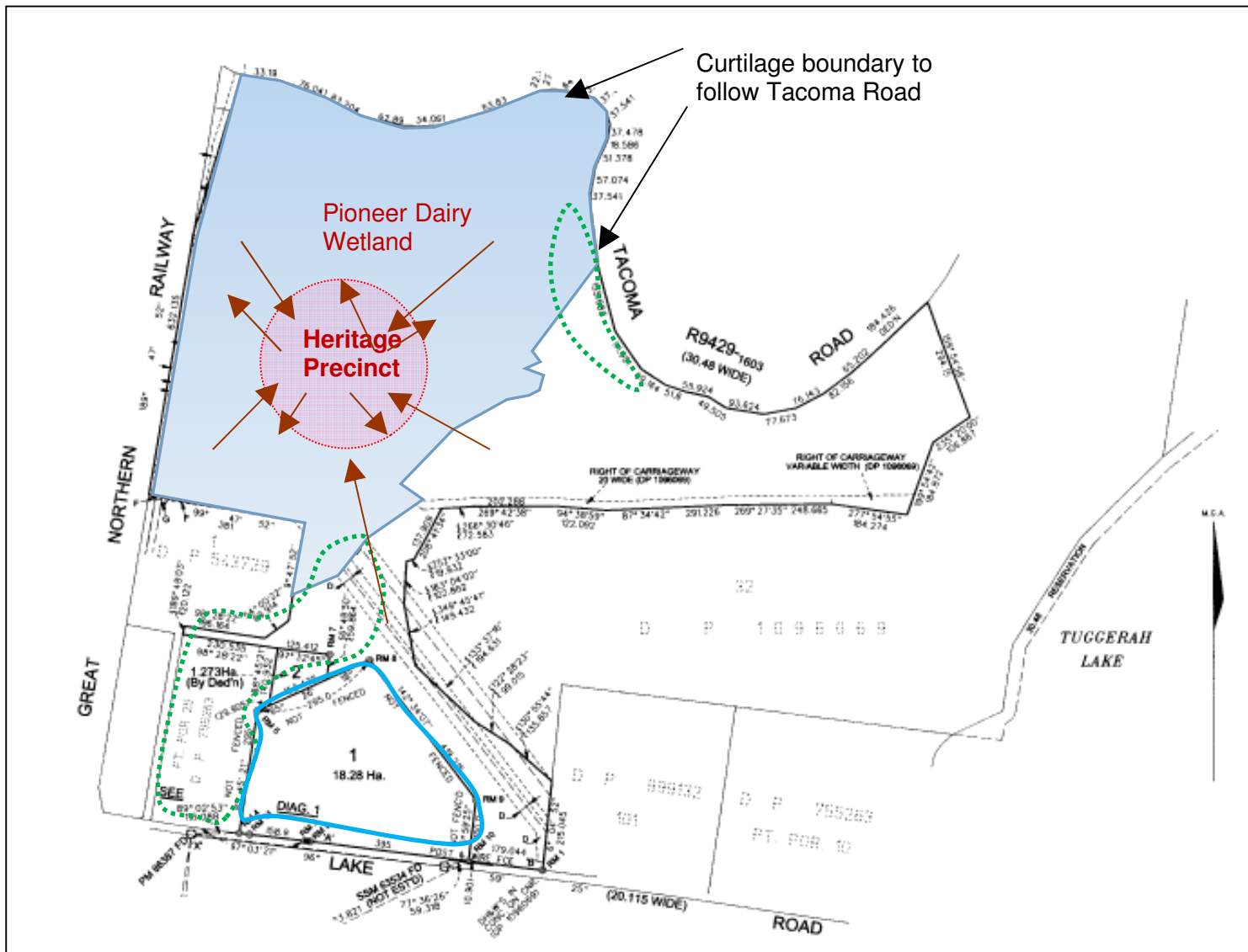


Figure 4: Tuggerah Pioneer Dairy Site: Potential/ Future area of use and significant views

Source: Base plan is Survey by Barry Hunt, 2013

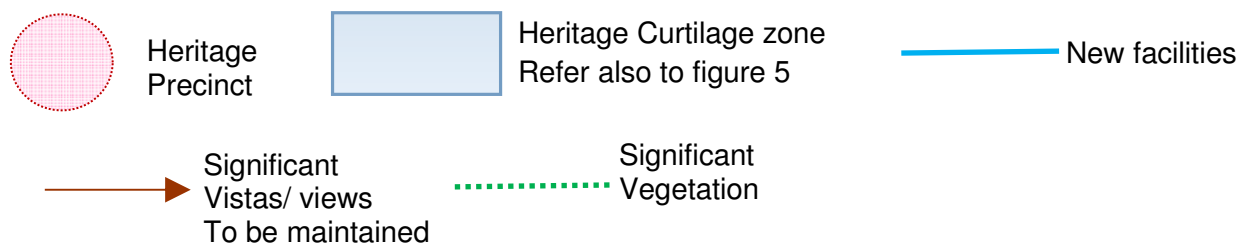




Figure 5: Tuggerah Pioneer Dairy site aerial view. Imposed red line is the significant Heritage Curtilage boundary

Source: Wyong Council records.

OPTIONS FOR THE FUTURE

Options:

- a) Leave as uncultivated but cleared land.
- b) Retain as a dairy
- c) Cattle grazing land.
- d) Clear and even the ground, with cultivated lawns for open sport activities.
- e) Subdivide the land for residential, industrial or other “dense building” functions.
- f) Develop a tourist facility that encourages a reversion to the original uncultured state.
- g) Maintain as is.

It is noted that with general area being immediately adjoining the River and low lying, that portions are considered to be wetlands and the overall are being flood prone.³

Considering each in more detail:

a) Leave as uncultivated but cleared land.

Since this land has been cleared and has included cattle grazing, the process of reverting back to a condition similar to that prior to European settlement will take a hundred, if not many hundreds of years. If this land was like that of the surrounding district, then Australian Red Cedar trees would most likely have been present. Such trees take at least one hundred years to attain a reasonable maturity of growth. Undoubtedly accelerated regeneration can be imposed, as has been carried out on many mining sites. However, the likely pressure for human use aside from Australian Aboriginal subsistence living is very likely to dominate, particularly with the site location being so close to the Wyong CBD and being immediately adjoining the main northern railway line. This option then, is considered to be not a realistic option at this time.

b) Retain as a dairy.

If this option were currently viable, then it would seem that such activity would not have been terminated as it was, in the 1970's. Be it that at some time, viability for such activity may yet change and consequently make this or other sites revert to or recommence such dairy cattle industry. However, it is not an option at present and consequently cannot be considered as a reasonable proposal.

c) Use for cattle grazing

This is a current use for portions of the site. This use provides income for the Reserve Trust as well as maintaining the vegetation at a manageable level. Since this then provides some

³ Lower Wyong River Floodplain Risk Management Study and Plan, Wyong Shire Council, Oct 2010

financial support for the maintenance of the heritage buildings and retains the heritage precinct appearance, this is considered to still be an option for the future.

d) Clear and even the ground, with cultivated lawns for open sport activities.

The preferred option of Wyong Council is to carry out works to provide open sport activities in the area indicated at Figure 4 as “New Facilities” (Blue line perimeter). For that area, this option would seem to then provide the closest scenario to that of retaining the curtilage character of the dairy. Such arrangement would at least have the minimum amount of building encroachment, with the maximum amount of clear land, as with a dairy option. But recognising that such cleared land would be manicured rather than cropped by the cattle, as well as having any substantial contours removed in order to provide horizontal playing fields.

e) Subdivide the land for residential, industrial or other “dense building” functions.

In terms of the curtilage of the dairy, this option would seem to be the least desirable option for this site, simply because it would obliterate the visual appearance of the open fields of the dairy and intensively change all aspects of that previous use. As well, with the land being flood prone, such development would be undesirable and require limiting forms of development.

f) Develop a tourist facility that encourages a reversion to the original uncultured state.

To some degree, this option may already have been enacted in the establishment of the adjacent “National Park Reserve”. Perhaps the question might be: Should that existing “park” have its boundaries extended to encompass the site under consideration? It would appear that the current “park” site has already reverted to a more “natural” state of growth. The site under this consideration, does not have such reversionary growth at this time, and as indicated in a) above, may not for some considerable time. As well, this site location is closer to Wyong CBD, has the railway line adjoining and also, is not directly fronting the waterways, in that there are access roads separating the Wyong River and the subject site. Hence, this site has less desirable aspects than the package of land already nominated as a “national reserve park”.

Whether there might be some other “tourist” type activity that might be more sympathetic to the aesthetics of the dairy and its fields, would be subject to merit assessment, particularly in terms of the recommendations of this document.

g) Maintain as is.

This would seem to have been the outcome over recent years. Refer also to “c) Cattle Grazing” option above. The electricity supply company had had intentions for a

“depot/interchange” facility for the site but abandoned that for their own reasons.

The EJE report on the heritage values of the site of 2004 indicated and recorded the condition of buildings on the site. Consequently, the buildings in particular (Including the silos, etc) are now in a worse condition than as recorded in 2004. The open fields have also seemingly had minimal upkeep with perhaps slashing being carried out to reduce growth for fire loads?

In anycase, this option would also seem to be a less than desirable option, particularly in considering the heritage values of that important industry for Wyong; the dairy and its fields.

As is nominated as a principle for retention of heritage items, it is important to try to retain some form of occupation and human activity with such items. Accordingly it is encouraged, that the site be occupied with some form of activities. From the above assessments, it would seem that the preferred proposal of Wyong Council; that of changing the function of the site to that for open air sports activities, is a supported option at this time.

In order to retain the heritage value of the **Pioneer Dairy curtilage** the following processes need to be avoided:

- A) Major building activity. Some buildings will inevitably be needed for ongoing occupational activities. First priority should then be to reuse the existing buildings to those new uses, wherever possible.
- B) That infrastructure be limited to not override the “Natural” or “uncultured” appearance of the site.
- C) That small lot subdivision does not occur. This implies that future uses be of a kind requiring large expanses of open space.

In considering the future of the heritage buildings the following heritage principles should also be applied:

- 1) That further occupation, maintenance and use of the existing buildings be an important consideration,
- 2) That future use does not compromise the retention of those buildings.
- 3) That the dairy curtilage does not become confused or lost by any development on the site.

Based on the above principles it would seem that, so long as those principles are established for development, that open playing fields would, on the surface, appear to be some suitable activity for a portion of the site.

RECOMMENDATIONS

The following general recommendations are made in respect to future proposed site rezoning and development and uses of the site:

- 1) **Curtilage**, this has been established as the open space around the existing site and in particular, the significant curtilage (Figures 4 and 5) being the open space surrounding the heritage precinct. Future development at the site is to consider this aspect. The “open space” aspect of the site is to be respected as an important interpretive element.
- 2) It is noted that further **rezoning processes** will be undertaken to consolidate the various former lots into 3 new lots. One of the lots (proposed Lot 3) will contain the Pioneer Dairy historic precinct and recommended surrounding curtilage. In this process Council are to take into consideration the heritage curtilage extent as recommended in this report at Figures 4 and 5.
- 3) All new perimeter **fencing** where possible is to be of rural, post and rail type, reflective of rural farm uses, except for the sporting field fencing which is addressed in recommendation 9).
- 4) An additional **access road** to allow alternative egress to the Heritage Dairy precinct is to be developed.
- 5) Development at the **entrance**, to provide an “arrival” impact. As a minimum; an all weather, interpretive sign giving information on the Pioneer Dairy, opening hours and contact details is to be installed at the new access road entrance to 4) above. The Pioneer Dairy Trust Committee are to be consulted regarding content of that sign. If an entrance gate is to be considered, that it be in a form sympathetic to the heritage dairy theme.
- 6) Any **new buildings** are not to dominate the overall scene. Their scale, size and height is to be limited to that of single storey’s and with few large bulk “shed” types.
- 7) **Carparking** for various activities is not to be a dominant element and should not detract from important vistas and not be in large swathes of parking. The surface of the Carpark is to be permeable and as near as possible to the existing surface, ie grass or gravel. Landscaping to minimise the visual impact of such carparks.
- 8) The **Pioneer Dairy facilities** are to be utilised for community and cultural activities as well as sporting functions and presentations where possible. The Dairy is to be included in any fundraising activities and promotions and opportunities for recompense to allow for retention and maintenance of the facility.

In particular the following recommendation is made for the development of playing fields proposed for the southern, Lake Road portion of the site:

9) The various **playing fields** may require particular enclosure fencing for those sporting activities. Such fences are to be limited to an appropriate type for that activity. Where security fencing is required, it is to be limited to minimum extents in plan, (eg; To perimeter of buildings only), to be with minimum visual impact and have appropriate landscaping along its route.

Lillian Cullen

May 2014

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NSW Office of Environment and Heritage: Wyong Heritage Inventory Database

APPENDIX 1: HISTORICAL CONTEXT

The following historical summary places the dairy in context. This historical summary is in chronological order to give a timeline of important and influential occurrences at the site. The historical information has been taken from the Heritage Assessment undertaken by EJE Heritage in 2004 Revision A. Refer to Wyong Council's thematic history, pages 64 to 67 for more details on dairying in the shire.⁴

Date	Event
Prior 1788	Hunter History Consultants nominate evidence of Aboriginal occupation in the Wyong area. It is believed that there may have been 1,500 people living in 12 family groups between the Hawkesbury River and Lake Macquarie before the arrival of the Europeans in New South Wales in 1788
1825	Wyong district schoolmaster, William Cape, selected 1,000 acres bordering Jilliby Creek and later received a further 640 acres on the northern side of Wyong Creek (part of the current township of Wyong)
1827/ 28	First census of the local indigenous population of the district, Census indicates 15 households in the entire Gosford/Wyong area
1831	Part crown land grant to Frederick Augustus Hely, Principal Superintendent of Convicts in New South Wales
1832-5	Cedar shipped to Sydney via Wyong Creek and across Tuggerah lakes
1840's	Economic depression, area stagnates until 1850's
1842	English migrant John Mann journeyed with Aboriginal companions to the junction of Wyong Creek and Tuggerah Lake to observe a corroboree
1850's	Economic conditions improved in the wake of the gold rushes
1858	Hely's widow and son Hovenden, mortgaged 1,560 acres (being Lot 3 of the 1831 grant) to William Alison
1860's	Robertson land act, area sees significant spread of settlement around Tuggerah Lake and west along the valleys of Wyong Creek and its tributaries
1864	First permanent road in the area was surveyed from Wyong to Mangrove Creek
1865	Hovenden met with financial difficulties and was declared insolvent and had his estates sequestrated
1872	Property to William Alison, for the intention of cattle raising
1875	Homestead constructed and later destroyed by fire. Doubtful if William Alison & family ever lived in the dwelling. Dairy manager's cottage purported to be built on homestead building foundations.
1885	Charles Alison (son) moves from Sydney to Alison Homestead (landholding north west of subject site) at death of William.

⁴ Wyong Shire Council, Wyong Shire-wide Heritage Review: Thematic History

1886	Widow Eliza Alison conveyed her share of the Wyong estates to her youngest son Charles. Two acres of Lot 3 were conveyed to Edward Wamsley and the remaining 1,246 acres were mortgaged by Charles Alison to the Scottish Widows Fund and Life Assurance Society. William Chapman moves from Gosford to Wyong and establishes the towns 2 nd general store which he opens in 1901.
1887-89	Rail link established from Sydney. Alison's sell off land parcels to accommodate railway & Wyong township
1890s	Citrus farming was expanding into the district as was dairying
1897	Scottish Widows Fund and Life Assurance Society foreclosed on Charles Alison's mortgages and took possession of the Wyong estates. Pioneer Dairy was established on the site by William Chapman, a prominent Wyong businessman.
1901	Tuggerah Pioneer Dairy was officially transferred to Chapman even though he had been operating a dairy on the site since 1897.
1907	Wyong Cooperative Dairy Company's Butter Factory opened
1914	William Chapman retired from Chapman and Sons and returned to Sydney, he died in 1919.
1921	First factory butter destroyed by fire, second factory opens Widow Grace Chapman transferred ownership of the Pioneer Dairy property to her two surviving sons, William Arthur Chapman and Alfred Ingram Chapman
1926	Co-operative's factory started supplying milk to the Sydney market
1928	Grace Chapman dies and her sons transferred their holdings in the property to their sisters Winifred Blanche Todd of Kiama and Emily Grace Chapman of Killara
1938-40	Emily married Isaac Young and was awarded sole ownership of the property in 1940
1940s	The Pioneer Dairy had continued to be run by managers but by the 1940s the business was facing management problems.
1949	Family friend Norman Hannan bought the Pioneer Dairy from Emily Young. Former emergency airfield noted as being located on the property during WW2
1950s	Frank Hannan, another son, took on the responsibility of running the dairy, silos were established and expanded. Lucerne was imported from Canowindra to solve feedlot issues.
WW2 - 1970	a time of modernisation, the Australian dairy industry adopted improved technologies and hygiene standards.
1960s	The Hannans had new milking bails erected at the Pioneer Dairy
1986	Operated as the largest commercial dairy in the Wyong Shire until its closure. Electricity Commission of New South Wales acquired the Pioneer Dairy. Dairying ceased.
1989	the old manager's house was leased to Jean Perry who ran cattle on the site
1995	the Electricity Commission became Pacific Power and announced its intentions to auction the former dairy site in September 1996.

May 2000	it was announced that after years of wrangling the Government had agreed that the site would be handed over to the community to be retained as a nature reserve
2002	Establishment of the Tuggerah Lake Reserve Trust to administer the former Pioneer Dairy site and the property's wetlands and waterways.

APPENDIX 2: HERITAGE REGISTER DOCUMENTS

*Item details***Name of item:** Tuggerah Pioneer Dairy**Type of item:** Built**Group/Collection:** Farming and Grazing**Category:** Dairy**Primary address:** 2 Lake Road (Enter Off Bryant Drive), Tuggerah, NSW 2259**Local govt. area:** Wyong**All addresses**

Street Address	Suburb/town	LGA	Parish	County	Type
2 Lake Road (Enter Off Bryant Drive)	Tuggerah	Wyong			Primary Address

Statement of significance:

A very rare site including a complex of timber and brick buildings which served as a substantial dairy at the turn of the century and a site where a secure boundary has protected and conserved the property

Date significance updated: 21 Nov 09

Note: There are incomplete details for a number of items listed in NSW. The Heritage Branch intends to develop or upgrade statements of significance and other information for these items as resources become available.

*Description***Physical description:** Apparently a timber building with broad verandahs and brick chimney

Physical condition and/or Archaeological potential: Unknown

Date condition updated: 21 Nov 09

Further information: Mining activity indicated by closed access road

History

Historical notes: A substantial Dairy which served the Tuggerah area at the turn of the century

Assessment of significance

- SHR Criteria a)**
[Historical significance] Historically, the building group, especially the turn of the century buildings, are of regional significance for representing the maturation of the local dairy industry into an exporter of dairy products to external markets. Its significance also relates to its success and expansion of the dairy in the early 20th Century.
- SHR Criteria b)**
[Associative significance] The dairy industry and the proximity to the Railway
- SHR Criteria c)**
[Aesthetic significance] The original dwelling has local significance for its unusual 'broad and batten' construction. The group must be considered to have significance for the Wyong Shire for their potential to contribute to information which could lead to an understanding of the advances in technology in butter production in the Wyong Valley.
- SHR Criteria e)**
[Research potential] Potential to provide historic interpretive details on the butter and dairy industry
- SHR Criteria f)**
[Rarity] A very rare site and use within the Shire - once dominated by agricultural activity for each village

Integrity/Intactness: Unknown

Assessment criteria:

Items are assessed against the  [State Heritage Register \(SHR\) Criteria](#) to determine the level of significance. Refer to the Listings below for the level of statutory protection.

*Recommended management:**Recommendations*

Management Category	Description	Date Updated
Statutory Instrument	List on a Local Environmental Plan (LEP)	21 Nov 09
Recommended Management	Consult with owner and/or community	21 Nov 09
Recommended Management	Produce a Conservation Management Plan (CMP)	21 Nov 09
Recommended Management	Prepare a maintenance schedule or guidelines	21 Nov 09

Listings

Heritage Listing	Listing Title	Listing Number	Gazette Date	Gazette Number	Gazette Page
Local Environmental Plan		52	10 Sep 99		
Heritage study					

Study details

Title	Year	Number	Author	Inspected by	Guidelines used
Inventory of Heritage Items	1991	52	Wyong Local Environmental Plan		Yes
Wyong Shire Heritage Study Review	2009		David Scobie Architects	David Scobie	Yes

None

Note: internet links may be to web pages, documents or images.



(Click on thumbnail for full size image and image details)

Data source

The information for this entry comes from the following source:

Name: Local Government

Database number: 2720052

[R](#)

ITEM NO: 52

MAP/SHEET: 25/2

HERITAGE STUDY REF NO: 19.3

ITEM: Pioneer Dairy

PROPERTY DESCRIPTION: Lot 3 DP 543729 Pacific Highway / Lake Road, TUGGERAH

STATEMENT OF SIGNIFICANCE:

Historically the building group, especially the turn of the century buildings are of regional significance for representing the maturation of the local dairy industry into an exporter of dairy products to external markets. Its regional significance also relates to the evidence of the success and expansion of the dairy in the early 20th Century. Aesthetically the original dwelling has local significance for its unusual "broad and batten" construction. Scientifically the group must be considered to have at least regional significance for their potential to contribute to information which could lead to an understanding of the advances in technology in butter production in the Wyong Valley.



ELINEBOWMAN@PIONEERDAIRYPLANNING.COM.AU

Listing current at 2014

Wyong Heritage Inventory		SHI Number 2720052
State Heritage Inventory		Study Number 52
Item Name:	Tuggerah Pioneer Dairy	
Location:	2-70 Lake Road (Enter off Bryant Drive), Tuggerah [Wyong	
Address:	2-70 Lake Road (Enter off Bryant Drive)	Planning: Hunter & Central Coast
Suburb / Nearest Town:	Tuggerah 2259	Historic Region: Sydney
Local Govt Area:	Wyong	Parish:
State:	NSW	County:
Other/Formal Names:		
Area/Group/Complex:		Group ID:
Aboriginal Area:		
Curtilage/Boundary:		
Item Type:	Built	Group: Farming and Grazing Category: Dairy
Owner:		
Admin Codes:	25/2	Code 2: Code 3:
Current Use:		
Former Uses:		
Assessed Significance:	Local	Endorsed Significance:
Statement of Significance:	A very rare site including a complex of timber and brick buildings which served as a substantial dairy at the turn of the century and a site where a secure boundary has protected and conserved the property	
Historical Notes or Provenance:	A substantial Dairy which served the Tuggerah area at the turn of the century	
Themes:	National Theme	State Theme
	3. Economy	Agriculture
	4. Settlement	Towns, suburbs and village
		Local Theme
		Dairy
		Residence
Designer:		
Maker / Builder:		
Year Started:	Year Completed:	1900 Circa: Yes
Physical Description:	Apparently a timber building with broad verandahs and brick chimney	
Physical Condition:	Unknown	
State Heritage Inventory Full Report with Images Date: 19/05/2014 Page 1 This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.		

Wyong Heritage Inventory		SHI Number 2720052
State Heritage Inventory		Study Number 52
Item Name: Tuggerah Pioneer Dairy Location: 2-70 Lake Road (Enter off Bryant Drive), Tuggerah [Wyong		

Modification Dates:**Recommended Management:**

Management:	Statutory Instrument	List on a Local Environmental Plan (LEP)
	Recommended Management	Consult with owner and/or community
	Recommended Management	Produce a Conservation Management Plan (CMP)
	Recommended Management	Prepare a maintenance schedule or guidelines

Further Comments: Mining activity indicated by closed access road. Camphor Laurel trees noted for their significance.

Criteria a) Historically, the building group, especially the turn of the century buildings, are of regional significance for representing the maturation of the local dairy industry into an exporter of dairy products to external markets. Its significance also relates to its success and expansion of the dairy in the early 20th Century.

Criteria b) The dairy industry and the proximity to the Railway

Criteria c) The original dwelling has local significance for its unusual 'broad and batten' construction. The group must be considered to have significance for the Wyong Shire for their potential to contribute to information which could lead to an understanding of the advances in technology in butter production in the Wyong Valley.

Criteria d)

Criteria e) Potential to provide historic interpretive details on the butter and dairy industry

Criteria f) A very rare site and use within the Shire - once dominated by agricultural activity for each village

Criteria g)

Integrity / Intactness: Unknown

References:

Studies:	Author	Title	Number	Year
	Wyong Local Environmental Plan	Inventory of Heritage Items	52	1991
	David Scobie Architects	Wyong Shire Heritage Study Review		2009

Parcels:	Parcel Code	LotNumber	Section	Plan Code	Plan Number
	LOT	31		DP	1096069
	LOT	1		DP	206598
	LOT	7317		DP	755263
	LOT	7316		DP	755263

Date: 19/05/2014	State Heritage Inventory Full Report with Images	Page 2
This report was produced using the Heritage Database Software provided by the Heritage Branch, NSW Department of Planning.		

Wyong Heritage Inventory		SHI Number
State Heritage Inventory		2720052
		Study Number
		52
Item Name: Tuggerah Pioneer Dairy		
Location: 2-70 Lake Road (Enter off Bryant Drive), Tuggerah [Wyong		
Latitude:	Longitude:	
Location validity:	Spatial Accuracy:	
Map Name:	Map Scale:	
AMG Zone:	Easting:	Northing:
Listings:	Name:	Title:
	Local Environmental Plan	
	Number:	Date:
	52	10/09/1999
Custom Field One:		
Custom Field Two:		
Custom Field Three:		
Custom Field Four:		
Custom Field Five:		
Custom Field Six:		
Data Entry:	Date First Entered: 12/04/2002	Date Updated: 16/04/2014
	Status:	Partial
Image:		



Wyong Heritage Inventory	SHI Number 2720052
State Heritage Inventory	Study Number 52

Item Name: **Tuggerah Pioneer Dairy**

Location: **2-70 Lake Road (Enter off Bryant Drive), Tuggerah [Wyong**

Caption: Pioneer Dairy

Copyright:

Image by: Wyong LEP Inventory

Image Date:

Image Number: 1/2

Image Path:

Image File: 2720052b2.jpg

Thumb Nail Path:

Thumb Nail File:

Wyong Heritage Inventory		SHI Number 2720052
State Heritage Inventory		Study Number 52
Item Name: Tuggerah Pioneer Dairy Location: 2-70 Lake Road (Enter off Bryant Drive), Tuggerah [Wyong		

Image:



Caption: Pioneer Dairy

Copyright:

Image by: David Scobie

Image Date: 25/10/2009

Image Number: 2/2

Image Path:

Image File: 2720052b1.jpg

Thumb Nail Path:

Thumb Nail File:

Wyong Heritage Inventory		SHI Number 2720052
State Heritage Inventory		Study Number 52
Item Name: Tuggerah Pioneer Dairy		
Location: 2-70 Lake Road (Enter off Bryant Drive), Tuggerah [Wyong		

APPENDIX 3: PIONEER DAIRY INFORMATION



Central Coast Wetlands – Pioneer Dairy

Background Information

The Tuggerah Lake Reserve, known as Central Coast Wetlands – Pioneer Dairy, is a strategically placed parcel of open space land situated in close proximity to both Tuggerah and Wyong regional centres. The Reserve is predominantly cleared land that for the longest, and most recent, term was used for dairying. The Reserve has been the subject of much debate and negotiations amongst the past owners and their attempts to sell the site for development, community groups who have fought to save the site from development, and numerous Government departments who have been involved throughout the process, which lasted over several years.

The Reserve was gazetted as Crown land for coastal environmental protection and public recreation in June 2001, and is presently under the care of the Tuggerah Lake Reserve Trust (the Trust) who are developing the site as a regional Eco-Tourism and Education Facility. A **Plan of Management, Heritage Assessment and Wetlands Management Plan** have been completed and adopted by the Trust.

The site is included in NSW Central Coast Regional Action Plan which states

‘The Wetlands site will be a unique tourism, recreation and education destination that attracts more outdoor, active and nature-based travelers to the Central Coast, enhances the lifestyle and culture of local residents and protects the unique environment.’

The Trustees have developed the following, vision, cores business statement and objectives for the site

Vision

“Central Coast Wetlands - Pioneer Dairy is a place of open space and natural areas providing our community with low impact recreation, environmental and heritage education and an escape from the pressures of modern life”.

Core Business Statement

“An economically sustainable business based around the social, community, heritage, educational and ecological values of the site.”

Plan of Management Objectives:

1. To conserve the biodiversity and maintain ecosystem functions, and habitat features of the wetland, watercourses and associated native vegetation within the reserve.
2. To enhance the natural values of the reserve through the restoration and regeneration of degraded bush land and watercourses.
3. To protect the scenic quality, natural landscape character and aesthetic value of the reserve.
4. To protect and enhance the European heritage of the former Pioneer Dairy through proper conservation management and restoration of existing historical items.

5. To enhance community understanding of the natural values of the reserve and its ecological importance through education and interpretation.
6. To enhance the community understanding of the cultural values of the dairy and its importance in the history of the settlement of Wyong.
7. To provide for community use and access to the Reserve at an appropriate level and in such a way as will minimize and mitigate any disturbance caused by human intrusion; and.
8. To establish the necessary infrastructure and means of ongoing funding to achieve the above listed objectives.

After the site became a Crown Land Reserve, the Trustees were faced the challenge of getting the site into a reasonable condition for public recreation.

The site had been extensively cleared and cattle grazed to the creek lines. The Dairy cottage was a derelict building, which some wanted demolished. Asbestos was found in part of the cottage and in both the old and new milking bails and the only toilet on the site connected to a septic tank with its transpiration pit running to Pioneer Creek.

The site itself needed a massive cleanup campaign with kilometres of rusted wires and fencing posts laying around, weed infestation, camphor laurel and thorny coral trees.

OH & S issues had to be dealt with, a Heritage Assessment completed and a Plan of Management developed.

To add to the challenge the only income that the Trust received was approximately \$15,000 coming from cattle agistment and cottage rental.

The Trust was fortunate to have several of its trustees who had fencing and plant propagating experience as well as outstanding administrative skills. Volunteers were also recruited from the local community to assist with activities on the site.

Several of the Trustees with the support of Wyong Shire Councils Community Services team spent many hours cleaning the site and fencing the riparian areas along the creeks.

Wyong Council has also developed a community nursery and the Trust was able to propagate native local provenance tubestock, which was hardened at the local Landcare Resource office before being planted along the creek lines. An Intensive planting program using local provenance tubestock was developed and undertaken for along the creek s - to date over 100,000 trees and shrubs have been planted

The Trustees also realised that the only way the Trust could survive was with grant funding and have taken every opportunity possible to apply for grant funding to develop the site. To date the Trust has been successfully in raising over \$2 million dollars in Grant funding

In 2009 the Trust received a Cluster Fund Grant through Crown Lands and Wyong Shire council which provided the impetus to commence restoration of the dairy cottage, one of the oldest cottages in Wyong Shire. This required major efforts by the Trust volunteers and was finally completed in February 2012.

In late 2009, the trust was the recipient of a Regional and Local Community Infrastructure Program Grant which has provided the necessary funds to undertake much infrastructure work on site. This has included the restoration of the Hannan Shed, constructions of picnic facilities and cabanas, construction of three toilet blocks, connection to sewer and the erection of a new multipurpose function centre, access road upgrade, interpretive signage and two formalised walking tracks.

With the dedicated efforts of trust volunteer a \$1 million dollar grant has generated more like \$2 million dollars worth of works

It has been a slow process, which has only been successful due to the volunteer effort on site and the trustees who are also volunteers, who have worked hard to get us to where we are today.

To date our volunteers have contributed over 70,000 hours of their time to ensure the progress that has occurred to date not to mention the relationships that have developed which will ensure what had to be done for the Central Coast Wetlands – Pioneer Dairy to have it opened to the public will occur this year.

The Trustees' vision for the site to be a sustainable Regional Eco-Tourism and Wetlands Education Facility providing a unique Local, National and International Tourism destination is coming to fruition.

The Central Coast Wetlands – Pioneer Dairy site will enhance the lifestyle and culture of Central Coast residents, attract and grow tourism events in the region and deliver a quality visitor experience that is competitive against other NSW regions.

This has only happened with the support of the trustees and all those involved in ensuring that this site stayed a public asset, and most importantly those who are currently working hard to develop the site into an eco-tourism Wetlands Education Facility and ***the recreational jewel for the Wyong Shire.***

Paddocks marked N are for Public use and Paddock D for Skydive

Paddock I is for the Carbon Credits project and Paddocks Ka and Kb have been highlighted for future public access on 28 days notice. Eastern section of Paddock A is for the Model Aero Club

Most of Paddock B relates to the 15 hectares for the Sporting Fields while the heavily dense tree area to the west is for the Endangered Community that we refer to as the Oxbow.

