6.0 SANITARIUM HEALTH FOODS FACTORY
6.1 General Description
The Sanitarium Health Foods Factory complex is located on the extension of College Road, off Freemans Drive within the Cooranbong Heritage Precinct, as indicated on the following map.

![Location Plan of the Sanitarium Health Foods Factory](image)

Figure 1 Location Plan of the Sanitarium Health Foods Factory

It is part of a unique venture in NSW, combining a religious community, a college and a factory, set in remote bushland, west of the town of Morisset off the Sydney-Newcastle Freeway. The 1935 Sanitarium Health Foods Factory is one of the most important of the Cooranbong Heritage Precinct’s unique collection of buildings and this is illustrated through the Statement of Significance in the City of Lake Macquarie Heritage Study 1993.

…The 1934 Sanitarium Health Foods Factory is one of the largest and oldest industrial enterprises in Lake Macquarie, and a major employer. Products are household names around Australia, well known to generations of families. The site has had a factory since 1897. The size and advanced architectural design of the 1934 factory demonstrates the great success of Sanitarium products despite the Great Depression. The Sanitarium Factory was so much ahead of its time that the buildings are still, after 60 years, readily fitted to modern business, research and manufacturing practices.¹

¹ City of Lake Macquarie Heritage Study (1993) – Ref. CB-26
According to the Conservation Management Plan: History and Heritage Assessment, this area has a moderate potential for European relics and high potential for indigenous sites. It also does not fall within the 1977 flood level line.  

- High potential for European relics
- Moderate potential for European relics
- Low potential for European relics
- Unknown potential for European Relics
- Nil potential for European relics

- Very high potential for Indigenous relics
- High potential for Indigenous relics
- Low potential for Indigenous relics
- Flood line as recorded c1970’s

6.2 History

Part of the doctrine of the Seventh Day Adventists was to encourage healthy eating, living and vegetarianism. In order to promote this they decided to manufacture their own products and promote them to the local people and hopefully the wider population. Initially the Sanitarium Health Food factory was opened in Melbourne in early 1898; this however did not go as well as planned and was generally viewed as a disaster. Consequently, by September of the same year, the factory was moved to Cooranbong.

The sawmill and some surrounding land, including the primary school, were sold to the denomination’s fledgling health ministry, at the time called the Australasian Medical Missionary and Benevolent Association (AMMBA). The sale helped to provide cash to build the factory at Cooranbong.

P B Rudge was assigned the unenviable task of getting the factory up and running. This included the transformation of the sawmill into a food manufacturing facility. By September 1899, machinery had been installed; this included “a boiler and engine, a reel oven, dough mixer, two nut-shellers, Granose mill and Granose press, cracker

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3 DRAFT Avondale College Masterplan (2003), p. 30
4 Hook (1998) p 55
machine, nut blanchers, several nut butter mills, dough brake, Granola mill and numerous miscellaneous fixtures” 5.

The Adventists called in an expert baker, American Edward Halsey, to help them get their ‘health’ food manufacturing underway. Halsey made his first batch of Granola cereal on 27 January 1898; this was followed the next day by Caramel Cereal and a little later by the much sought after peanut butter. 6 A range of foods were produced by the Cooranbong factory, not least were: Granose, Granola, Nut Butter, Wheatmeal biscuits and white and brown bread. 7 Cash flow problems dogged the start-up and early years of the factory, with some employees taking massive wage-cuts, whilst others were working at the factory for nothing, although they were confident that wages would eventually be paid. The sales teams for the health products were virtually non-existent which contributed greatly to the financial woes of the factory and the college.

By 1907, 38,000 units of tinned products were shipped out of the factory. 8 The factory was on its way to becoming a viable business. It was affected by the Great War, the Depression and the Second World War, but still managed to maintain production and sales and it was, to a certain extent, dedicated employees who helped keep it going. In 1928, Sanitarium purchased a rival company and product, Weet-Bix; 9 which was to become one of the flagship products of Sanitarium.

6.3 Construction Activities for the Sanitarium Health Food Factory

<table>
<thead>
<tr>
<th>Time</th>
<th>Activities</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pre 1898</td>
<td>Metcalfe Hare installed saw-mill</td>
</tr>
<tr>
<td>1898</td>
<td>Sawmill is bought including some existing machinery: engine, steam boiler, shafting and other fixtures, 1 _ storeys high and 60x62ft of floor space in each storey</td>
</tr>
</tbody>
</table>
| 1899  | Saw-mill converted
Food manufacturing machinery installed
Original oven built – used until 1954 |
| 1908  | A large dam constructed a short distance from the factory
A brick addition was built, 28 by 40 feet
A thorough overhaul of the saw-mill was made
This included a concrete ground floor and a double layer of timber on the upper level. |
| 1917  | 40 x 60 ft extension added to existing factory structure, which doubled the floor space |
| 1919  | Rail siding at Dora Creek installed
Board then granted approval for: |

5 Parr and Litster (1995) p 27
6 National Library of Australia – search ‘Sanitarium’, accessed 28/04/08
7 Chamberlain (1997) pp 129-130
9 Parr and Litster (1995) p 43
food factory jetty  
30 ton barge  
engine on barge  
railway siding  
derrick and motor on jetty  
derrick and motor on wharf

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>1920</td>
<td>New building constructed</td>
</tr>
<tr>
<td>1922</td>
<td>Original factory virtually re-built</td>
</tr>
<tr>
<td>1934</td>
<td>Leyland van replaces horse and cart as mode of transport</td>
</tr>
</tbody>
</table>
| 1935-1937 | New brick factory built, incorporated all old buildings to the design of Peddle thorp and Walker  
New factory built to keep up with changing manufacturing processes and the demand for Sanitarium products. New building constructed on the same site as the old building. Took two years to complete. Very little has been added to the outer shell of the building, apart from the erection of the giant silos. Most subsequent alterations appear to have been to the interior of the factory. |
| 1939 | Fire at the factory |

6.4 Heritage Listings
The Sanitarium Health Foods Factory is listed in the following:

A) Lake Macquarie Local Environmental Plan 2004 (LEP 2004)

<table>
<thead>
<tr>
<th>Item</th>
<th>Address</th>
<th>Listing Number</th>
</tr>
</thead>
</table>
| Sanitarium Health Foods Factory | 70 Central Road  
70 Central Road  
50 Central Road  
50 Central Road | CB-26 |

B) RAIA – 20th Century Buildings of Significance
The Royal Australian Institute of Architects maintains a register of important buildings from this century.
Sanitarium Health Food Group  
Factory, Office and Laboratory 1934-3

C) City of Lake Macquarie Heritage Study 1993
It is noted in the study that ‘Cooranbong appears to have always been a village without a centre, or with several different centres over time. A rich and varied collection of heritage sites is scattered over a wide area. Although it is not the centre or at the centre of the village, but Avondale College is a strong nucleus in itself, with all the Adventist buildings, including the Sanitarium Factory, forming an identifiable group. The Adventist Group (CB-15) is suggested as the subject of a small conservation area’. 
The Sanitarium Health Foods Factory, College Rd, Cooranbong was subsequently listed on the Schedule of Items of Environmental Heritage Significance 5.1 as being of high significance on a state, regional and local level.

Furthermore, the Study also proposed listing Cooranbong – The Adventist group of buildings at Avondale College and the Sanitarium Factory – as an additional Conservation Area in the Schedule of Conservation Areas 5.2. However this did not happen.

6.5.0 Physical Context
The Sanitarium Health Foods Factory complex consists of various identifiable sections based on the functions of the food factory.

Figure 4 Buildings at the Sanitarium Health Foods Complex

These include:
A) Storage Section
B) Services Section
C) Processing Section
D) Administration Section
E) Research and Innovation Section

A) Storage Section
The Storage Section consists of the following buildings:
A1 Raw Materials Storage
A2 Goods Inwards
A3 Gardeners Shed
A4 Bone Yard
A5 Bone Yard Shed
A6 Waste Area
A7 Silos
A8 Fire Water
B) Services Section
The Services Section consists of the following buildings:
B1 Services Department
B2 Substation

C) Processing Section
The Processing Section consists of the following buildings:
C1 Factory
C2 Warehouse
C3. Awnings

D) Administration Section
The Administration Section consists of the following buildings:
D1 Administration Office building

E) Research and Innovation Section
The Research and Innovation Section consists of the following buildings:
E1 SDI Analytical Laboratory
E2 SDI Engineering
E3 Workshop
E4 SDI Food Technology Laboratory
E5 Pilot Plant
E6 Storage Sheds

6.5.1 Building Description

A1: Raw Materials Storage
This building was built in 1979 and is the drop-off point for most raw goods that come into the factory premises. The vehicles that drop-off goods to this area can range from semi-trailers to a flat top 5 tonne truck. These vehicles generally proceed in a one-way direction and undertake a loop around the main factory building before exiting (double check).

The building covers the second largest footprint on site after the main factory building. The building was built in 1979. It is not sympathetic to the 1935 factory buildings as the form and proportion of the building does not respond vertically even though the functional requirements might deem this building to indeed be quite appropriate.

This building also consists of the training centre where all staff inductions are undertaken. A path leads from this training centre past the bicycle shed to the Services department (Services + substation).
A2. Goods Inwards Building
This building is similar in terms of its function and outlook as to the Raw Materials Storage building. The only difference between this and that previous is the type of goods stored. The Raw Materials Storage building deals with mainly food products whereas this building houses materials such as packaging, cling wrap, cartons, etc. This building was built after the Raw Materials Storage building in 1985.

A3. Gardeners Shed
The building is used as a Gardener’s Shed and houses gardener’s equipment, lawn mowers, stock food, etc. It is also used as a waste shed. The twin gabled roof prefabricated steel clad and framed shed was built in 1970 and is of an intrusive character to the main factory buildings.

A4/A5. Bone Yard and Bone Yard Shed
The name of these sheds is not an indication of their function. The bone yard and bone yard shed are used for storing old machinery that have become redundant. Both these structures were constructed in 1980. Architecturally, this prefabricated steel clad and framed shed is of an intrusive character to the main factory buildings.

A6. Waste Area
This area is used for cleaning, washing and storing bulk bins. These prefabricated sheds were constructed in 1980 as well.
A7. Silos

The silos form a very important part of the efficient running of the Sanitarium Health Foods Factory. The silos were built at various times during the years 1940, 1955, 1963 and 1966 as the need for greater storage space arose. The silos are used for storing grains such as wheat and corn. These goods are normally transported and stored in the silos directly and the raw materials accessed later through pipes that blow these grains into the top floor of the adjoining main factory building.

Architecturally and aesthetically, the silos create a very powerful statement and are clearly visible along College Drive as one enters the Cooranbong Heritage Precinct. Thus these are of great significance in terms of the statement they make and the image they create and hence the identity that it helps establish.

A8: Fire Water Storage

These two water tanks were constructed in 1990 and are located at the furthest end of the Sanitarium site in the northeast direction. Architecturally, they are utilitarian. However, as their location is well away from the Peddle Thorpe Walker buildings as well as the silos, they do not have any adverse impact as such.

A9. Painter's/Carpenter's Building

This building is a brick structure with a steel roof, located to the north east of the Silos.

The north and eastern walls have roller doors fitted. The nature of the building is rudimentary, utilitarian and located beyond the areas which would influence appreciation of the main building and its ancillary structures.
B1. Service Department
This building contains the oldest surviving section of building on site and was constructed in 1930, before the Peddle Thorpe Walker buildings. It is one of the oldest buildings in the Sanitarium complex.

The Services Building shows signs of having been adjusted and adapted to a large degree, externally it appears approximately 6 additions or physical alterations have been completed on and around the oldest, core structure. It is barely distinguishable as having been a stand alone element. The changes were made obviously to ensure that the support services were up to date when other changes were made to the factory; in the name of maintaining the factory as a viable commercial operation, which is the most important criteria for management of this place.

This building houses staff and equipment that service the factory as well as other equipment such as the mechanical filters, and the Steam supply as shown in the photographs below..

Figure 14  B1 Service Department from the south, showing the coal/coke ovens for producing steam on the site.

Figure 15  Eastern side of Building B1
B2. Substation

There are two 11000 volt Substations on the site. This building was built in 1965 and is quite a recent addition. Architecturally, it is constructed of a cream brick similar to the other elements on the site. The roof has been integrated into a saw tooth arrangement that appears to be a later addition. The style of building and detail of the brickwork, including the contrasting corbelled course, indicate that care was taken in detailing the building façade to integrate with the existing structures.
The detailing of the whole of the north façade shows a strong design correlation between newer and the original building.

![Figure 17 Building B2 demonstrating the consistency of the facade with the original](image1)

**C1: Main Factory Building**

The Sanitarium Health Foods Factory main factory building is of the Inter-war Art Deco architectural style. Built in 1935 and designed by Peddle Thorpe and Walker, it encompasses a large area and is a 2-storey structure with a saw-tooth roof, a 3-storey wing across the north end and a four storey tower wing on the north-east corner adjoining a bank of silos. High quality of bricks and brickwork with patterning of horizontal bands relieved by vertical panels and pilasters reflects the integral Art Deco ornament. The western façade has a grand entrance located centrally in the western elevation.

![Figure 18 Main factory building](image2)

The interiors have superb cream and green mottled ceramic tiling. The building is in excellent condition and continues to facilitate modern and manufacturing processes. Factory additions in 1964 and 1976 on the south end have been sympathetically carried out in cream brick. Two covered awnings have also been added in 1990 over the truck loading area on the south west end of the building.
The building has a concrete frame with yellow, cream and orange brick in-fill and cladding. Wet areas have mottled green and cream ceramic (double check this). The roofing of the structure is primarily a saw-tooth corrugated sheet behind brick parapets. The factory windows are of a steel frame with patent glazing reflecting the industrialised production of construction elements of the 1930’s and concrete floors lined with rubber and terrazzo.

The factory is the main processing area and the hub of activity. The factory in terms of its structure, both externally and internally have not undergone many changes over the years. Modern, state of the art equipment have slowly replaced older technologies and the flexibility of the internal layout of the structure has made this possible. Recently, the packing of packaged goods into larger cartons for instance and the transporting of these cartons to fixed area will be done by robots whereas in the past this was done by many workers. In this way, the capacity of the factory to produce has increased using modern technology, which occupies less space, while the staff required in production has been drastically reduced.

The factory is systematically laid out internally. The cooking of the grains and drying is undertaken at the uppermost level. The packing of this into certain portions is then carried out at the levels below with the packing of the finished retail products into cartons is undertaken at the lowest level.

C2. Warehouse
This component was added to the main Sanitarium factory building in 1976. The addition houses the finished products stored before collection and distribution. The addition is sympathetic through the continuation of a similar architectural vocabulary. Cream coloured bricks have been used enabling the later addition to be distinguishable and therefore in the correct interpretation of the historical layers.

C3. Awning
There are two awnings that were added in 1990 and have been placed over the loading dock areas on either side (east and west) of the warehouse.

Although the metal awning profile consists of horizontal bands, which does to a certain degree respond to the horizontal bands used in the western façade, the use of the metal does not correspond to the softer visual impact of the bricks used in the main factory building.
This awning disturbs, to a small degree, the vista from the driveway and building in the southerly direction towards the river. However the fact that the brick supports are solid elements and the proportion of the attachment is well considered and the bricks match with the Warehouse addition, this awning is an acceptable addition, and sensitive to the whole of the Main Factory building.

The eastern awning is a more pragmatic solution to the problem of providing shelter to the bay openings and in this case it does not matter that the posts are steel and the element does not make an architectural statement. This section of the factory can be considered the “Engine Room” and everything here has to be built to work; not necessarily for a long time, but for a reliable life span.

Engineering solutions predominate in this section of the Factory site.
D1. Administration Office
The Administration Office is one of the trio of buildings designed by PTW Architects in 1935. The building is similar to the main factory in terms of its architectural style. It is a two-storey building with a grand entrance placed centrally.

The interior of this building is striking. A beautifully detailed stair leads to the first floor of the Administration. Polished wood panelling in the office partitioning on the first floor of the Administration building still reveals the original detailing and finishes which are in an immaculate condition.

The building is the first point of contact for visitors and consists of mainly offices and Interview rooms. It's location exactly opposite the main factory building highlights the strong relationship between these buildings.

E1. SDI (Sanitarium Development and Innovation) Analytical Laboratory
This building forms part of the PTW designed trio of buildings from 1935. It is similar in appearance to the main factory and the administration building. However, the difference in heights and the different detailing of the entrances provides a contrast and variety to the streetscape defined by the respective placement of the three buildings of this phase. The main entrance is highlighted here, however by a grand staircase. Trees flanking each side of the staircase soften the visual impact.

The interesting planning aspect of this building is that its upper floor is the main floor, accessed by the entrance stair. The lower floor is accessed from the west and houses store rooms, labs as well as utilitarian functions.

The building presents to the east as a single storey. Research development, quality control and new product sampling is undertaken here. It is the oldest of the cluster of buildings designed for the purpose of research and innovation.
The primary functions in this building include analytical services/offices as well as the sensory department test kitchen and offices.

It forms part of a coherent heritage assemblage including the Factory, and the Administrative Office D1.

**E2. SDI Engineering**
This building was constructed in 1979 with an addition in 1985 and is located on the eastern edge of the site. This building, along with others located to the north, tend to be of only one storey above ground level and tend to blend into the environment.

This building houses the design, engineering and testing of new equipment. The lean to on the south houses two boilers contains office space for the following functions: drawing/drafting/plan printing, Sanitarium’s Regulatory and Standards department, OH&S, Technical management, finance as well as admin/HR.

**E3. Workshop**
This building was built in 1979 with an addition in 1985. This building houses similar functions to the SDI Engineering building and is a workshop for construction of plant and equipment.

It appears that this building is built around the water filter house designed by Peddle Thorpe and Walker. This building appears clearly in earlier photos of the PTW complex taken from the west.
E4. SDI Food Technology Lab
This building was built in 1970 and was the second food technology lab to be built. This facility houses new product development functions including test kitchens, 'lab' benches, offices, meeting rooms as well as raw material storage.

E5. Pilot Plant
This structure was built in 1979. It is in this building that the formulation and testing of innovative products is carried out. Prototype factory plants are set up here for prospective new products, testing and development of plant and processes with extensive pilot plant equipment.

This building has no heritage significance.

E6. Storage Sheds
These storage sheds were built in 2003. They are steel prefabricated agricultural sheds, and have no heritage significance.
6.6 Heritage Analysis of the Sanitarium Health Foods Factory

6.6.1 Road Pattern

The road pattern leading to both the Sanitarium Health Foods Factory site and within the actual site has changed (See figure 30).

The original access road through Avondale College changed in 1985 with the construction of an alternate route to the west. This latter road enables better visibility into the Sanitarium Health Foods Factory complex than the original access road. Therefore, it is important to ensure that this visual link is maintained.

The road pattern within the site has also changed considerably. The 1937 symmetrical layout, which could be a continuation of the Ecole des Beaux-Arts principles of symmetricity, axiality and the tendency to develop curved roads set within a picturesque landscape as exemplified in the adjoining Avondale College, and consisted of three ellipses, has now been modified over time to suit the changing needs of the factory including larger vehicles, greater vehicle movement patterns, etc.
The significance of the 1937 road layout is considered to be high according to David Beaver’s Landscape Conservation Management Plan for the Cooranbong Heritage Precinct. Whereas it is important to realise that the previous road layout cannot be revived, it is important to note that if possible, the former layout should be highlighted with the use of paving or landscaping. And / or interpretative signage, to ensure the correct interpretation of the original layout.

6.6.2 Landscaping
The landscaping of the original 1937 layout was such that buildings were set in lawns with formal plantings of specimen trees such as Himalayan Cedar, Poplar and Cypress. The original road layout around the buildings was based on the three ellipses, which created semi-circular lawns at the end of the each of the 3 building complexes\(^\text{10}\). David Beaver notes that the lawns, specimen trees landscaped areas relating to the 1937 layout as well as the Silky Oaks and native trees along Riverside are of a high significance. Therefore, this should be taken into consideration during any future developments on site.

6.6.3 Pathways
Although it is unclear from the 1937 road layout as to whether pedestrian pathways existed, the current road layout at the Sanitarium Health Foods Factory does have a system of pathways to enable movement of staff as well as visitors. The design of these pedestrian pathways has been undertaken to ensure safety of pedestrians from moving forklifts, vehicles, etc. It is important to note that any new development within the site should consider this.

6.6.4 Built and open space relationship
A majority of the development after the initial 1935 buildings occurred continually until the late 1970s when a significant number of buildings were built for Sanitarium Development and Innovation (SDI).

A map showing the various layers of history (see figure 32 next page) enables a better understanding of the development within the complex.

\(^{10}\) Cooranbong Landscape Conservation Management Plan (2008)– Page 26
Figure 32 Layers of built form and open space

Figure 33 New brick factory post 1935. Historical evidence suggests that the old saw-mill has by this stage been entirely demolished.

Old photos of the site show the relationship of the PTW buildings with the 1937 road layout and landscaping. The similarity of material, architectural style as well as the
placement of buildings on site facing each other created a sense of coherence and unity. At the same time, the difference in detailing and height of the front entrance of these buildings creates variety. It is important to note that the position of these buildings accords adequate space for interpretation of this phase of development.

Figure 34 Rebuilt factory post 1960. Note direction of saw-tooth roof, inclusion of silos, removal of transport associated with Dora Creek and inclusion of landscaped gardens.

Over time, other buildings of a different architectural style have developed within the complex. However, most of these developments have taken place in the far eastern and far western part of the site. This of course is due to lack of space requirements.

Figure 35 Aerial view of Sanitarium Health Food Factory 2008
within the area of the 1937 road layout itself and it is important to note that further development within this area should ensure that it does not adversely affect the harmony, balance and character of this area.

6.6.5 Conservation of buildings and character
Certain buildings within the Sanitarium Health Foods Factory complex are of significance due to their representation of a time in history. In particular, noteworthy buildings include the oldest building on site, the 1930 Services building (B1) as well as the 1935 PTW group of buildings (C1, D1, E1).

Although the remaining buildings on the site do not display the same level of unity and clarity, they are nevertheless vital to the functioning of the entire site and thus are of significance to the viability of the continuation of manufacturing at this site.

It is to be noted that further development should take into consideration the buildings of significance through aspects such as form, scale, height, bulk as well as construction technology and judicious use of materials.

6.6.6 Vantage points and sight lines
The original road layout means that the vantage point from the northern direction into the site was unobstructed. The change in the road layout as well as landscaping over time has obstructed this vantage point that once existed. However, the road constructed in the north western direction affords an unobstructed view of the significant buildings and this should be maintained in the future.

The original access road through Avondale College no longer provides an unobstructed view of the significant buildings due to the heavy plantings along the way. As this road is no longer the main entry into the complex, it is not as important to retain the view into the site from this direction.

The view from the north-eastern direction however, is also largely unobstructed even though this view is of the back façade of the significant buildings. Therefore, this view of the complex is also not as important as the view afforded from main entrance road into the complex.

6.6.7 Visibility within the site
Within the complex itself, the PTW cluster of buildings can be adequately interpreted due to the open space in the first two ellipses of the road layout. This should be maintained in the future.

Other buildings on the eastern and western edge of the site frame these significant buildings and it is therefore important to define a heritage curtilage that encompasses adequate space to enable interpretation.

Landscaping can be used advantageously to ensure that intrusive views are blocked and such that certain elements highlighted.
6.7 Statement of Significance
The significance of the site is based on the criteria as listed in the NSW Heritage Manual 'Assessing Heritage Significance' (2001).

Criteria 1: An item is important in the course, or pattern, of NSW's cultural or natural history
The Sanitarium Health Foods factory is an entity of the Cooranbong Heritage Precinct, which is associated with the earliest establishment of the Seventh Day Adventist Church (SDA) outside of America and reflective of the SDA principle of healthy eating. The site has supported a manufacturing plant since 1897.

It is a unique venture, a major employer and is one of the largest and oldest enterprises in Lake Macquarie. It also echoes an environment of discipline (of manual work) and self-sufficiency, in an environment located away from the distractions of the city.

The historical layers of development within the Sanitarium Health Foods Factory complex is an indication of the growth and prosperity of the organization, becoming now a household name within Australia.

Remnants of the 1937 landscape in which the Sanitarium Health Foods Factory stands was significant due to the philosophical stance of uniformity with immaculate lawns and well landscaped gardens. The formality of this architectural setting is of significance.
Criteria 2: An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history
The Sanitarium Health Foods Factory as an entity within the Cooranbong Heritage Precinct provides historic evidence of SDA founder, Ellen G White, and the lifestyle promoted in her seminal writings, which still hold true today.

The Sanitarium Complex also consists of buildings, which have links with prominent Australian architects, Peddle, Thorp and Walker.

Criteria 3: An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW
The simplicity and symmetricity of the original 1937 triple ellipsoid road layout with the semi circular lawns along with the 1930 Services building and the 1937 Peddle Thorpe and Walker group of buildings reflected the Ecole de Beaux Arts principles which were used extensively throughout the entire Cooranbong Heritage Precinct.

The Peddle Thorpe Walker group of brick buildings are representative of the Interwar Art Deco style and are of significance not only due to their architectural character but also due to the space that is created by the respective placement of the three free standing buildings and the landscaping.

Criteria 4: An item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons
The Cooranbong Heritage Precinct continues to have strong associations with the Seventh Day Adventists. The SDA community comprises 0.4% of the population of New South Wales. This is a site with strong SDA community focus.

The products produced by the factory are well known consumable items throughout Australia; some of which have become Australian icons viz. Weet Bix, although the product was not a Sanitarium “invention” or development.

Criteria 5: An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history
The association of the site with various individuals and corporate organizations can help in obtaining a better understanding of the lifestyles of the SDA community in the past as well as the philosophy and teachings of the church, which helped manifest the site to become what it is today.

Criteria 6: An item possess uncommon, rare or endangered aspects of NSW’s cultural or natural history
The Sanitarium Health Foods Factory is part of the Cooranbong site, a culmination of the SDA practice, religion, teachings and philosophy and an experiment with a revolutionary educational curriculum and a manufactory to establish a community in a remote bushland that continues to grow.

Students of Avondale College still work within Sanitarium providing a nexus at this level between the two.

Criteria 7: An item is important in demonstrating the principal characteristics of a class of NSW’s
- cultural or natural places; or
- cultural or natural environments
The close relationship between living, residing, education, lifestyle and community involvement and worship in the SDA tradition is unique to this place in Australia.
6.8 Grading of Buildings

6.8.1 Criteria used for grading of buildings

The criteria used for grading of buildings include the following and is based on the NSW Heritage Manual ‘Assessing Heritage Significance’ (2001).

A. Historical Value
B. Associative Value
C. Aesthetic Value
D. Socio-Cultural Value
E. Scientific Value
F. Rarity Value
G. Representative Value

6.8.2 Grading

A table below identifies the values that each building within the Sanitarium Health Foods Factory possesses, thus contributing to the overall significance of the Sanitarium Health Foods Factory:

Then, grading of the buildings is undertaken using the grading of significance as outlined in the NSW Heritage Manual.

<table>
<thead>
<tr>
<th>Grading</th>
<th>Justification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exceptional</td>
<td>Rare or outstanding element directly contributing to an item’s local and State significance</td>
</tr>
<tr>
<td>High</td>
<td>High degree of original fabric. Demonstrates a key element of the item’s significance. Alterations do not detract from significance</td>
</tr>
<tr>
<td>Moderate</td>
<td>Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item</td>
</tr>
<tr>
<td>Little</td>
<td>Alterations detract from significance. Difficult to interpret</td>
</tr>
<tr>
<td>Intrusive</td>
<td>Damaging to the item’s heritage significance</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Building</th>
<th>Values</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A) Storage</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A1 Raw Materials Storage</td>
<td>Intrusive</td>
<td></td>
</tr>
<tr>
<td>A2 Goods Inwards</td>
<td>Intrusive</td>
<td></td>
</tr>
<tr>
<td>A3 Gardeners Shed</td>
<td>Intrusive</td>
<td></td>
</tr>
<tr>
<td>A4 Bone Yard</td>
<td>Intrusive</td>
<td></td>
</tr>
<tr>
<td>A5 Bone Yard Shed</td>
<td>Intrusive</td>
<td></td>
</tr>
<tr>
<td>A6 Waste Area</td>
<td>Intrusive</td>
<td></td>
</tr>
<tr>
<td>A7 Silos</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>A8 Fire Water</td>
<td>Intrusive</td>
<td></td>
</tr>
<tr>
<td><strong>B) Services</strong></td>
<td></td>
<td>Little-Moderate</td>
</tr>
<tr>
<td>B1 Services Department</td>
<td></td>
<td></td>
</tr>
<tr>
<td>B2 Substation</td>
<td>Intrusive</td>
<td></td>
</tr>
<tr>
<td><strong>C) Processing</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C1 Factory</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>C2 Warehouse</td>
<td>Little</td>
<td></td>
</tr>
<tr>
<td>C3. Awnings</td>
<td>Little</td>
<td></td>
</tr>
<tr>
<td><strong>D) Administration</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D1 Administration Office</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td><strong>E) Research &amp; Innovation</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E1 SDI Analytical Lab</td>
<td>High</td>
<td></td>
</tr>
<tr>
<td>E2 SDI Engineering</td>
<td>Intrusive</td>
<td></td>
</tr>
<tr>
<td>E3 Workshop</td>
<td>Intrusive</td>
<td></td>
</tr>
<tr>
<td>E4 SDI Food Technology Lab</td>
<td>Intrusive</td>
<td></td>
</tr>
<tr>
<td>E5 Pilot Plant</td>
<td>Intrusive</td>
<td></td>
</tr>
<tr>
<td>E6 Storage Sheds</td>
<td>Intrusive</td>
<td></td>
</tr>
</tbody>
</table>
From the foregoing analysis, the group of buildings designed by Peddle Thorpe and Walker in 1935 have significance due to:

**Historical Value:** It is some of the oldest buildings in the complex

**Associative Value:** It is associated with the earliest establishment of the Seventh Day Adventist Church (SDA) outside of America and reflective of the SDA principle of healthy eating. It was also designed by prominent architectural firm Peddle Thorpe Walker

**Aesthetic Value:** It is reflective of the remnants of the 1937 landscape and the philosophical stance of uniformity with immaculate lawns and well-landscaped gardens as well as being a fine example of the Inter-war Art Deco style.

**Socio-Cultural:** It is forms part of the buildings of one of the largest and oldest enterprises in Lake Macquarie as well as a major employer

**Scientific Value:** It enables a better understanding of the lifestyles of the SDA community in the past as well as the philosophy and teachings of the church

**Rarity Value:** It is located in a remote bushland and is reflective of SDA principles

**Representative Value:** It plays an important role in the close relationship between living, residing, education, lifestyle and community involvement and worship in the SDA tradition is unique to this place in Australia
6.9  Zoning
Zoning of the Sanitarium complex has been undertaken to a) differentiate character
b) aid in determining appropriate policy and c) reinforce the core heritage areas.

The criteria used for zoning includes:

1. Heritage Significance: The foregoing analysis of the significance of the buildings
   on site will enable the heritage significance of various zones to be determined.

2. Functions and Utility: The site consists of distinct processes that are undergone in
   various buildings. Understanding this and then grouping buildings accordingly is
   crucial to enable policy formulation for each of these distinct areas that function in
   entirely different manners.

3. Age of buildings: The age of buildings and hence the historical layers enables the
   understanding of areas where further development could occur without affecting the
   correct interpretation of historical buildings.

4. Architectural style and character: Zoning based on this criterion enables a level
   of uniformity and consistency to be achieved within each zone.

5. Movement of people and vehicles: This is important in the zoning of the complex
   as it affects how the interface of each zone to another works.

6.9.1  Zone 1
This zone is defined by the 1937 road layout and includes buildings (A7, B1, B2, C1, C2, D1, E1), which are of a high and moderate significance. This zone can also be
defined as the necessary heritage curtilage required in order to correctly interpret the
significance of these buildings.

It is also the zone where the greatest number of employees will be employed as it is
the main processing zone as well as being the zone, which visitors approach due to
the location of the Administration building. This zone should be considered to be the
public presentation of Sanitarium; the gateway.
This zone should be a ‘Sensitive Development’ zone as maintenance, upkeep and repairs are an ongoing part of the management of the cultural significance of this zone.

In order to ensure that the significance of the 1935 buildings (C1, D1 and E1) is not compromised, no new work such as stand-alone buildings and major additions to the place is not acceptable. However, minor additions such as awnings are acceptable as long as it does not distort or obscure the cultural significance of the place, or detract from its interpretation and appreciation.

Internal changes are acceptable, in light of the changing functions with the buildings as advancements in technology are made, as long as it allows the associations between the place and the people to remain.

The approach to be used in this zone is summed up in article 3.1 of the Burra Charter:

*Conservation is based on a respect for the existing fabric, use, association and meanings. It requires a cautious approach of changing as much as necessary but as little as possible.*

### 6.9.2 Zone 2
This zone is the area to the east of the 1937 road layout and consists primarily of storage buildings. These storage buildings have developed as need arose over time.

This zone involves movement of heavy vehicles and consists of a car park that is used by staff from all parts of the factory.

The linkage between zones 1 and 2 in the form of safe pedestrian pathways is of importance.

### 6.9.3 Zone 3
This zone is the area to the west of the site and consists of mainly the Sanitarium Development and Innovation buildings. Therefore, there is less flow of heavy vehicles through the area. The location of a staff car park within this zone necessitates once again, safe pathways to the zone 1.

### 6.10 Current Practical Issues at the Sanitarium Health Foods Factory
Some of the issues faced by the Sanitarium Health Foods Factory include the following:

#### 6.10.1 Fencing of the site: Security of the site is an issue for this organization due to its production of food that is consumed by thousands of people all over Australia. There have been ongoing discussions with Sanitarium wanting to fence off the property on three sides - the north, the east and the west while leaving the southern side facing Dora Creek unfenced.

Talks with Sanitarium management personnel have led to discussions of a pool fence (black) on the northern site of the site and the use of woven wire fencing (black) on the east and west sides. It is anticipated that the fence will be of 2.4 meters in height and that there will be only one access gate into the site.
6.10.2 Access to Swing Bridge:
At present, the tree lined avenue from the swing bridge on the south eastern side of the site connects with the large car park on the eastern side of the complex. Pedestrians who are both locals and staff, use this swing bridge and have for many years.

Fencing the Sanitarium site could potentially become an issue if alternative access is not provided to the swing bridge. If there is only one entrance provided into the complex, staff who use the swing bridge would find it quite inconvenient to traverse the entire complex to get into the workplace. This could potentially be an issue and thus should be addressed during the final resolution of fencing proposals.

Despite this, the swing bridge presents a significant security and safety liability for the Sanitarium Health Foods Factory. Were it not for the heritage significance of the bridge and its logistical value for access to the site from the east, the bridge would have been demolished. Instead, it presents a management problem that has been addressed to date through the addition of gates that have provided restricted times for access. Future management and control over the management of the bridge needs to be finally resolved, and in particular, resolution of who owns the bridge and whose ultimate responsibility it is to manage the element, given it is located on land outside the control of the site owners. The Sanitarium Health Food Company see that they are surrogate owners/ managers of this structure.

6.10.3 Dual Road between Sanitarium and Avondale College: This is one of the issues that has been discussed recently. Fencing the Sanitarium site would remove the College’s access to their northern border. Thus, discussions have been underway regarding the possibility of developing a dual roadway on the northern edge of the Sanitarium site.

6.10.4 Vehicular traffic: Vehicles that enter the Sanitarium complex are generally of three types – motor cars belonging to visitors and light vans and articulated vehicles used for staff as well as goods drop-off and pick up vehicles.

Visitors mainly come to the Sanitarium factory outlet in order to purchase Sanitarium factory seconds.

Staff are generally of three categories. There are staff who belong to the Research and Innovation Division, those who provide services such as engineers who troubleshoot any problems with equipment and also solve any internal machinery problems that arise and as the staff who work in the processing of foods in the main factory.
Staff in the factory work in three shifts: morning, afternoon and night shift as the factory operates 24 hours a day, six days a week. Based on Adventist principles and values, the entire complex comes to a halt every Friday sunset to the following sunset on the Sabbath (Saturday) day.

Then there are the vehicles that come to drop off raw materials and pick up the finished products. These vehicles are generally heavy in nature and can range from a semi-trailer to a 5 tonne flat roof truck. For this, a proper assessment of the turning circles as well as the space needed for adequate movement should be undertaken before decisions on the dual road are finalised. Duplication of a limited section of this carriageway will have minimal heritage impact to the place.

6.10.5 Maceration Pond: This pond formed part of the earlier waste treatment plan. Waste water would sit in this pond for 28 days before being sprayed on pasture land. This treatment plant has not been in operation for past 4 years and all the waste water at present is channelled to the Hunter Water Sewerage system. Some strategic thinking as to what can and should be done with this pond is needed.

6.10.6 Trade Waste Treatment Plant: This trade waste treatment plant which is being planned behind the proposed car park in the south western part of the site will consist of six tanks. These tanks will be constructed of concrete and will rise 6 meters off the ground level. The diameter of the tanks will be 15 metres. This waste treatment plant will also require a few buildings to house the electrical components. It is anticipated at this stage that the ground level will be raised by 4.2 meters above the 100-year flood level line with the building having a height of 3 meters.

The buildings are anticipated to be similar to typical agricultural sheds with metal Colorbond steel cladding. A Development Application for this is expected to be lodged after the completion of the Conservation Management Plan. The site of the proposed plant and its nature is essential to the future of Sanitarium on this site and as proposed will be of little negative impact on zone 1.

The facility is of critical value to the ongoing use of the site and the environmental controls implemented in the production process.

6.10.7 Parking: Additional parking is a problem at the Sanitarium Health Foods Factory. A Development Application has been lodged and approved for an 85 space parking area on the south western side of the site. Strategic thinking into where other possible sites could be placed for parking in the future may need to be taken into consideration. Peripheral areas of the site to the south west appear to be the least intrusive.

6.10.8 Expansion/Physical Building Development: At this stage, discussions with management of the Sanitarium Health Foods Factory have revealed that no external expansion plans are anticipated. All modifications are anticipated within the main factory building. This could also be explainable due to the replacement of older technology with modern technology, which uses up less space and which in most cases automates production. This reduces the space needed considerably as the number of staff has been reduced.

6.10.9 Approaches and entry: At present, discussions have shown that Sanitarium would only like to place one entry point in the north-west approach to the site. This could potentially be limiting and could be quite restrictive for staff who use the swing bridge.
The interface between Avondale College and Sanitarium should be carefully considered particularly in relation to definition of identity, control of traffic flow, maintaining security, safety, efficiency and general accessibility.

### 6.10.10 Visibility of the Overall Site

The overall site is visible from the northern and the western directions. Old photos show that the site has always been interpreted as part of the overall landscape. Fencing could have an adverse impact on this interpretation and thus fencing that is visually permeable in character should be used to minimise the impact.

### 6.11 Heritage Policies

The following section provides detailed site guidelines for conservation and new development relating to the Study Zones.

#### 6.11.1 Policies for the Sanitarium Site

**Expansion/Physical Building Development**

1. New development, which will improve the amenity of the site shall be permitted as long as it is not intrusive to the significance of the site and its principal significant buildings and spaces.

2. Amenity improvement should be ensured through sympathetic development in relation to height, scale and bulk of proposals as well as the judicious use of compatible materials.

3. New development should be the subject of rigorous design, planning, conservation consultation and archaeological investigation.

**Approaches and entry**

4. The interface at the junction where the college traffic and Sanitarium traffic enter should be adequately planned to ensure safety, visibility and convenience.

5. A single entry into the site in the north western direction of the site could potentially be limiting and could be quite restrictive for staff. Further analysis of this should be undertaken before final decisions are made.

6. Any new or defined entry shall not obscure the principal visual axis to the 3 significant buildings of Zone 1.

**Security**

7. The fencing of the site should ensure that important views into the site are maintained with fencing types, which are visually permeable and unintrusive in nature.

8. The present access from the swing bridge through the site should be changed after the fencing of the site to include a path on the outer edges of the eastern fence to the main dual road.

9. The contemplated dual road in between Sanitarium Health Foods Factory and the Avondale College should take into consideration heavy vehicle and staff vehicle movement as well as pedestrian safety.
Parking
10. Parking in front of the factory building should be discouraged as it detracts from the setting of the place.

11. The central open space of Zone 1 should be developed as a recreational area for staff and visitors.

12. A new parking facility to be built in the south western part of Zone 3 of the site is expected to ameliorate this problem to a certain extent.

6.11.2 Policies for Zone 1
13. This zone should take into consideration article 3.2 of the Burra Charter:

Changes to a place should not distort the physical or other evidence it provides, nor be based on conjecture.

Ongoing Maintenance
14. Ongoing maintenance and upkeep should be carried out as part of an ongoing management of the cultural significance of the site. Essential repairs are acceptable as long as they do not detract from the overall significance of the zone.

Future New Development
15. No stand alone development or major additions should take place within this zone
   (a) in order to be able to correctly interpret the buildings of high and moderate significance as well as the 1937 road layout,
   (b) to maintain vantage points and sight lines into the site and
   (c) to ensure adequate open space for evacuation around the main processing buildings,
   (d) to maintain the open and built space relationship between the group of PTW buildings.
   (e) Minor development may be acceptable where these values are retained.

Article 8 of the Burra Charter highlights these aspects:

Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place.

New construction, demolition, intrusions or other changes, which would adversely affect the setting or relationships, are not appropriate.

As this zone is also the heritage curtilage for the significant buildings of the complex, it is important that the setting of the area is retained and not just the individual elements. Therefore, any change that occurs within this zone should be clearly identifiable.

16. Internal adaptations within the factory, SDI or Administration building are acceptable in light of the change in functions due to advancements in technology. However, these should not impact the external form, style and character of the buildings. Adaptations should have a compatible use such that the use respects the cultural significance of the place.

17. Minor works such as minor landscaping, paths, etc can be carried out as long as it does not conflict with the cultural significance of the zone.
Access
18. Access into this zone from north-western direction should not be blocked in any form by landscapes or new development as it is one of the main vantage points into the site.

19. Safe pedestrian pathways should be ensured as this is the main processing zone and as there is significant amount of vehicular traffic.

Landscape Considerations
20. Retain the specimen trees relating to the 1937 layout.

21. New tree planting and landscaping should respect the original formal layout and planting design by mainly using trees with a vertical and symmetrical habit (such as conifers and poplars).

22. New tree plantings should be of species that are compatible with the originals.

23. New plantings should take into consideration sight lines and views into the site as well as the visibility within the site to ensure that pedestrian/staff safety is a priority.

Interpretation
24. The 1937 road layout should be distinguished from the current road layout with the help of paving material i.e., changes of colour, texture or fabric when and where possible and feasible.

25. An interpretative map of the college should be placed near the administration building showing the historical layers of the site with information on the road pattern, building development as well as landscaping to ensure broader appreciation of the site.

6.11.3 Policies for Zone 2
Future Development
26. Future development within this zone should consider the following:

27. The design of new buildings within this zone should respect the significant buildings of Zone 1 through sympathetic development in height, scale and bulk as well as the judicious use of compatible materials.

28. New development should be the subject of rigorous design, planning, conservation consultation and archaeological investigation.

Access
29. Safe pedestrian pathways from Zone 1 to this Zone should be ensured due to the location of a staff parking facility in this zone.

Landscape Considerations
30. Although the buildings in this zone are intrusive to the interpretation of the significant buildings in Zone 1, they are vital to the smooth and continuing operation of the factory. Therefore, these intrusive buildings should be shielded from Zone 1 with the help of tree plantation and appropriate low-scale landscaping.
31. New tree planting and landscaping should respect the original formal layout and planting design by mainly using trees with a vertical and symmetrical habit (such as conifers and poplars).

32. New tree plantings should be of species that are compatible with the originals.

33. New plantings should take into consideration sight lines and views into the site as well as the visibility within the site to ensure that pedestrian/staff safety is a priority.

6.11.4 Policies for Zone 3

Future New Development
34. Future development within this zone should consider the following:
   The design of new buildings within this zone should respect the significant buildings of Zone 1 through sympathetic development scale and bulk as well as the judicious use of compatible materials.

35. New development in this area should preferably not be of more than one storey above ground level unless it can be demonstrated that the vantage point from the north western entrance and the Central Road is not obscured nor diminished.

36. New development should be the subject of rigorous design, planning, conservation consultation and archaeological investigation.

Access
37. Safe pedestrian pathways from Zone 1 to Zone 3 should be ensured through the location of a new staff parking facility in the south eastern part of this zone.

Landscape Considerations
38. Although the buildings in this zone are intrusive to the interpretation of the significant buildings in Zone 1, they are vital to the smooth operation and ongoing viability of the factory. These intrusive buildings can be shielded from Zone 1 with the help of tree plantation and appropriate landscaping.

39. New tree planting and landscaping should respect the original formal layout and planting design by mainly using trees with a vertical and symmetrical habit (such as conifers and poplars).

40. New tree plantings should be of species that are compatible with the originals.

41. New plantings should take into consideration sight lines and views into the site as well as the visibility within the site to ensure that pedestrian/staff safety is a priority.

43. The trade water treatment plant should be shielded from general view in all directions through the use of landscaping.