

# Tasmanian Heritage Register Datasheet



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**Name:** Tasmanian Flour Mills (formerly Monds & Affleck)

**Status:** Permanently Registered

**Tier:** State

**THR ID Number:** 12050

**Municipality:** Launceston City Council

**Boundary:** CPR11271

## Location Addresses

77 Esplanade ESP, Launceston 7250 TAS  
77 Esplanade ESP, Launceston 7250 TAS

## Title References

114459/1  
114522/1  
231289/1  
114458/1  
201664/1  
114457/1  
139996/1

## Property Id

2271509  
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1924 offices (ground floor), Hart Building (left),  
1923 Store (right), Esplanade  
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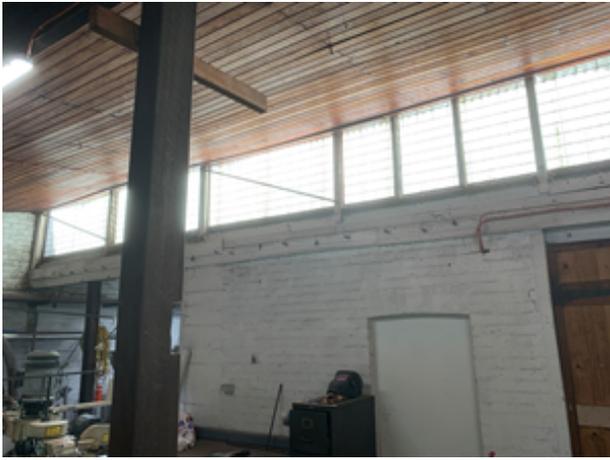
Facade of the Taylors Building, William Street  
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Interior of the Taylors Building, Shields Street  
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Taylors Building, HMA Building, Union Steamship  
Co building, Shields Street, c1940  
©Libraries Tasmania



Sawtooth windows in the John Lees Building, Shields Street  
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Silos Buildings and laneway (behind wall), Esplanade  
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Interior of the Hart Building, Esplanade  
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HMA Building (left), Kitchen Building (centre) and 1907/08 Mill Building (right), Shields Street  
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## Statement of Significance: (non-statutory summary)

The Tasmanian Flour Mills complex is significant because, as Tasmania's only remaining operational flour mill, it demonstrates the evolution of the Tasmanian industries of wheat-growing and flour-making, including the survival and predominance of the most enterprising players in the flour milling industry.

The Tasmanian Flour Mills site is the only one in the state to demonstrate the evolution of a flour mill over the course of the twentieth and twenty-first centuries. The 1907/08 Mill Building, 1923 and c1934 Stores, the boardroom and offices in the HMA Building, the modern silos, laboratory, drive-through facility and the modern milling machinery represent different periods in this evolution.

The site of the present laneway on Title 139996/1 is likely to contain subsurface deposits which have the potential to contribute to an understanding of the technology and working conditions of a nineteenth-century foundry. Part of the former Austral Coffee Palace/James Newton Skins Store also appears to be on this site. The base of one wall of the demolished building is incorporated into a laneway wall. The present laneway therefore may contain sub-surface deposits which may contribute to an understanding of the operation of a nineteenth-century coffee palace (or temperance hotel, that is, an unlicensed hotel) or the operation of an early-twentieth-century skin store, that is, a store for wool and animal skins.

The site of the c1850 former Launceston Custom House/Tasmanian Steam Navigation Co/Union Steamship Co of New Zealand Office which was demolished in the early 1970s to make way for parking space is likely to contain sub-surface archaeological deposits. These have the potential to provide evidence about mid-nineteenth-century Launceston trade and customs procedures, as well as the operations of a nineteenth-century and early twentieth-century shipping company.

The Tasmanian Flour Mills site demonstrates the principal characteristics of an electric, twentieth-century and twenty-first-century flour mill, that is, a drive-through facility for delivering wheat to the plant, modern milling machinery, silos for

storing incoming wheat, storage facilities for flour and other products, a laboratory for testing wheat and flour content and a retail outlet for flour.

The Tasmanian Flour Mills complex has a special association with the Monds family of Launceston, in particular the flour miller Thomas Monds (1829–1916), who founded TW Monds & Sons and re-established that company on the Esplanade in Launceston; his sons Albert Monds (1864–1945) and Charles Monds (1873–1940); and Albert Monds' son Bert Monds (1899–1999), who continued Thomas Monds' work as directors of Monds & Affleck. Charles and Albert Monds were founding directors of that company (now Tasmanian Flour Mills). All of them were prominent figures in Launceston public life and Albert Monds served as mayor of Launceston.

### **Why is it significant?:**

The Heritage Council may enter a place in the Heritage Register if it meets one or more of the following criteria from the Historic Cultural Heritage Act 1995:

**a) The place is important to the course or pattern of Tasmania's history.**

The Tasmanian Flour Mills complex is significant because, as Tasmania's only remaining operational flour mill, it demonstrates the evolution of the Tasmanian industries of wheat-growing and flour-making, and the survival and predominance of the most enterprising players in the flour milling industry.

**b) The place possesses uncommon or rare aspects of Tasmania's history.**

The Tasmanian Flour Mills site is the only one in the state to demonstrate the evolution of a flour mill over the course of the twentieth and twenty-first centuries. The 1907/08 Mill Building, 1923 and c1934 Stores, the boardroom and offices in the HMA Building, the modern silos, laboratory, drive-through facility and the modern milling machinery represent different periods in this evolution.

**c) The place has the potential to yield information that will contribute to an understanding of Tasmania's history.**

The site of the present laneway on Title 139996/1 is likely to contain subsurface deposits which have the potential to contribute to an understanding of the technology and working conditions of a nineteenth-century foundry. Part of the former Austral Coffee Palace/James Newton Skins Store also appears to be on this site. The base of one wall of the demolished building is incorporated into a laneway wall. The present laneway therefore may contain sub-surface deposits which may contribute to an understanding of the operation of a nineteenth-century coffee palace (or temperance hotel, that is, an unlicensed hotel) or the operation of an early-twentieth-century skin store, that is, a store for wool and animal skins.

The site of the c1850 former Launceston Custom House/Tasmanian Steam Navigation Co/Union Steamship Co of New Zealand Office which was demolished in the early 1970s to make way for parking space is likely to contain sub-surface archaeological deposits. These have the potential to provide evidence about mid-nineteenth-century Launceston trade and customs procedures, as well as the operations of a nineteenth-century and early twentieth-century shipping company.

**d) The place is important in demonstrating the principal characteristics of a class of place in Tasmania's history.**

The Tasmanian Flour Mills site demonstrates the principal characteristics of an electric, twentieth-century and twenty-first-century flour mill, that is, a drive-through facility for delivering wheat to the plant, modern milling machinery, silos for storing incoming wheat, storage facilities for flour and other products, a laboratory for testing wheat and flour content and a retail outlet for flour. Ritchies Mill (THR#3728) also features twentieth-century silos but as a converted mill it does not demonstrate the other characteristics. The Tasmanian Flour Mills complex is distinguished by the way its nineteenth and early twentieth century buildings have been adapted to support ongoing milling operations.

**e) The place is important in demonstrating a high degree of creative or technical achievement.**

No Data Recorded

**f) The place has a strong or special association with a particular community or cultural group for social or spiritual reasons.**

No Data Recorded

**g) The place has a special association with the life or works of a person, or group of persons, of importance in Tasmania's history.**

The Tasmanian Flour Mills complex has a special association with the Monds family of Launceston, in particular the flour miller Thomas Monds (1829–1916), who founded TW Monds & Sons and re-established that company on the Esplanade in Launceston; his sons Albert Monds (1864–1945) and Charles Monds (1873–1940); and Albert Monds' son Bert Monds (1899–1999), who continued Thomas Monds' work as directors of Monds & Affleck. Charles and Albert Monds were founding directors of that company (now Tasmanian Flour Mills). All of them were prominent figures in Launceston public life and Albert Monds served as mayor of Launceston.

- h) The place is important in exhibiting particular aesthetic characteristics.

No Data Recorded

**Heritage approval is required for work that will result in changes to the nature or appearance of the fabric of a Heritage place, both internal and external.**

**Please refer to the Heritage Council's Works Guidelines ([www.heritage.tas.gov.au](http://www.heritage.tas.gov.au)) for information about the level of approval required and appropriate outcomes.**

**Heritage Advisors are also available to answer questions and provide guidance on [enquiries@heritage.tas.gov.au](mailto:enquiries@heritage.tas.gov.au) or Tel 1300850332**

**This data sheet is intended to provide sufficient information and justification for listing the place on the Heritage Register. Under the legislation, only one of the criteria needs to be met. The data sheet is not intended to be a comprehensive inventory of the heritage values of the place, there may be other heritage values of interest to the Heritage Council not currently acknowledged.**

### **Setting:**

The Tasmanian Flour Mills complex occupies almost half a city block in the old industrial sector of Launceston. Like the adjacent J Boag and Son Brewery Complex (THR#11878), the site has frontages on three streets near the former wharf area. A flood levee now separates the site's Esplanade frontage from the North Esk River. Most of the former warehouses separating Tasmanian Flour Mills from central Launceston have been turned into retail outlets, the city having long ago ceased to function as an industrial port.

### **Description:**

The Tasmanian Flour Mills site consists of various buildings of different ages and different types .

#### **Buildings of high historic heritage significance**

##### **1. The Hart Building or Front Store (c1860 warehouse)**

This four-storey gabled building onto which the Monds flour mill building was added 1907/08 features massive timber pillars and beams and lower ceilings. Small, steep staircases provide access between floors. It is used mostly for storage purposes but also contains a laboratory. There are some remaining Art Deco internal doors and door handles .

##### **2. The 1907/08 Mill Building**

This four-storey, gabled, brick building at the rear of the Hart Building/Front Store houses the milling operations. It features double-hung sash windows. A timber hatch in the ground floor of this building gives access to an old well . The southern-most part of the building, the three-storey, corrugated-iron Coke House, extends further towards Shields Street. A covered access driveway separates the back of the building from the car park on Title 139996/1.

##### **3. The 1923 Mill Store**

This building was originally an open shed fronting on the Esplanade (LCC:1992, AD:1823). The Esplanade façade of this two-storey brick building was altered after it was damaged by fire, the lower original profile of the façade still being visible from inside.

##### **4. The HMA (Holyman Monds Affleck) Building, that is, the two-storey c1840 cottage, Shields Street**

This is a double-storey rendered brick cottage with a gable roof and symmetrically placed front door and windows. Like the adjacent Taylors Building facades, the exterior of this building is rendered with a scribed or struck ashlar pattern imitating sandstone. The large six-paned aluminium-framed ground-floor windows were installed when the building was converted into a shop. The style of the cottage is in keeping with that of the Taylors Building facades except for the roofline, but it seems to pre-date the Taylors Building, appearing on the survey diagram of Samuel Bryan's grant. The slate roof has been replaced with corrugated iron sheets and the chimneys have been removed. First-floor windows appear to have been added to the northern façade after the adjoining Tasmanian Steam Navigation Co office on Title 114522/1 was demolished in the early 1970s (the roofline of this office would previously have obstructed the view from the first floor). There is a loft in the building with small windows in the northern and southern facades, but these have been blocked up. This building has few original internal features, having been converted into office space. The ground floor contains a strongroom and offices. The first floor contains a boardroom, office space and en suite formerly used by the managing director. A timber garage separates this building from the Taylors Building.

#### **5. The Kitchen Building (c1850s brick store)**

The two-storey, gabled, brick store is probably an extension of a store which existed on this site in 1854, behind the house/Custom House/ Tasmanian Steam Navigation Co shipping office (conveyance 4/239). It features similar expressed vertical divisions to the Taylors and HMA Buildings. The lower bricks in the walls have a shallow profile suggestive of an early phase of building, whereas the higher layers of brick represent a later period. Both floors of the building have six-paned, double-hung windows. An old hoist, still in place but no longer in service, was formerly used to haul goods or produce between floors.

In front of this building near Shields Street is the bitumen parking area previously occupied by the Tasmanian Steam Navigation Co/Union Steamship Co of New Zealand building which in the 1850s served as the Launceston Custom House ('Town talk and table chat' 1860; 'Removal of the Tasmanian Steam Navigation company's offices' 1871).

#### **Buildings of contributory significance**

The machinery and working spaces within these buildings are updated regularly as with any operational factory. However, these buildings may retain some original or early internal features, such as floors, architraves, internal doors, timber staircases, timber pillars and beams, as well as facades, window treatments etc.

#### **6. The former 1924 offices**

This ground-floor addition to the Esplanade frontage of the Hart Building/Front Store is now only a façade, the internal walls having been removed. The internal space is now used for storage.

#### **7. The c1934 store and sales office**

This gabled warehouse with Oregon pine superstructure opens onto William Street. It has a roller door at both ends.

#### **8. The Taylors Building**, that is, the two-storey c1848 building on, corner of Shields and William Streets

Now known as the Taylors Building, this was originally James Davies' c1848 cottage and adjoining blacksmith shop. Original fabric in this building is restricted to its façade, its entire internal structure having been removed, including the floor of its upper level. The Shields Street façade contributes to the streetscape as a remnant of Davies' cottage and blacksmith's shop.

Taylors Building originally consisted of a large two-storey cottage, with a smaller cottage or former blacksmith's shop attached to its southern side. Each had its own front door opening on to Shield Street. The entire front facade is brick rendered with a scribed or struck ashlar pattern imitating sandstone. The façade of the southern cottage/ blacksmith's shop has the door at one side, one double-hung window and no upstairs windows. The northern cottage façade has a recessed, symmetrically placed front door and single hung windows on both floors. The building's original hipped roof has been replaced with a flat roof sloping towards the back, in order to accommodate the extensions to the rear of the building, and the chimneys and first-floor windows have been removed. The ground-floor windows are barred.

Two ground-floor additions to the rear of the original building are apparent, the first being built of brick with a stepped parapet. The second, concrete extension occupies part of Title 201664/1. From the inside these extensions are almost indistinguishable from the original building, forming part of the same storage space.

#### **9. The c1930 John Lees Building/Workshop**

This is an adjoining brick ground-floor extension to the back of the HMA Building. Natural lighting is provided by a row of sawtooth-style windows, which are the main heritage feature of the building.

#### **10. Silos Building and the laneway**

This opens onto the Esplanade with an entrance and roller door tall enough to accommodate lorries. The wall of the laneway incorporates the remains of a wall of the former Austral Coffee Palace/James Newton Skins Store (since demolished).

#### **11. Back section of Taylors Building and lane**

This small area provides access to the John Lees and Taylors Buildings .

#### **Archaeological potential**

The 1835 Smyth map of Launceston shows a store building and two private dwellings on the northern section of the Tasmanian Flour Mills site. One of the private dwellings was on the site of the 1923 Mill Store ( Title 114459/1), the other was under the present-day Silos, while the store building straddled the Silos site and the site of the laneway beside it (Title 139996/1). A tiny building stood on the site of the Taylor Building (Title 114457/1) prior to its construction in the 1840s (survey of Samuel Bryan's grant). It is likely that excavations for the foundations for the present buildings has destroyed or severely impacted any remaining archaeological deposits from these previous buildings.

However, other areas retain archaeological potential. Salisbury's Foundry and workshop operated on Title 139996/1 in 1880–81 but by the time TW Monds & Sons acquired it in 1909 it contained only an office and shed (Hobart Town Gazette 1880; Tasmanian Government Gazette 1910). The site of the present laneway on this title is likely to contain subsurface deposits which have the potential to contribute to an understanding of the technology and working conditions of a nineteenth-century foundry. Part of the former Austral Coffee Palace/James Newton Skins Store also appears to be on this site. The base of one wall of the demolished building is incorporated into a laneway wall. The present laneway therefore may contain sub-surface deposits which may contribute to an understanding of the operation of an unlicensed late-nineteenth-century hotel or the operation of an early-twentieth-century skin store, that is, a store for wool and animal skins.

The c1850 former Launceston Custom House/Tasmanian Steam Navigation Co/Union Steamship Co of New Zealand Office stood on Title 114522/1 facing Shields Street until it was demolished in the 1970s. The area is now a bitumen carpark. This site is likely to contain sub-surface archaeological deposits which have the potential to provide evidence about mid-nineteenth-century Launceston trade and customs procedures, as well as the operations of a nineteenth-century and early twentieth-century shipping company.

## History:

The traditional owners of the land in the Launceston region were the North Midlands nation, comprised of the Leterremairrener (or Port Dalrymple people), the Panninher (or Norfolk Plains people), the Tyerrernotepanner (or Stoney Creek people) and possibly others (Ryan 2012, p.29).

Up until 1860 Van Diemen's Land/Tasmania was a significant grain producer supplying its own needs and those of other Australian colonies. The Tasmanian flour-milling industry gradually declined after then, with Victoria becoming self-sufficient in wheat production (Cassidy & Preston 2000, p.16). Rationalisation of the flour industry continued into the twentieth century, with only the best operators surviving.

### **TW Monds & Sons**

In their separate family businesses, Thomas Monds and Thomas Affleck both demonstrated that they were very enterprising flour millers. Their businesses continued to prosper in the hands of the next generation. Launceston-born Thomas Monds (1829–1916) was apprenticed for seven years to millwright and miller John Guillan at the water-powered Supply River Mill (THR#5685) in about 1843 (Monds 1907, p.16). In 1845 the sixteen-year-old helped Guillan build the Albion Mills at Corra Linn (North Esk River), of which he was placed in charge (Monds 1907, pp.22–28). With his apprenticeship finished, Monds operated a succession of mills until in 1867 he bought the stone water mill at Carrick (Monds Mill and Cottage, THR#4751) and settled there with his family (Monds 1907, pp.42–45). Monds turned this mill into one of the best in the colony (Cassidy & Preston 2000, p.231). He commissioned the building of his family home Hawthorn Villa (THR#4754) at Carrick and welcomed into the business (TW Monds & Sons) his sons Albert (1864–1945) and Charles (1873–1940) as partners (Monds 1907, pp.48–53).

### **Affleck and Son**

Having served his apprenticeship as a miller, Thomas Affleck (1837–98) came to Tasmania from Dumfries, Scotland, in 1860 and first worked at the Carrick Mill prior to its acquisition by Thomas Monds. Affleck then operated David Ritchie's water-powered Scone Mill near Perth for 10½ years before, in 1871, renting the water-driven Newry Mill near Longford from Alexander Clerke of Mountford. The latter became one of the most productive mills in Tasmania (Cassidy & Preston 2000, pp.221 and 210).

### **Moving operations into Launceston**

Improved transport infrastructure, especially the opening of the Launceston and Western Line in 1871 and the Main Line Railway in 1876, reduced the competitive advantage of rural flour millers by allowing wheat growers to get better prices for their produce at larger Hobart and Launceston mills (Cassidy & Preston 2000, p.17). The conversion of larger mills to more efficient roller technology from about 1885 also hastened the decline of small mills (Cassidy & Preston 2000, p.17).

Some small, uneconomical rural mills simply shut down. Millers such as David Ritchie re-established themselves in one of the two main population centres. Even though Thomas Affleck and his son John Affleck (1865–1916) established the Crown Mill (THR#3923) at Cameron Street, Launceston, in 1897, they continued to mill at Longford. Thomas Affleck died in 1898 while their four-storey roller mill (Affleck's Old Flour Mill, THR#5153) in Union Street, Longford, was being completed, with John Affleck continuing the business known as Thomas Affleck and Son (Cassidy & Preston 2000, p.215).

### **The effect of Federation on wheat growing and flour milling**

After Federation in 1901, with the old colonial import tariffs removed, Tasmanian flour millers discovered that mainland wheat, particularly that from South Australia and Victoria, was harder and therefore better suited to flour making for bread than Tasmanian wheat. However, Tasmanian wheat developed a reputation for being better suited to biscuit making than the mainland product ('Bread industry in Launceston' 1935). Overall, these discoveries led to a decline in

Tasmanian wheat production (from 30,210 tonnes in 1900–01 to 10,641 30 years later and down to 2586 tonnes in 1950–51), since gaining an Australian market for biscuit-making flour did not compensate for losing the local bread trade (Hocking and Kendall 1993, Section 2, p.4).

Tasmanian flour millers had no choice but to import mainland wheat in order to compete with mainland millers in the main game of producing flour for bread making. Given its new reliance on shipping services, it is not surprising that in 1907–08 TW Monds & Sons set up operations next to the wharf in Launceston where the grain was received. It converted George Harrap's rented store on the corner of the Esplanade and Shields Street, Launceston, to a roller mill. One of the advantages of moving to Launceston was that the new Monds mill, like Affleck's nearby in Cameron Street, could access electricity from the Launceston Corporation's Duck Reach Power Station ('A new flour mill' 1907). Electric motors were more efficient than steam in powering a mill. The Affleck mill was believed to be the first in Australia to have an electrically driven roller flour mill and oatmeal mill (Cassidy & Preston 2000, p.188). Meanwhile, the Monds mill at Carrick continued to serve some of that firm's rural customers ('A new flour mill' 1907).

### **The amalgamation of TW Monds & Sons and Affleck and Son**

By 1918 only a few major flour millers—including Gibsons in Hobart, and Ritchie, Monds & Affleck in the north—remained in Tasmania, as the industry continued an economic rationalisation begun about half a century earlier. At this point the Monds and Affleck businesses decided to merge—a move which mirrored the amalgamation of southern Tasmania's two biggest players, Gibsons and Murdochs, three years earlier (Cassidy & Preston 2000, p.57). This enabled one of the consolidated company's Launceston mills (the Esplanade) to specialise in flour production and the other (Cameron Street) in sundry products such as oatmeal, rolled oats, digestive meal, pearl barley, split peas and wheaten meal. The Monds Mill at Carrick, now used mostly for pearling barley, was Tasmania's last operating watermill until it closed in 1924 ('Old mill' 1950; Cassidy & Preston 2000, p.231), while Affleck's Old Flour Mill at Longford became a store.

### **Updating facilities**

By the 1920s Tasmanian flour mills imported most of their wheat from South Australia or Victoria ('Bread industry in Launceston' 1935). The cost of crossing Bass Strait made it difficult for them to compete with mainland flour producers on the mainland market except in the biscuit flour trade, in which Monds & Affleck had a small export business ('Monds and Affleck's industry' 1923). Within Tasmania it was effectively an even playing field, given that both Tasmanian and mainland flour millers had to pay transport costs across Bass Strait at some stage in the cycle of putting bread flour in Tasmanian shops and bakeries.

In order to compete, Monds & Affleck installed the latest Simons roller machinery (1923), a brick store (1923, designed by Thomas Tandy) and a suite of offices (1924) at the Esplanade site ('Monds and Affleck's industry' 1923; 'Further city improvements' 1924). The up-to-date milling set-up increased flour production by 50% to 15 sacks per hour, compared to four at nearby Ritchie's Mill, but still well behind Gibsons' production capacity of 26 sacks of flour per hour (Cassidy & Preston 2000, p.189).

Crown Mill manager Gordon Hughes became a director of the company, working alongside Thomas Monds' sons Charles and Albert Monds. The Monds brothers died in 1940 and 1945 respectively, but Albert's son Bert Monds carried on the family interest in the company, representing the third generation. In 1966 a new Plansifter machine was installed to 'streamline the process of reducing stock wheat to flour' ('Careful—watch the roof' 1966).

### **Expansion on the Esplanade flour mills site**

From 1958 Monds & Affleck expanded on its Esplanade site by buying five land titles behind the flour mill building and fronting on William Street and Shields Street. Title 114522/1 (conveyance 30/8454) contained the former Union Steamship Co of New Zealand Office which had also served as the Launceston Custom House during the 1850s ('Town talk and table chat' 1860; 'Removal of the Tasmanian Steam Navigation company's offices' 1871). This building was demolished in the early 1970s to provide the present parking space, but a two-storey building (the Kitchen Building) behind it was incorporated into the existing complex. Titles 114457/1 (conveyance 38/65) and 201664/1 (conveyance A242058) contained the façade of the former c1848 (conveyance 3/3508) cottage and blacksmith's shop of James Davies (Hobart Town Gazette 1861), now known as the Taylors Building. Titles 231289/1 (conveyance A182163) and 114458/1 contained Davies' c1848 rental house which, like his own adjacent premises, had long since been converted into a commercial building, serving for decades as a store for Nestles' Anglo-Swiss Milk Company. This is now known as the HMA Building. These purchases gave Monds & Affleck access points on three streets.

### **Buying out competitors**

In 1960 Monds & Affleck Pty Ltd merged with Holymans Holdings to become Holyman Monds Affleck Ltd. Two years later the company went into direct competition with Gibsons in Hobart by establishing a mill there. The site, opposite the grain silos on Salamanca Place, enabled ships to dock and unload wheat straight into silos from which it was conveyed pneumatically into the mill—the first Australian mill with such facilities (Cassidy & Preston 2000, p.59). Holyman Monds Affleck later developed a controlling interest in Gibsons, enabling it to consolidate the latter's

flour-milling operations at the Salamanca Place site c1979 (Cassidy & Preston, 2000 p.59). In 1974 Holyman Monds Affleck bought out the Ritchie family business in Launceston in order to forestall competitors, closing down both its mill sites (Cassidy & Preston 2000, pp.176 and 187). Gordon Hughes' son Jim Hughes and grandson Tony Hughes also served as directors of the company (Cassidy & Preston 2000, p.189), establishing a dynasty of three generations which complemented the earlier one of the Monds and Affleck families.

In 1993 the Esplanade Mill was refitted, the 1923 Simons rollers being replaced with seven second-hand Robinson rollers, and the old bucket elevators giving way to a pneumatic system. The capacity of the mill was now 40 bags per hour. Success as a stockfeed producer counterbalanced the expensive business of producing flour from imported wheat (Cassidy & Preston 2000, p.189).

#### **Acquisition by Pivot Nutrition and then by Tasmanian Flour Mills**

In 1995 Holyman Monds Affleck was taken over by Victorian firm Pivot Nutrition. The departure of managing director Tony Hughes severed the last link with the Monds, Affleck and Hughes families who had hitherto operated the business (Cassidy & Preston 2000, p.189). With the closure of the North-Western Flour Mill at Devonport in 1996 and Pivot's closure of the Salamanca Place mill at Hobart in 1997, the Launceston mill became the last to operate in Tasmania. With Tasmanian wheat production remaining at a low level (5700 tonnes were produced in 1992–93) and the local wheat often proving too soft for bread flour, Tasmanian Flour Mills continued to import wheat from the mainland (Hocking and Kendall 1993, Section 2, pp.4 and 35). However, it did buy local oats, wheat and feed triticale (a hybrid of wheat and rye) for stockfeed production (Hocking and Kendall 1993, Section 2, p.35).

In 2001 Pivot Nutrition sold the flour mill to Tasmanian Flour Mills Pty Ltd. Today most Tasmanian wheat continues to be used in stockfeed, with Tasmanian Flour Mills importing about 20,000 metric tonnes of wheat from the mainland for bread flour production (Darren Lee 2021).

#### **Comparative analysis**

##### **Sites demonstrating the evolution of a flour mill over the course of the twentieth and twenty-first centuries**

The Tasmanian Flour Mills site is the only one in the state to demonstrate the evolution of a flour mill over the course of the twentieth and twenty-first centuries. No other Tasmanian flour mill site has operated for such a long period of time, and no other flour mill has operated in Tasmania since 1996, making the still operational Tasmanian Flour Mills site uniquely qualified to demonstrate the evolution of a flour mill during this period. The only other surviving mill that was operated solely by electricity, the final mill built at Ritchies Mill (THR#3872), closed in 1974 (Cassidy & Preston 2000, p.176).

##### **Sites demonstrating the principal characteristics of a flour mill**

Cassidy and Preston identified 56 Tasmanian flour mill sites (Cassidy & Preston 2000, Table 1, pp.254–57). Forty-seven of these operated in the water power, steam or hydraulic turbine era only, while the remainder were powered either by steam before conversion to electricity or by electricity alone. In 2000 the Tasmanian Flour Mills site was one of only four Tasmanian mills which operated in the electric era alone, the others being the North Western Mill at Devonport, the Cataract Mill (Ritchies Mill) at Launceston (THR#3872) and the former Monds & Affleck mill at Castray Esplanade, Hobart. Of those, Ritchies Mill is the only other survivor in 2022. However, since the electric Ritchies Mill was built on the site of previous mills, the site does demonstrate some features of previous technologies, such as the benched formation of the head race bringing water from Cataract Gorge.

Of surviving Tasmanian flour mill sites, the Tasmanian Flour Mill site is perhaps unique in that it does not demonstrate the features associated specifically with a water mill or one driven by a hydraulic turbine, such as head and tail races, dam, waterwheel and/or wheel pit; or the features of a steam mill such as a steam engine, boilers, a firebox and/or a chimney. The power source of an electric mill like this one is only demonstrated by switches, wiring and fuse boxes. Nor does the Tasmanian Flour Mills site demonstrate nineteenth-century flour milling technology with features such as mill stones, elevators or gearing machinery. What it does have in common with many late-nineteenth-century and early-twentieth-century mills is a multi-storey structure of a gravity-fed operation, that is, a building designed to take advantage of gravity in moving and processing grain from the top floor to the bottom floor.

The Tasmanian Flour Mills site is unique in demonstrating the principal characteristics of an electric, twentieth-century flour mill, that is, a drive-through facility for delivering wheat to the plant, modern milling machinery, silos for storing incoming wheat, storage facilities for flour and other products, a laboratory for testing wheat and flour content and a retail outlet for flour. Ritchies Mill also features twentieth-century silos but as a mill converted for other purposes does not demonstrate the other characteristics listed above.

#### **Bibliography:**

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### Note

1. Lot 1 represents the registered boundary for 'Tasmanian Flour Mills', #12050 on the Tasmanian Heritage Register.
2. Lot 1 is the whole of parcels FR 114459/1, 114522/1, 114458/1, 114457/1, 201664/1, 231289/1, 139996/1, the boundary of which is marked by a heavy black line and described below.
3. All boundaries are parcel boundaries, details of individual land parcel boundaries may be accessed through the Land Information System Tasmania (LIST).

Esplanade

Shields Street

FR 146686/1

FR 114459/1

**Lot 1**  
**3624 m<sup>2</sup>**

FR 114522/1

FR 139996/1

FR 52624/1

FR 139996/2

FR 114458/1

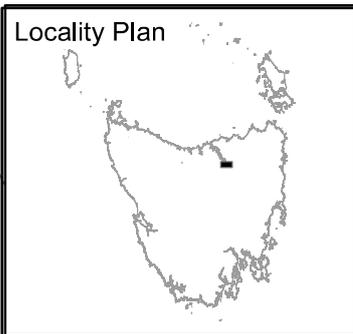
FR 231289/1

FR 114457/1

FR 201664/1

William Street

Locality Plan



SCALE 1:700

0 5 10 20  
m



TASMAP: LAUNCESTON - 5041

GRID: MGA94 / ZONE 55

DATUM: AHD

CONTOUR INTERVAL: N/A

No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE
1	Production	THC	12050	AW	A.ROBERTS	24.8.22



## Tasmanian Flour Mills

77 Esplanade,  
Launceston

PREPARED BY  
HERITAGE TASMANIA



## CENTRAL PLAN REGISTER



p.p. Surveyor General: 

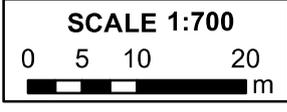
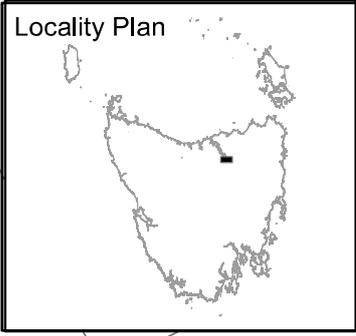
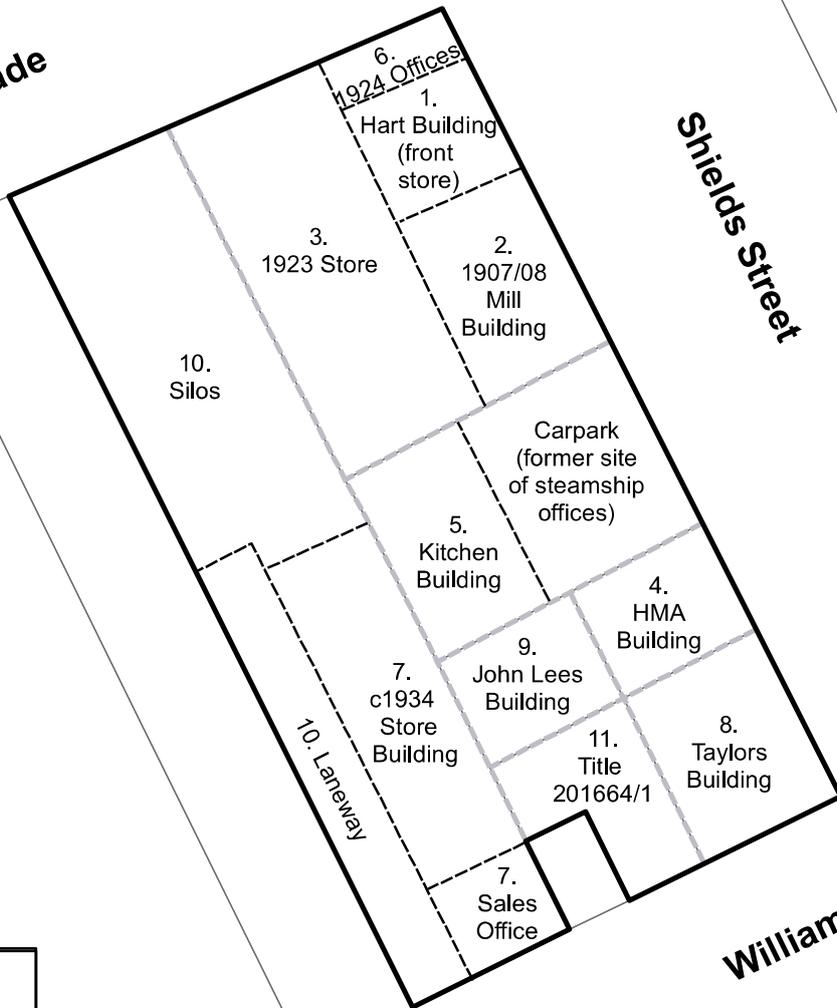
Date Registered: 29.8.22

**CPR**  
**11271**

Esplanade

Shields Street

William Street



TASMAP: LAUNCESTON - 5041      GRID: MGA94 / ZONE 55      DATUM: AHD      CONTOUR INTERVAL: N/A

No.	PRODUCTION / AMENDMENT	AUTHORITY	REFERENCE	DRAWN	APPROVED	DATE
1	Production	THC	12050	AW	A.ROBERTS	24.8.22



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**CENTRAL PLAN REGISTER**

p.p. Surveyor General: *AW*

Date Registered: 29.8.22

**CPR  
11271**