

Quonset Warehouse
134 Hampshire Road, Sunshine
City of Brimbank
Wurundjeri Country

Reasons for making an Exclusion Determination
under s.36D(3) of the *Heritage Act 2017*

RX1019 Date: 31 March 2026



Decision maker determination

Under s.36C(1)(a) of the *Heritage Act 2017* (the Act) I make an Exclusion Determination for the Quonset Warehouse at 134 Hampshire Road, Sunshine (the object). I am satisfied that the object has no reasonable prospect of inclusion in the Victorian Heritage Register.

The reasons for my determination are provided in this report.

Name: Steven Avery
Role: Executive Director

Signature: 

Date: 31 March 2026

An exclusion determination has been made

On 6 February 2026, Heritage Victoria received an application for an exclusion determination for the Quonset Warehouse located at 134 Hampshire Road, Sunshine. After carefully considering the material that was provided, the Executive Director has decided to make an exclusion determination.

What is an exclusion determination?

The effect of an exclusion determination is to exclude a place or object from the Victorian Heritage Register for a period of five years. An exclusion determination application can only be made by certain public authorities and government asset managers, and in relation to projects costing at least \$5 million. The Executive Director may make or refuse to make an exclusion determination based on whether a place or object has 'no reasonable prospect of inclusion in the heritage register'.

If an exclusion determination is made

The Executive Director cannot accept a nomination for that place or object for five years, unless the nomination contains new information, and the Executive Director considers that information to be significant.

Other controls still apply

Please note that even though an exclusion determination has been issued, the *Heritage Act 2017* provides 'blanket' protection for all historical archaeological sites in the state (see section 123 of the Act). If historical archaeological remains (including features, deposits or artefacts) are discovered during any works, all activities must cease, and Heritage Victoria must be contacted. In this case, a Heritage Act Consent may be required, and the Consent may include conditions requiring a program of archaeological investigations, recording, reporting and artefact management.

Furthermore, the provisions of the *Aboriginal Heritage Act 2006* also apply if Aboriginal cultural heritage is uncovered at any time during project works.

If an exclusion determination is refused

The Executive Director is taken to have accepted a nomination of that place or object.

What if the place or object has already been nominated?

If an exclusion determination application is made, any nomination made prior to 1 February 2024 is taken to be withdrawn. In deciding whether to make an exclusion determination, the Executive Director must have regard to information provided in that nomination.

Right to request a review

The following information is provided under s.36E of the *Heritage Act 2017*.

Can a review be requested?

Yes. Exclusion determinations made by the Executive Director can be subject to review by the Heritage Council of Victoria. [The process is outlined on the Heritage Council's website.](#)

Who can request a review?

- Any person with a real and substantial interest (which includes a nominator) in the place or object may request a review if an Exclusion Determination is made or refused
- The applicant may request a review if their application for an Exclusion Determination is refused.

How is a review requested?

Review requests must be made within 28 days after the written notice of the Executive Director's decision is given. Requests must be made on the relevant form through the [HCV Hub portal](#) and accompanied by the prescribed fee of 25 fee units or \$420.25 (from 1 July 2025 to 30 June 2026). Some requestors may be eligible for a fee waiver if they are a not-for-profit society, association or club (other than a charity) or a person who is an eligible beneficiary within the meaning of the *State Concessions Act 2004*.

The Heritage Council must determine a review within 40 days of receiving the request.

What decisions can be made by the Heritage Council resulting from a review?

The Heritage Council may:

- 1) affirm the decision under review; or
- 2) set aside the decision under review and make another decision in substitution for it; or
- 3) set aside the decision under review and remit the matter for reconsideration by the Executive Director in accordance with any directions or recommendations.

What happens if a review is not requested?

If a review is not requested, the Executive Director's exclusion determination will stand.

An applicant may contact the Heritage Council 28 days after the written notice of the Executive Director's decision is given to establish whether a review has been requested.

More information

Further information about exclusion determinations can be found on the websites of [Heritage Victoria](#) and the [Heritage Council of Victoria](#).

Who can I contact about the review process?

If you have queries about the review process for an Exclusion Determination, please contact the Heritage Council on 03 8572 7949 or email heritage.council@transport.vic.gov.au

Documents publicly advertised with this Exclusion Determination

Documents lodged by the applicant on 6 February 2026

- Application form
- Report by GJM Heritage

Executive Director's Report 31 March 2026

- Reasons for Making an Exclusion Determination under s.36D(3) of the *Heritage Act 2017*.

Details of the object

Name of Object:	Quonset Warehouse
Address:	134 Hampshire Road, Sunshine
Municipality:	City of Brimbank
Is the place in the Heritage Overlay?	N/A (the land is not in the HO)
Owner (object)	Mel Saric, Hampshire Panels
Owner's Address:	134 Hampshire Road, Sunshine
Owner (land)	VicTrack

Details of the applicant

Person or Body applying for exclusion determination	Victorian Infrastructure Delivery Authority (VIDA)		
What is the major development which has triggered the request:	The Sunshine Superhub Project		
Name of person/organisation who prepared the application:	GJM Heritage		
Fee received:	Yes	Date application received:	6 Feb 26

What is the development?

The Sunshine Superhub Project (the Project) Project proposes major changes to the rail network around Sunshine Station to enable a rail line to Melbourne Airport and pave the way for electrification to Melton. These upgrades will untangle this complex section of the rail network between Albion Station and West Footscray Station, allowing future airport trains to travel through and preparing the station for future upgrades to increase train services for the growing communities of Melton and Wyndham Vale.

What is the impact of the development on the object?

The project is likely to require the land on which the hut is located.

Explain the impact of the development on the object

The Quonset warehouse will need to be removed from its current location.

Requests by the Executive Director to the Applicant for further information

No.	Nature of request	Date of request	Date provided
1	No request for further information was made	N/A	N/A

Previous and current HA17 processes

Has this object or part of it ever been, or is currently, the subject of any processes under the *Heritage Act 2017*?

Nomination lodged	No	Date: -	Status: NA
Nomination accepted	No	Date: -	Status: NA
Nomination refused	No	Date: -	Status: NA
IPO requested	No	Date: -	Status: NA
IPO issued	No	Date: -	Status: NA
Other process	No ¹	Date: -	Status: NA

¹ The object has not been subject to any other process. The land on which the object is situated is within the extent of a de-listed Heritage Inventory site, D7822-0841.

Definitions and abbreviations

The following terms and abbreviations are used throughout this report.

The Act	<i>Heritage Act 2017</i>
DTP	Department of Transport and Planning
LGA	Local Government Area
Object	The Quonset Warehouse currently located at 134 Hampshire Road, Sunshine
VHR	Victorian Heritage Register

Class of Object

The Quonset Warehouse is an example of an ex-military semi-cylindrical prefabricated hut. The class comprises different types of mass-produced steel prefabricated, demountable huts and warehouses originally having a military function. The types are often distinguished by the diameter of their profile. The class includes the following examples:

Armco Storage	Australian made, different profile to Nissens and Quonsets, 60ft diameter
Nissen Hut	British made, developed in 1916, in use WWI and WWII. Available in 16ft, 24ft and 30ft
P40 Hut	Australian made, possibly two variations the Rigiframe P40, and the P40 manufactured by Standard Steel
Romney Hut	British made, 35ft diameter
Quonset Hut	American made, invented in 1941 in 16ft and 20ft variations
Quonset Warehouse / SAAR Hut	The larger 40ft x 100ft version of the Quonset Hut, also known in Australia as SAAR Huts (possibly a corrupted acronym for Stran Steel Arched Rib Hut).

Note: The term 'Nissen Hut' is often used informally to describe all ex-military semi-cylindrical huts.

Object information

The application for an exclusion determination has been made for the Quonset Warehouse as an object. It is an example of an 'ex-military semi-cylindrical prefabricated hut' typically imported to Australia after World War II. These were designed as moveable structures that could be easily relocated in military operational situations.

Scope

The land on which the Quonset Warehouse is situated is out of scope. This land does not have particular heritage values that warrant assessment.

Limitation

A full site inspection of the interior of the warehouse was not conducted for this assessment. The object was viewed by Heritage Victoria from the street to inform this report.

Description of the object

The Quonset Warehouse is currently located on Wurundjeri Country.

The Quonset Warehouse is an ex-military semi-cylindrical prefabricated hut dating from the World War II era. It is a demountable structure which has a semi-cylindrical cross-section and large rectangular footprint of approximately 12.2m across and 30.5m in length. This equates to the standardised dimensions of 40ft by 100ft when it was manufactured.

The Quonset Warehouse is a prefabricated structure, with arched ribs providing the distinctive semi-cylindrical barrel-vaulted design. Panels of corrugated steel cladding cover the frame, running horizontally along the walls, and vertically across the upper roof section of the arch. A row of transparent fibreglass panels runs along the eastern and western elevations below the yellow-painted roofline. The northern and southern elevations are symmetrical in appearance, with pairs of steel framed windows on either side of a double door.

An addition with gabled roof and roller door and an office-like structure have been added to the east side of the Quonset Warehouse. Both are finished in corrugated steel. On the west side of the Quonset Warehouse, opposite the addition to the east, is a more recent addition, which is finished in render.

Integrity

The integrity is good. The object can be read as a Quonset Warehouse and retains characteristic elements, such as the window openings on the northern semi-circular elevation.

Intactness

The intactness is fair. There have been modifications (c.2004 and c.2013) to both the east and west with additional structures extending the building.

Condition

The condition of the Quonset Warehouse is apparently good and consistent with buildings of their age, use and construction. An interior inspection was not undertaken to verify the condition of the internal arch spans.

Extent

The extent includes all of the object, the Quonset Warehouse, and its component parts, including the corrugated steel cladding, windows, doors and interior elements such as arched ribs.

Photographs



Quonset Warehouse, from Hampshire Road, 12 March 2026, Heritage Victoria.



Quonset Warehouse, Eastern elevation, 12 March 2026 (Heritage Victoria)



Quonset Warehouse from Hampshire Road, western elevation with addition, 12 March 2026 (Heritage Victoria)

History and comparisons

The site and the setting

The Quonset Warehouse is located on VicTrack land south of the Sunshine Railway Station, to the western side of the tracks. The object has a military past, but its location in Sunshine has historical associations with the railway station, post-World War II immigration, and the development of industry in the area.

The railway to Bendigo opened in 1862, but the area did not receive a station until 1886 when a new line branched out to Ballarat, and the station then known as Braybrook Junction opened.

In the early years of the twentieth century, industrialist HV McKay relocated his Sunshine Harvester Works factory from Ballarat to Braybrook. McKay established housing for workers to live in the area and provided amenities and public infrastructure that attracted significant praise. The area quickly became viewed as a model working-class community. In 1907, workers petitioned to have its name changed to 'Sunshine' in honour of McKay's Sunshine Harvester Works. The business brought jobs and opportunity to the town transforming it into a thriving industrial centre. After World War II, there was an influx of immigrants to Victoria, and the job opportunities available in Sunshine saw many settle in the area.

Aerial images from 1945 show that the railway land on the western side of the railway station was vacant (Figure 1). By 1951 two semi-cylindrical huts had been installed on site (Figure 2). In 1960 only one hut remained (Figure 3). At this time a used car business was already operating out of the remaining hut and it has remained an automotive business up until the present day.²

In 1962 the Hampshire Road overpass was constructed, changing the local traffic conditions (Figure 4).

Modifications to the east side of the warehouse are evident in the 2004 aerial image (Figure 5) and the addition to the west side of the structure was installed sometime prior to 2013 (Figure 6). The Quonset Warehouse has been an automotive business since 1960, but the business has changed hands multiple times. A photograph from 2008 suggests it has been operating as Hampshire Panels since 1980 (Figure 7).

² Landmark Heritage Pty Ltd, 'Quonset Warehouse (Hampshire Panels), 134 Hampshire Road, Sunshine, Citation, October 2022. Submitted with application



Figure 1: 1945 Aerial Image. Location of the Quonset Warehouse and surrounding land shown outlined in red.*



Figure 2: 1951 Aerial Image. Two Quonset Warehouses located side-by-side on site, indicated in red.

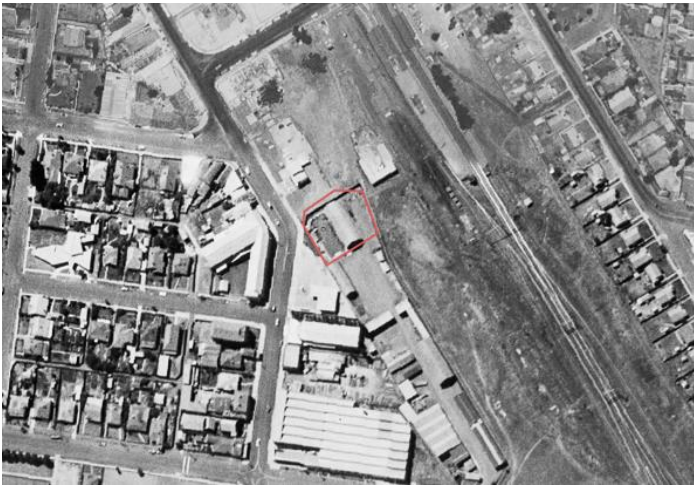


Figure 3: 1960 Aerial Second Quonset Warehouse has been removed.

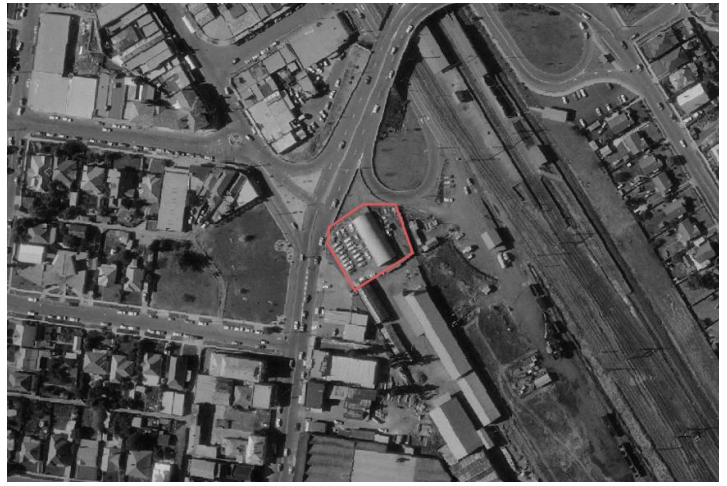


Figure 4: 1975, Quonset Warehouse with cars parked next to it. Hampshire Road overpass has been constructed.



Figure 5: 2004, the eastern addition and entry structure has been added:



Figure 6: 2013, the second addition has been added to the west



Figure 7: 2008, Hampshire Panels (Source: Heritage Alliance 2008 and application document)

Figure 8: 2010 Southern elevation from rail land (Site card D7822-0841)

Ex-military semi-cylindrical prefabricated huts

The Quonset Warehouse belongs to the class of 'ex-military semi-cylindrical prefabricated huts', which includes structures manufactured in England (Nissen and Romney types), America (Quonset) and locally (Armco, P40). The cross-sections of these various semi-cylindrical huts are illustrated in Figure 9.

The Nissen Hut was the first of these distinctive, semi-cylindrical huts to be designed. It was invented during World War I by Major Peter Nissen of the British Royal Engineers. It was patented in 1916, designed as a multipurpose structure that was easy to transport, erect, and disassemble, to suit the needs of modern military operations for barracks or other purposes. The simplicity and portability of the structure was at the core of its design success: 'The Nissen Hut could be packed in a standard British Army wagon and erected by six men in four hours. The world record time for erection was 1 hour, 27 minutes'.³

During World War II, the American Navy wanted to utilise a similar standardised hut design for their operations and patented their own version in 1941, the Quonset Hut, which was very similar to the Nissen.⁴ The huts were made at Quonset Point on Rhode Island, and thereby got their name. The Quonset went through several design iterations. There was a smaller 20 foot (6.1metre) diameter 'hut' version, and a larger 'warehouse' version, which was 40ft by 100ft (12.2m x 30.5m).⁵ The subject Quonset is of the larger warehouse dimensions, which in Australian archival records are frequently referred to as SAAR Huts – the acronym possibly a corruption of "Stran Steel Arch Rib."⁶

In 1949, the Commonwealth Government acquired Quonset Huts and SAAR Huts from Manus Island, which were shipped to Sydney and distributed around Australia.⁷ The Quonsets were shipped as a kit of parts, consisting of components including arch sections (ribs), roof battens (purlins), connector plates, bolts and nuts, and galvanized iron that were flat packed and distributed across the country (Figure 10). In 1950 it was reported that 'Most of the 1,500

³ Stuart, I. *Of the Hut I bolted: A preliminary account of prefabricated semi-cylindrical huts in Australia* in *Historic Environment*, vol 19, issue 1: Jan 2005. Published by Council for the Historic Environment Australia. Pp. 51-57

⁴ Stuart, I. 2009 *The Diffusion of the Quonsets to Australia (1942-1948)*, in CHS Newsletter, accessed via: https://www.researchgate.net/publication/387785139_Diffusion_Quonsets_to_Australia

⁵ Stuart, 2009, *The Diffusion of the Quonsets to Australia* p.13. Stuart discusses the different iterations of the design, outlining 'the classic' (Nissen redesign), the Quonset redesign, the Stran Steel Quonset in two sizes and the Quonset Warehouse.

⁶ Stuart, 2009, *Diffusion of Quonsets to Australia* p. 13

⁷ NAA, D156, 1955/277, Memo dated 19 December 1949.

American Quonset and large SAAR huts worth salvaging have been either repaired for use on Manus, or dismantled for shipment to Australia and New Guinea”.⁸

Most of these Manus Island huts and warehouses were utilised for accommodation purposes in migrant camps across Sydney, Adelaide and Perth, and some found their way to Melbourne. A Department of Works and Housing memo from 28 July 1950 mentions twenty Quonset Huts to be shipped from Sydney to Melbourne.⁹ Another Department of Works and Housing memo in January 1951 addressed to the Melbourne office stated that nine SAAR Huts (Quonset Warehouses) were ‘surplus to requirements’, and some may have ended up in Melbourne.

In migrant camps, Quonset Warehouses were often used as dining and recreation halls (Figure 11). The smaller 16ft Nissens, or 20ft Quonsets were used for accommodation (Figure 12). After the war, Nissen Huts were the most prevalent type (in Victoria at least). This has seen the term ‘Nissen Hut’ used to describe all ex-military semi-cylindrical huts, which can make the identification of the different types difficult. Dr Iain Stuart, an Australian heritage expert on these semi-cylindrical huts, has documented their characteristics, noting that not just the span diameter, but the type of ribs internally and their fixing method to the cladding distinguish the different types (Table 1).¹⁰

Hut Type	Span		Distance between ribs		Nature of ribs	Attachment to cladding
	Imperial	Metric	Imperial	Metric		
Nissen Hut	16ft	4.88m	6ft 0.5”	1.84m	Steel T shape	Hook bolt to wooden purlins
	24ft	7.32	6ft 0.5”	1.84m	Steel T shape	Hook bolt to wooden purlins
Quonset Hut	16ft	4.88m	4ft	1.22m	Steel T shape	Nailed onto wood purlins (no hook bolts)
	16ft	4.88m	4ft	1.22m	Lightweight Steel, two channels welded together	Three metal purlins, wooden studs are placed between the ribs and sheets nailed to them
	20ft	6.10m	4ft	1.22m		Wooden studs are placed between the ribs and sheets nailed to them
Romney Hut	35ft	10.67m	8ft	2.44m	2.5in square tubular ribs	Bolts or screws
Quonset Warehouse/SAAR	40ft	12.19m	4ft centres	1.22m	Lightweight steel section with two ‘L’ shaped pieces welded to top and bottom	18 purlins, galvanised iron nails through galvanised iron onto metal purlins

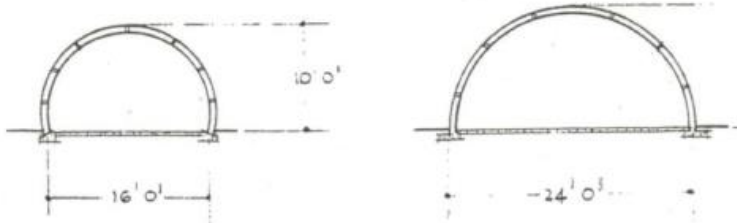
Table 1: Description of several different hut types, noting ribs and spacing help identify the origin of various huts (Source: Stuart 2005).

There are diminishing numbers of ex-military prefabricated semi-cylindrical huts in Victoria, as they become ruinous or are demolished to make way for new structures.

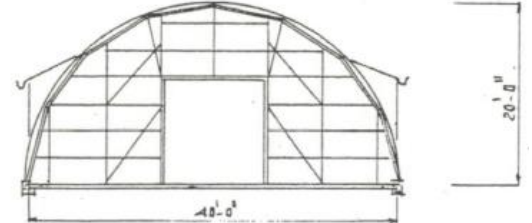
⁸ *Sydney Morning Herald*, ‘Preparing for Manus Island Trials’ 18 February 1950, page 2 accessed via Trove, <http://nla.gov.au/nla.news-article18146106> on 16 March 2026

⁹ ‘Recovery of Quonset Huts ex Manus Island’, Department of Works & Housing Memo 28 July 1950, NAA, D156, 1955/277.

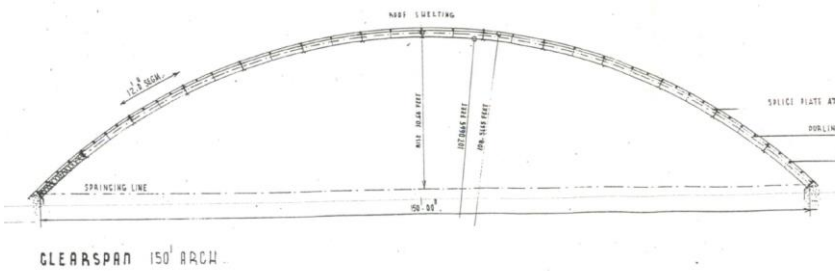
¹⁰ Iain Stuart, *Of the Hut I Bolted*, 2005, p.55



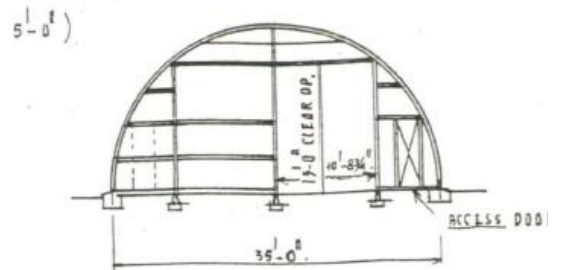
NISSER



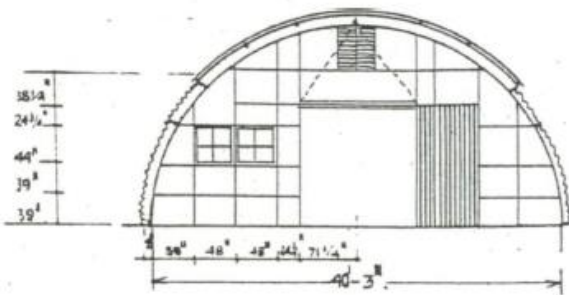
RIGIFRAME BLD. TYPE D-40.



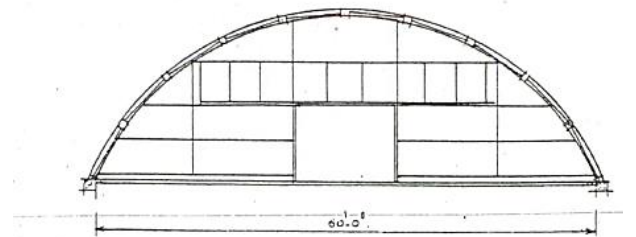
CLEARSPAN 150' ARCH



ROMNEY HUTTING



SAAR HUT



ARMCO (60' x 100' STORAGE HUT)

Figure 9: The above composite image has been created from a catalogue of Prefabricated Buildings dated 15 January 1951 copied from the National Archives of Australia and held on file at Heritage Victoria (Former Quonset Warehouse, Marong, File : 11/003750-01). The document includes 41 different types of prefabricated buildings and only the arched, semi-cylindrical varieties have been illustrated above. The document does not include a "Quonset" type, but the SAAR Hut matches the Quonset Warehouse dimensions and seems to be the more prevalent term in contemporary Australian usage.

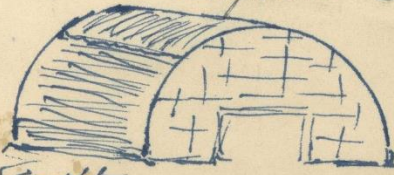
49/1330/126/x

Components reqd for
1 No 100 x 40 S.A.A.R. All Steel

S1	Channel plate bottom side	20 lengths	H 62	8
S2	" " 1 end	6 "	H 63	3
			H 64	
S3	Arch sections (Ribs) 3 1/2 x 1/2 inch 78 "		H1 - H2633	
		- 26 arches 4' centres		
S4	Roof Battens (Ribs) 12' 8"	49 pieces	H54 - H60	20 6
		14 "		
S5	End uprights (Right)	4 pieces	H 38	2
S6	" "	4 "	H 61	2
S7	" (Left)	4 "	H 65-70	2
S8	" "	4 "		2
S14	Centre End upright slings	8 "		4
S9	Door Heads	2 pieces	H 29	1
S10		6 "		3
S11	Noggings	32 "		16
S12		20 "		10
S13		4 "		2
S15	Connector Plates	104 "	H42 - H53	
S16	Bolts & Nuts	1 Box (100)	H 73	
S17	Arch Ribs	30 pieces	H 79	10
S18	Hexagon Nails	190 "	H 30 H 31	46
S19	Door Lammers	6 "	H 72	3
S20	Iron Cor. Straight for Horizontal Sides	8' 6" 216 SHTS.	H 78	88
S21	" "	4' 6" 18 "	H 76	8
S22	" " Curved for roof	10' 6" 144 "	H 77	60
S23	Splash Pieces " ends	28 "	H 27 H 28	14
S24	" " " roof	NIL.		20
S25	Fabr. Iron for End Centre	12	H 24 - H 26	38 pieces
S26		" " " " " end only	10	
S27		" " " " " Right Side	12	

Complete
£ 650. Say £ 600.

H. Doe
16/9/52



Rear end complete with corr. front noggings only.

Figure 10: "The components required for a 100 x 40 S.A.A.R.". Memo documenting the kit of parts for one Quonset Warehouse, noting the 'all steel' annotation at the top (NAA D156, 1955/277)



National Archives of Australia NAA: D3481, GLENELG MIGRANT HOSTEL 1952 1

Figure 11: A Quonset Warehouse in use at Glenelg Migrant Hostel, South Australia, as a dining hall (Source: NAA D3481, Glenelg Migrant Hostel 1952).

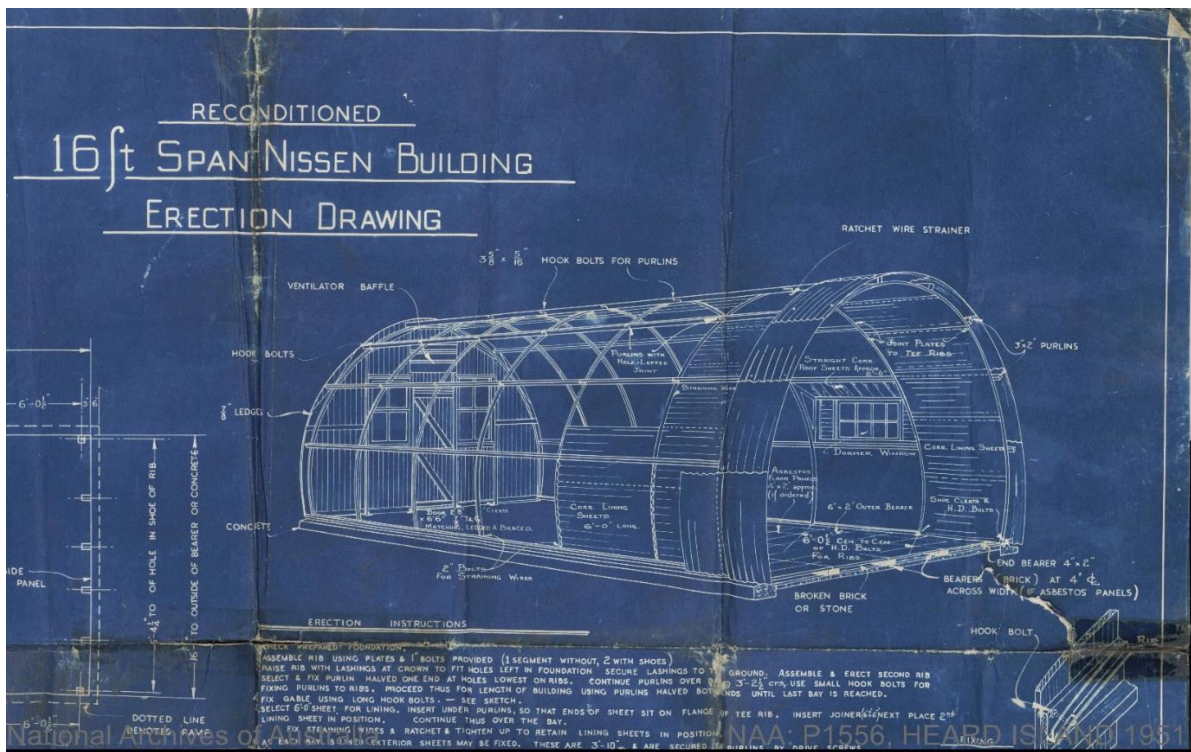


Figure 12: Reconditioned 16ft Nissen Building Erection Drawing, showing instructions for installation

Provenance of the Quonset Warehouse in Sunshine

It is difficult to verify the exact provenance of the Quonset Warehouse in Sunshine. It was one of two Quonset Warehouses on site on railway land in 1951 (Figure 13).

1. It is most likely to be a Quonset Warehouse that the Australian Government purchased from Manus Island. Its appearance in aerial photos from 1951 supports this. Given this, it is unlikely that it was used as migrant housing because from the early 1950s, migrant camps grew quickly and needed more, not fewer huts. Once at Sunshine, its use likely related to the railways, perhaps for goods storage, given its location next to the tracks.
2. There is a possibility that the hut could be a locally produced version of the Quonset Warehouse – the P40 Hut. The P40 Hut was an 'Australian equivalent of the American Quonset'.¹¹ An interior inspection would potentially reveal a different spacing of the roof arching ribs and a possibly manufacturer's mark.
3. Alternatively, the hut may have come from a World War II American base in Queensland, Western Australia or the Northern Territory. There were Quonset Warehouses in Australia on American bases during the war, and perhaps these were also redistributed after World War II.

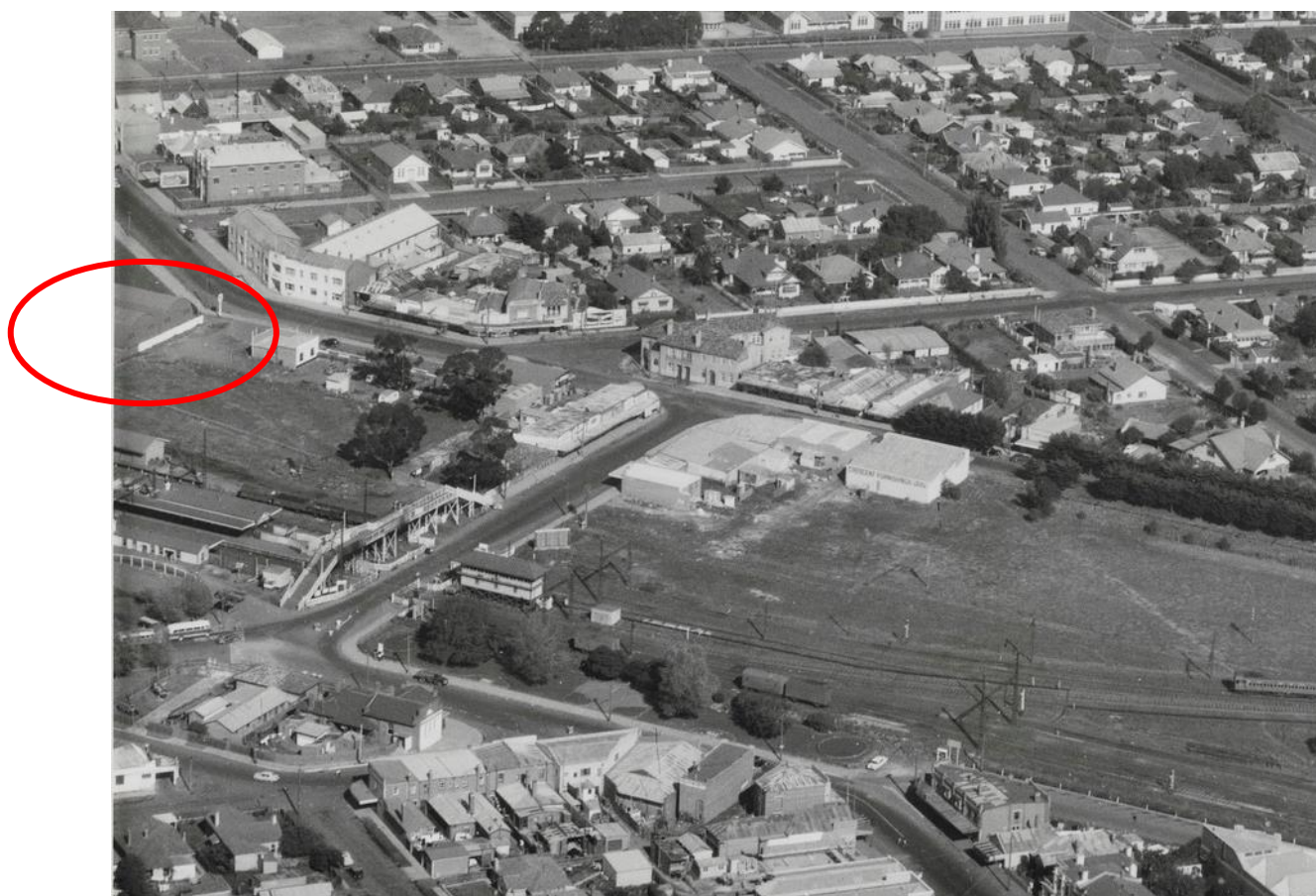


Figure 13: Detail from 'Aerial view of Sunshine, Victoria' by Charles D Pratt, c.1954 (State Library of Victoria). Quonset Warehouses circled in red.

¹¹ The Australian company Standard Steel was established in 1950 and constructed P40 Huts. The Standard Steel factory was in Sunshine. In a promotional article for these huts, in *Architecture and the Arts* (1955) they are described as the 'Australian equivalent of the American Quonset'. It gives the specifications as 'a semi-circular building consisting of segmental ribs at 6ft centres. Each rib is bolted with splice plates at the third points. Longitudinal bracing is provided in every bay and diagonal bracing every fourth bay. The building can be supplied with end bulkheads with or without provision for sliding or roll steel shutter door. Corrugated galvanised iron is supplied curved to the required radius'. Source: Standard Steel (1954) Pty Ltd, *Architecture and the Arts*, October 1955, pp 51, accessed via <https://nla.gov.au:443/nla.obj-3139567638> on 17 March 2026.

Comparative analysis

Ex-military semi-cylindrical prefabricated huts in the Victorian Heritage Register

The Quonset Warehouse is in the heritage class of 'ex-military semi-cylindrical prefabricated huts'. A catalogue of 87 extant huts across 33 LGAs has been prepared to inform this assessment (Appendix 1).

There are three examples of these huts included in the Victorian Heritage Register, at two places.

- **Former Maribyrnong Migrant Hostel (VHR H2190)**
One Romney and one Nissen Hut form part of the complex included in the VHR (Figure 14). The place is of historical and architectural significance to Victoria for its associations with post-World War II migration. The Nissen and Romney huts within the Former Maribyrnong Migrant Hostel are of architectural significance as the only prefabricated structures remaining. Although thousands of these structures were brought into Australia after World War II for migrant hostel accommodation, few are believed to survive.
- **Fletcher Jones Factory and Gardens (VHR H2101)**
A Quonset Warehouse was acquired by Fletcher Jones in 1949 to be used as a dry-cleaning plant (Figure 15). The place is historically significant for the company's progressive approach to employee benefits. The Quonset Warehouse contributes to the significance of the place, as the historical values also relate to the successful integration of surplus military structures into a factory setting, reflecting the resourcefulness and dynamism of Fletcher Jones during a time of building material shortages.



Figure 14: Part of the Former Maribyrnong Migrant Hostel site. The Nissen Hut at the centre left, the larger Romney hut centre right of image (Aerial imagery March 2025)



Figure 15: Interior Quonset Warehouse, Fletcher Jones Factory & Gardens (Heritage Victoria, file photograph 2014).

Ex-military semi-cylindrical prefabricated huts in heritage overlays

There are also at least twenty examples of ex-military semi-cylindrical huts in heritage overlays in local planning schemes (refer to **Appendix 1** for full list of known huts). Some notable examples include:

- Bersheeba Barracks, City of Wangaratta, HO1.
 - 16 Nissen Huts
 - 2 Romney Huts (Figure 16)
- Former Migrant Hostel, Rural City of Ararat, HO1.
 - 2 Nissen Huts (of 37 brought from Bonegilla in 1950)
- Victorian Railway Institute Building, Wycheproof, Shire of Buloke, HO22.
 - 1 Nissen Hut
- 15th Essendon Sea Scout Complex, City of Moonee Valley, HO405.
 - 1 Nissen Hut (Figure 17)
- Nareen Homestead Complex, Nareen, Southern Grampians Shire, HO365.
 - 2 Quonset Warehouses used as a woolshed and farm outbuilding
- Former Army Radio Station, Diggers Rest, City of Melton, HO49.
 - 1 Armco Storage Hut.

Locally there are two other known huts in the City of Brimbank, both of which have heritage controls:

- St Albans Youth Club Community Hall, St Albans, HO103.
 - 1 30ft Nissen Hut with a bluestone façade (Figure 18)
- Standard Steel, Sunshine, HO111
 - 2 joined 'Nissen-type' huts



Figure 16: Nissen Huts at Bersheeba Barracks, Wangaratta (Source: Heritage Victoria, February 2026)



Figure 17: 15th Essendon Sea Scout Complex (Source: City of Moonee Valley)

Ex-military semi-cylindrical prefabricated huts repurposed for automotive industry use

Ex-military huts have been repurposed for scout halls, farm buildings, light industrial uses and some have been used for purposes associated with the automotive industry, similar to the one at 134 Hampshire Road, Sunshine. Examples of huts repurposed as either garages or petrol stations include:

- Howard's Carrying Depot, Former petrol station, Dean's Marsh, Surf Coast Shire, HO41 (Figure 19)
- Garage, Lily Street, Bendigo, City of Greater Bendigo, within precinct HO11 (Figure 20)
- Garage, 248 Geelong Road, West Footscray, City of Maribyrnong (Figure 21)
- Gilmore Motors, Newborough, City of Latrobe (Figure 22)
- Massaro Motors, Morwell, City of Latrobe
- Garage, Minyip, City of Yarriambiack (Figure 23).



Figure 18: St Albans Youth Club Community Hall, City of Brimbank HO103. The bluestone façade obscured by trees (Source: Google Streetview, February 2020)



Figure 19: Howard's Carrying Depot, Former petrol station, Dean's Marsh, Surf Coast Shire, HO41 (Source: Google Streetview, December 2024)



Figure 20: Garage, Lily Street within heritage overlay precinct HO11, City of Greater Bendigo (Source: Streetview, November 2019)

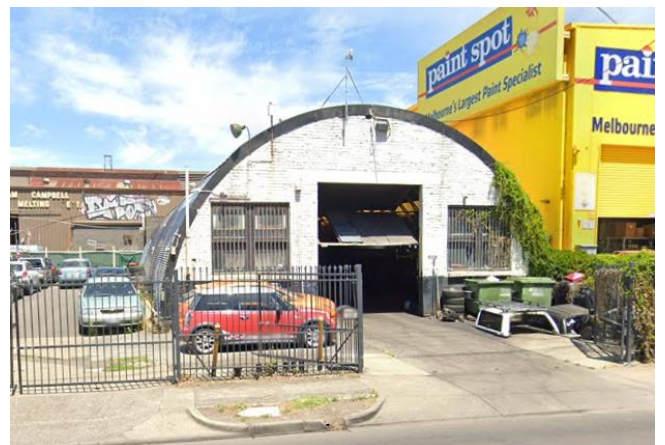


Figure 21: Garage, 248 Geelong Road, West Footscray. (Source: Google streetview)



Figure 22: Gilmour Motors, Newborough, City of Latrobe (Source: Google Streetview, September 2023).



Figure 23: Garage, Market Street, Minyip, Shire of Yarriambiack (Source: Google Streetview, Jan 2024)

Summary of Comparisons

As seen from the above examples, there are many ex-military semi-cylindrical prefabricated huts (Quonset, Nissen, Romney and Armco huts and warehouses) across Victoria repurposed from their original military purpose for a variety of uses. The Nissen and Romney Huts at Bersheeba Barracks retain a military function at this operating Department of Defence site on Commonwealth Land. Some are still associated with their use at migrant camps (Maribyrnong, Ararat, Williamstown).

These prefabricated structures were once ubiquitous in Victoria but are becoming rarer. There are several examples of Quonset Warehouses that have been recently demolished, including a former bus depot at 38 Rylie Street, Geelong, the former Roxy Cinema at Robinvale, and an example of three Quonsets configured into one at Marong Road, Golden Square. The latter was assessed for inclusion in the VHR in 2012 but was found to not meet the State-level significance threshold and was not included.¹² Even with the recent demolition of several notable examples, there are still many examples of Quonset Warehouses that are more intact than the one at Sunshine.

A list of 87 known ex-military semi-cylindrical prefabricated huts across sixty sites has been compiled in **Appendix 1**. It demonstrates that the use of these structures has sometimes gone through multiple iterations: from military use, to migrant accommodation, then repurposed again for farm sheds or for light industrial purposes.

There are examples of huts with a clearly documented provenance. Those that reflect community uses like scout halls and gymnasiums offer insight into the growth of Victoria's communities during the 1950s and 60s. There are many that were used, like the subject Warehouse, for automotive businesses. Many, like the Minyip and Deans Marsh examples, have finer façade treatments than the Sunshine example, are more intact, and have been subject to fewer alterations and additions.

The Quonset Warehouse in Sunshine is one of many ex-military semi-cylindrical prefabricated huts, and it shares many characteristics with similar objects. It does not have a level of intactness nor features of note that elevate it above other examples in the class.

¹² Heritage Victoria, Heritage Place Former Quonset Warehouse, 175-185 Marong Road, Golden Square, File 11/3750-01

Officer's reasons under s.36D(3)(b)(ii) of the Act for recommending an exclusion determination

The officer's reasons for recommending an Exclusion Determination in relation to the Quonset Warehouse are below.

For a place or object to be included in the Victorian Heritage Register, there must be evidence that it meets the threshold for State-level cultural heritage significance in relation to at least one of Heritage Council's Criteria [The Victorian Heritage Register Criteria and Threshold Guidelines](#) (the Guidelines).

It is the officer's view that the object **does not have a reasonable prospect** of meeting the State-level threshold under any of the Criteria.

Assessment against Criteria

Criterion A – Importance to the course, or pattern, of Victoria's cultural history

Step 1 Tests for Criterion A

Victoria's involvement in WWII and postwar rebuilding

The Quonset Warehouse has a clear association with Victoria's involvement in World War II, as it is an American manufactured ex-military hut that likely came from Manus Island after the end of the war in the Pacific. The object is also associated with Australia's post-war economic and social rebuilding after 1945. In the immediate post-war period, building materials were scarce and costly, so the repurposing of available structures and materials was a pragmatic solution that supported population and economic growth. The object is clearly associated with the adaptive re-use of ex-military prefabricated structures after World War II for light industrial purposes. From at least 1951, the Quonset was on railway land at Sunshine and was perhaps used for warehousing or to support rail functions. Since 1960 the Quonset Warehouse has housed multiple businesses related to the automotive industry.

The automotive industry in Victoria

The automotive industry has been central to the Victorian way of life for most of the twentieth century through to the present day. This theme is of historical importance, having made a strong or influential contribution to Victoria, and there is evidence an association between this industry and the object.

Postwar migration

Many ex-military semi-cylindrical prefabricated huts are associated with post-war immigration, because they were a cheap and available form of housing during an era of shortage and were therefore utilised at migrant camps across Victoria. In the popular imagination Nissen Huts and migrant camps are linked. This particular Quonset Warehouse has been on rail land since 1951 and is not known to be associated with a migrant camp. Therefore unlike other huts associated with this theme, the object has no reasonable prospect of passing the Step 1 Test in relation to the theme of post-war migration.

Step 2 Tests for State-level significance under Criterion A

Victoria's involvement in World War II and postwar rebuilding

The Quonset Warehouse does not allow the clear association with Victoria's involvement in World War II and postwar rebuilding to be understood better than most other places and objects in Victoria with substantially the same association.

- There are many places and objects in the VHR and across the State that better represent Victoria's involvement in World War II, including the Tatura World War II Internment and POW Camps Collection (VHR H2373), and the Lake Boga Flying Boat Museum (VHR H2208).
- There are many places and objects in the VHR and across the State that better represent Victoria's social and economic rebuilding after 1945, including the Fletcher Jones Factory and Gardens (VHR H2101) in Warrnambool, where the Quonset Hut on site is evidence of the industrial reuse of an ex-military structure.

The automotive industry in Victoria

The Quonset Warehouse does not allow the clear association with the automotive industry in Victoria to be understood better than most other places and objects in Victoria with substantially the same association.

- Garages in the VHR include Beaurepaire Motor Garage (VHR H1736), Former Hawthorn Motor Garage (VHR H2296) and AJ Thomas Motor Garage (VHR H1383).
- In addition, there are at least half a dozen other huts that have been used for garages and automotive businesses.

The Executive Director is of the view that this object has no reasonable prospect of meeting the Step 2 tests for Criterion A.

Criterion B – Possession of uncommon, rare or endangered aspects of Victoria’s cultural history

Step 1 Tests for Criterion B

The object has a clear association with:

- Victoria’s involvement in WWII and postwar rebuilding
- The automotive industry in Victoria

See Step 1 Tests at Criterion A.

Step 2 Tests for State-level significance under Criterion B

There is no evidence that the object is rare or uncommon, or has rare or uncommon features.

Victoria’s involvement in WWII and postwar rebuilding

The object is one of a total of 87 ex-military semi-cylindrical prefabricated huts which are extant across 60 sites in 33 municipalities, as catalogued for this assessment in **Appendix 1**. It is likely that there are other examples across the State that are yet to be documented. While the number of surviving huts has reduced, particularly over the past decade, the number of extant huts demonstrates that the class of object is not endangered to the point of rarity.

The automotive industry in Victoria

This place and object is not rare in Victoria because of its use as a garage.

The Executive Director is of the view that this object has no reasonable prospect of meeting the Step 2 State-level tests for Criterion B.

Criterion C – Potential to yield information that will contribute to an understanding of Victoria’s cultural history

Step 1 Tests for Criterion C

The:

- 1) physical fabric and
- 2) documentary evidence and
- 3) associated oral history or cultural narratives

relating to the Quonset Warehouse do not indicate a likelihood that the object contains evidence of cultural heritage significance that is not currently visible and/or well understood or available from other sources.

There are archival records relating to the components and construction of Quonset Warehouses and other examples of extant structures, so the object is not likely to reveal any new information about its cultural heritage significance.

Furthermore, the object is located on previously vacant land adjacent to the railway line, which is unlikely to contain archaeological material relevant to the post-contact historical values of the place.

The Executive Director is of the view that this object has no reasonable prospect of meeting the Step 1 tests for Criterion C.

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural places and objects

Step 1 Tests for Criterion D

The Quonset Warehouse is an object in the class of 'ex-military prefabricated semi-cylindrical hut'. This class includes Nissen, Romney, Armco and Quonset huts and has a clear association with World War Two, as well as post-war immigration and industry. The huts were typically repurposed for a variety of uses once they were surplus from military requirement.

The object **demonstrates the principal characteristics of the class** in its physical fabric. The principal characteristics of the class are:

- Semi-cylindrical, barrel-vaulted design
- Prefabricated
- Military origin
- Typically clad in corrugated metal (usually steel, but not always)
- Designed to be portable
- Utilitarian design.

The subject Quonset Warehouse exhibits the principal characteristics of the class.

Step 2 Tests for State-level significance under Criterion D

There is no reasonable prospect that the Quonset Warehouse is a notable example of the class in Victoria. To meet this test the object needs to be a **fine, influential or pivotal** example under Reference Tool D.

Fine

The object displays all the principal characteristics that are typical of the class in a way that allows the class to be easily understood or appreciated. It is a typical Quonset Warehouse. However, the characteristics at this place are not of a higher quality or historical relevance than are typical of other objects and places in the class.

- It is not as historically relevant as it is not associated with the migrant camps that made the class ubiquitous in the landscape.
- It has been modified and altered with additions, and is not as intact as other examples.

Influential

The object contains physical characteristics of design, technology and materials that were copied across the whole of the class. The Quonset Warehouse is a prefabricated structure and was mass produced. The subject Quonset Warehouse did not influence the subsequent development of other similar objects or places.

Pivotal

The Quonset Warehouse does not represent a key evolutionary phase of development in the class of ex-military semi-cylindrical prefabricated huts. It is one of many mass-produced identical structures.

The Executive Director is of the view that this object has no reasonable prospect of meeting the Step 2 State-level tests for Criterion D.

Criterion E – Importance in exhibiting particular aesthetic characteristics

Step 1 Tests for Criterion E

The physical fabric of the object clearly exhibits aesthetic characteristics relating in particular to its distinctive semi-cylindrical form. It has visual factors that have an impact on human thoughts, feelings and attitudes.

Step 2 Tests for State-level significance under Criterion E

The aesthetic characteristics are not 'beyond the ordinary' or outstanding because there is no evidence or critical recognition from within the architecture or design fields relating to the object. There is not wide public acknowledgement

of exceptional aesthetic qualities of the object or place expressed in publications, print or digital media, painting, sculpture, songs, poetry, literature, or other media.

The Quonset Warehouse is utilitarian by design, a mass-produced prefabricated structure and is not celebrated for its aesthetic qualities.

The Executive Director is of the view that this object has no reasonable prospect of meeting the Step 2 State-level tests for Criterion E.

Criterion F – Importance in demonstrating a high degree of creative or technical achievement at a particular period

Step 1 Tests for Criterion F

The Quonset Warehouse does not contain physical evidence that clearly demonstrates creative or technical achievement for the time in which it was created.

The Quonset Warehouse was larger size prefabricated hut designed during World War Two in America. The Nissen Hut which is a very similar design was conceived decades earlier, in World War One. The Quonset iteration of prefabricated hut does not represent a large leap forward in technological achievement, but an adaption to suit the needs of the time.

The Executive Director is of the view that this object has no reasonable prospect of meeting the Step 1 test for Criterion F.

Criterion G – Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons

Step 1 Tests for Criterion G

This object does not demonstrate social value to a community or cultural group in the present day in the context of its cultural heritage significance.

For Criterion G to apply there must be evidence that a community or cultural group exists, that there is a strong attachment of the community or cultural group to the place or object, and that there is a time depth to the attachment.

There has been an automotive business operating out of the Quonset Warehouse since c.1960. There is a local Sunshine community of residents and workers, which may include customers of the auto-repair business. However, there is no evidence that a community or cultural group exists that has social links to the Quonset Warehouse, or one that has a strong attachment to the object.

The Executive Director is of the view that this object has no reasonable prospect of meeting the Step 1 test for Criterion G.

Criterion H – Special association with the life or works of a person, or group or persons, of importance in Victoria's history

Step 1 Tests for Criterion H

The Quonset Warehouse does not have a direct association with a person or group that has made a strong or influential contribution to Victoria in their field of endeavour. It has an indirect association with the Department of Defence, which arranged for its transportation to Victoria.

The object has been the location of an automotive business since c.1960. The business may have important local links and serviced the local community, but there is no evidence that the current or previous business owners who have operated out of the location have made a strong or influential contribution to their field of endeavour.

The Executive Director is of the view that this object has no reasonable prospect of meeting the Step 1 test for Criterion H.

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Appendix 1: Extant Ex-military semi-cylindrical prefabricated huts

Type	Place Name	Locality	LGA	Heritage control?	Heritage Ref	Configuration	No. of Huts	Associated use
Nissen	Depot	Mount Beauty	Alpine	-	-	Single, 30ft Nissen	1	Depot?
Nissen	Former Migrant Hostel	Ararat	Ararat	HO	HO1	Two Nissen Huts - originally 37 on site	2	Migrant hostel
Quonset?	Ballarat East Community Men's Shed	East Ballarat	Ballarat	-	-	Single	1	Community Hall?
Nissen	St Albans Community Hall Youth Club	St Albans	Brimbank	HO	HO103	Bluestone façade, 30ft Nissen	1	Youth club
Nissen?	Standard Steel	Sunshine	Brimbank	HO	HO111	two joined Nissen Huts?	1	Light Industrial
Quonset	Tile Mart	Tottenham	Brimbank	-	-	Two side by side	2	Light industrial
Quonset	Hampshire Panels	Sunshine	Brimbank	-	-	Single Quonset Warehouse	1	Light industrial
Nissen	Victorian Railway Institute Building	Wycheproof	Buloke	HO	HO22	Single	1	
Nissen?		Apollo Bay	Colac-Otway	-	-		1	Farm shed,
Nissen	Former Clark Rubber	Preston	Darebin	-	-	30 ft Nissan	1	Auto service
Nissen		Reservoir	Darebin	-	-	Single 40ft Nissen	1	Ligh industrial
Quonset	Former Toll-Stack P/L	Preston	Darebin			Double - centre raised	2	Light industrial
Quonset?		Fairfield	Darebin	-	-	Single	1	Light industrial

Type	Place Name	Locality	LGA	Heritage control?	Heritage Ref	Configuration	No. of Huts	Associated use
Romney	Former Second Preston Scout Hall	Preston	Darebin	-	-	Single	1	Scout hall
Nissen		Buchan	East Gippsland	-	-	16ft Nissen	1	
Nissen		Meredith	Golden Plains	-	-	16ft single	1	Farm shed
Nissen		Longlea	Greater Bendigo	-	-	24ft Nissen	1	Accommodation
Quonset	Garage	Bendigo	Greater Bendigo	HO	HO11	Single	1	Light industrial
Quonset	Finn St Recreation Reserve	White Hills	Greater Bendigo	-	-	Single, full side skillions	1	Community Hall?
Romney	Geelong Resource Recovery Centre	North Geelong	Greater Geelong	-	-	Brick façade	1	Light industrial
Clearspan 150ft arch	Former Goulburn-Murray Water Depot	Tatura	Greater Shepparton	HO	HO119	Partial	1	SRWSC depot
Romney?	Former Williamstown Migrant Hostel	Altona	Hobsons Bay	-	-	Single	1	Migrant hostel
Armco storage	Quonset Hut	Horsham	Horsham	-	-	Single	1	Light Industrial
Nissen	Boolarra Soldiers Memorial Park	Boolarra	Latrobe	HO	HO11	Single	1	Obtained by the park committee 1975
Nissen		Hernes Oak	Latrobe	-	-		1	
Romney?	Massaro Motors	Morwell	Latrobe	-	-	Possible Romney?	1	Appears in 1974 aerial in radius

Type	Place Name	Locality	LGA	Heritage control?	Heritage Ref	Configuration	No. of Huts	Associated use
Nissen	1st Newborough Scout Hall	Newborough	Latrobe	-	-	Possible 24ft Nissen	1	Scout hall
Nissen	Gilmour Motors	Newborough	Latrobe	-	-	single	1	
Nissen	Monash Theatre and Community Hall	Yallourn North	Latrobe	-	-	Single 40ft Nissen	1	Cinema
Nissen		Yallourn North	Latrobe	-	-	16ft single	1	Farm shed
Nissen?		Morwell	Latrobe	-	-		1	
Armco storage	Land Engineering Agency Proving Ground	Monegeetta	Macedon Ranges	-	-	Pair side by side	2	Storage
Nissen?	Farm outbuilding	Wonga Park	Manningham	HO	HO29	Single	1	Farm shed,
Nissen	Former Maribyrnong Migrant Hostel	Maidstone	Maribyrnong	VHR	H2190	Single	1	
Quonset	Garage (Central West Motors)	West Footscray	Maribyrnong	-	-	Single, brick bulkhead infill	1	Light industrial
Romney	Former Maribyrnong Migrant Hostel	Maidstone	Maribyrnong	VHR	H2190	Single	1	
Armco	Former Army Radio Station	Diggers Rest	Melton	HO	HO49	Single	1	Army Radio Station
Nissen	Nissen Hut	Grangefields	Melton	-	-		1	Agricultural
Nissen	Glenroy Wesleyan Methodist Church Hall	Glenroy	Merri-bek	-	-	Single 16ft Nissen, cream brick façade	1	Church
Nissen	Former Our Lady of the Ark, Morningside Commune	Tyaak	Mitchell	-	-	At least four on site	4	

Type	Place Name	Locality	LGA	Heritage control?	Heritage Ref	Configuration	No. of Huts	Associated use
Nissen?		Seymour	Mitchell	HO	HO308	Single - truncated	1	Rail shed?
Nissen?	Shed	Broadford	Mitchell	-	-	16ft Nissen	1	
Quonset		Clayton	Monash	-	-	Single	1	Light industrial
Quonset		Clayton	Monash	-	-		1	Light industrial
Nissen	15th Essendon Sea Scout Complex	Ascot Vale	Moonee Valley	HO	HO405	24ft Nissen	1	Boat shed/scout hall
Nissen	Former Scout Hall	Strathmore	Moonee Valley	HO	HO335	24ft Nissen	1	Scout hall
Nissen	5th Keilor Scout Hall	Airport West	Moonee Valley	-	-	Pair with link and verandahs	2	Scout hall
Nissen?	Former Used Tools shop	Loch	South Gippsland	-	-	Single, 24ft Nissen, brick façade	1	Light industrial? Garage?
Quonset	Nareen Homestead Complex	Nareen	Southern Grampians	HO	HO365	Single	1	Farm shed,
Quonset	Nareen Homestead Complex	Nareen	Southern Grampians	-	-	Single with attached buildings	1	Wool shed
Nissen	Howard's Carrying Depot	Deans Marsh	Surf Coast	HO	HO41	Nissen	1	Petrol station
Nissen	Bersheeba Barracks	Wangarratta	Wangaratta	HO	HO1	16 huts	16	Army
Nissen	Moyhu Youth Club /Moyhu Gymnastics Club	Moyhu	Wangaratta	-	-	Single	1	Youth club

Type	Place Name	Locality	LGA	Heritage control?	Heritage Ref	Configuration	No. of Huts	Associated use
Nissen	Former Hoys Roadlines Depot	Wangaratta	Wangaratta	-	-	Single 40ft Nissen	1	Bus depot
Nissen	CFA Shed	Bowmans Forest	Wangaratta	-	-	Possible 16ft Nissen	1	CFA Shed
Romney	Bersheeba Barracks	Wangaratta	Wangaratta	HO	HO1	Pair of Romney huts	2	Army
Quonset	Fletcher Jones Factory	Warrnambool	Warrnambool	VHR	H2101	Single	1	Dry Cleaners / Factory
Nissen	Former Lions Shed	Briagolong	Wellington	-	-		1	Former CFA?
Quonset?	Timberline General Store & Petrol	Heyfield	Wellington	-	-	Single	1	Petrol station /garage
Nissen		Leneva	Wodonga	HO	HO56	Single Aluminum clad?	1	Farm shed
Quonset?	Prefabricated Arched Hut	Clifton Hill	Yarra	HO	HO316	Single	1	Unknown
Quonset	Garage	Minyip	Yarriambiack	-	-	Brick façade	1	Garage
Rigiframe P40	Marma Rd Hut	Murtoa	Yarriambiack	-	-	Single	1	
TOTAL							87	