

The background of the top half of the page is a grayscale image of a city skyline with a grid of white-outlined rectangular blocks overlaid on it. A large, dark blue, triangular shape points downwards from the top left, partially overlapping the text.


Duration Cottages Heritage Investigation

Bounded by Carinya Avenue, Camira Street, Kalang Avenue & Charles Hackett Drive, St Marys

Submitted to Penrith City Council

JULY 2022

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This report has been reviewed and approved for issue in accordance with City Plan's quality assurance policy and procedures.

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TABLE OF CONTENTS

1. Introduction	5
1.1. Background.....	5
1.2. Location	5
1.3. Methodology	6
1.3.1. Heritage Assessment Standards	6
1.3.2. Ranking Methodology	7
1.4. Author Identification	8
1.5. Limitations.....	9
1.6. Acknowledgements	9
1.7. Documentation.....	9
2. Site Context and Description	10
2.1. Site Context	10
2.2. Site Description.....	12
3. History	18
3.1. Brief Suburb History of St Marys	18
3.2. History of St Marys - Post 1940s.....	25
3.3. War Time Housing	26
3.4. History of the Subject Precinct	30
4. Survey Findings	41
4.1. General Discussion	41
4.2. Common Characteristics	41
4.3. Noticeable Detracting Elements	41
4.4. Grading, Characteristics, and Inventory of the Properties within the Duration Cottages Precinct.....	42
5. Comparative Analysis.....	46
6. Assessment of the Cultural Significance	49
6.1. Basis of Assessment	49
6.2. Assessment Criteria	49
6.3. Statement of Significance.....	51
7. Previous Statements of Significance	52
7.1.1. Heritage Study - The City of Penrith.....	52
7.1.2. Penrith Heritage Study	52
7.2. Conclusion	52
8. Constraints and Opportunities	53
8.1. Statutory Requirements.....	53

8.1.1. Penrith Development Control Plan (DCP) 2014	53
Discussion	55
8.2. Previous Management Recommendations	55
8.3. Mitigation of Asbestos Risk	55
8.4. Non-Permanent Construction	56
8.5. Assessed Significance.....	56
8.6. Physical Condition	57
9. Conclusion and Summary Recommendations	58
Appendix A Contributory Ranking Plan by City Plan Heritage.....	
Appendix B State Heritage Inventory Form - Duration Cottages St Marys	
Appendix C Illustrations of Lithgow Duration Cottages January 1943 by Vandyke Brothers	
Appendix D Certification of Title - Vol 7369 Fol 50 - NSW Land Registry Services.....	
Appendix E Layout of the Duration Cottages advertised at Real Estate websites.....	

FIGURES

Figure 1: Cadastral map showing the location of the subject site with original boundary of Duration Cottages within its surrounding context, adjacent to St Marys Train Station	5
Figure 2: Aerial view showing the location of the subject site within its surrounding context	10
Figure 3: View of newer development within the Duration Cottage Precinct from Nariel Street.....	11
Figure 4: Open car park and commercial development along Carinya Avenue opposite the Duration Cottages precinct, view looking southeast	11
Figure 5: View of Kokoda Park from junction of Charles Hackett Drive and Carinya Avenue, view looking southwest.	12
Figure 6: View of cottage located at 9 Nariel Street, view looking south.	13
Figure 7: View of Cottage located at 9 Camira Street, view looking southwest.....	13
Figure 8: One of the contemporary houses, located at 9 Kalang Avenue, constructed post demolition of Duration Cottage, view looking southeast.....	14
Figure 9: Internal layout of 10 Kungala Street, St Marys	15
Figure 10: Internal layout of 15 Kalang Avenue, St Marys.....	15
Figure 11: Kitchen layout at 10 Kungala Street, St Marys.	16
Figure 12: Kitchen layout at 15 Kalang Avenue, St Marys.....	16
Figure 13: Internal view of living area in Duration Cottage located at 45 Carinya Avenue.....	16
Figure 14: Internal view of living area in Duration Cottage located at 45 Carinya Avenue.....	17
Figure 16: The plan of subdivision of Saint Marys prepared by surveyors Reuss and Browne around 1855.....	21
Figure 17: The plan of subdivision of the Mountain View Estate prepared by surveyor T.S. Parrott in 1881	22

Figure 18: The Southborough estate as laid out by surveyor L.A. Curtis in the 1880s.....	23
Figure 19: Sale notice showing disposition of a tannery at the rear of the highway near!! (sic) the public school.	24
Figure 20: The plan of subdivision of the Station Estate by surveyor S.G. Calderwood in 1922.....	25
Figure 21: Subdivision Plan for the part of 600 acres land granted to Mary Putland as a part of Crown Grant (where present day Duration Cottages are located).	33
Figure 22: 132 acres, two roods and 35 one quarter perches of land owned by Charles Albert Hackett of St Marys, Gentleman and The Union Trustee Company of Australia Limited on 10 July 1933.....	34
Figure 23: Land Title record for 50 acres one rood of land transferred to The Commonwealth of Australia by The Union trustee Company of Australia Limited on 8 November 1944	35
Figure 24: Subdivision Plan for the Duration Cottages Area, dated 28 June 1956 for Parish of Rooty Hill and County of Cumberland.....	36
Figure 25: Earlier floor plan for factory workers housing erected by The Commonwealth War Workers Housing Trust	37
Figure 26: Advertisement for A Wartime Cottage erected by The Commonwealth War Workers Housing Trust.....	37
Figure 27: Newcastle Morning Herald and Miners' Advocate (Sat 7 Aug 1943) 'Floor Plan of "Duration" Home'	38
Figure 28: Robertson and Hindmarsh (June 2006), 'World Wars 1 & 2 – Survey of Buildings, Sites & Cultural Landscapes in NSW'	38
Figure 29: 1943 original layout and configuration of the Duration Cottages precinct at St Marys.....	39
Figure 30: 1956 aerial photo of the Duration Cottages precinct.....	39
Figure 31: 1970 aerial photo of the Duration Cottages precinct.....	40
Figure 32: Contribution ranking chart showing the percentage of each level of ranking (left) and the combined ranking in comparison with Contributory properties (right).....	42
Figure 33: Survey Grading.	43
Figure 34: View of the Duration Cottages from Maple Road, currently listed within North St Marys Staff Cottages Conservation Area (HCA4).	47
Figure 35: View of the Duration Cottages from Alamein Walk in West Bathurst, currently listed within Bathurst Heritage Conservation Area (C1).....	48

TABLES

Table 1: Transfer of allotments owned by the Union Trustee Company of Australia between 1941 and 1945.....	31
Table 2: Changes to the road names in the Duration Cottages St Marys precinct.....	32
Table 3: Examples of Contributing, Neutral and Detracting properties from the Duration Cottages precinct.....	44

1. INTRODUCTION

1.1. Background

Penrith City Council engaged City Plan Heritage to prepare a heritage investigation of the precinct known as the Duration Cottages at St Marys, located within the City of Penrith local government area (LGA), to ascertain its heritage significance and potential approaches for conservation. The Duration Cottages were erected in 1942 to provide housing for the workers of families employed at the St Marys Munitions Filling Factory (now Dunheved Industrial Estate), which operated during Second World War.

The City of Penrith is currently developing St Marys Town Centre Structure Plan that aims to manage growth and change in St Marys as it develops over the next twenty years. The plan will provide an environmental, social and economic understanding of the existing conditions of the Town Centre, and develop a vision statement, local character statement and strategic and spatial planning directions.

This investigation will inform the future development within St Marys Town Centre by providing understanding of the level of heritage significance of the precinct. The heritage investigation will further provide guidance with respect to sensitive development approaches, appropriate development controls, and heritage interpretation.

1.2. Location

Duration Cottages at St Marys is located within the City of Penrith LGA in New South Wales approximately 55 kilometres west of Sydney's Central Business District at the foothills of the Blue Mountains. The Duration Cottages precinct is located southwest of St Marys Train Station, bound by Camira Street in the north, Charles Hackett Drive in the south, Kalang Avenue in the west, and Carinya Avenue in the east.

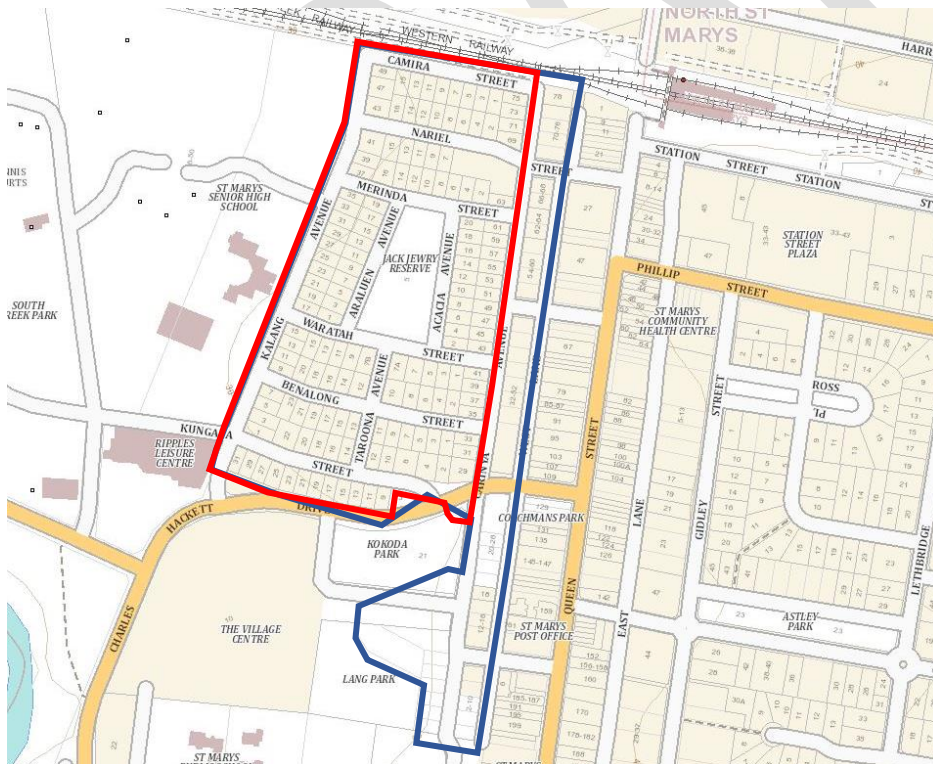


Figure 1: Cadastral map showing the location of the subject site (indicated in red) with original boundary of Duration Cottages (indicated in blue) within its surrounding context, adjacent to St Marys Train Station (Source: SIX Maps, accessed July 2022).

1.3. Methodology

This heritage investigation employs a methodology that is consistent with the guidelines for heritage studies prepared by the Heritage NSW. It also uses the system described in the NSW Heritage Manual 'Assessing Heritage Significance' guidelines. The philosophy and process adopted is that guided by *The Burra Charter: Australia ICOMOS Charter for Places of Cultural Heritage Significance, 2013* (Burra Charter 2013).

Research for this Heritage Investigation has adopted a two-staged approach. Stage 1 included a desktop assessment, including a review of relevant background documentation, and Stage 2 was a site survey. This document provides the combined findings and recommendations resulting from this approach. The investigation relied on the primary resources relating to the area including subdivision plans, early maps and information from an extensive body of published and unpublished material.

A close visual inspection of the Duration Cottages in St Marys was carried out by Kerime Danis (Director - City Plan Heritage) and Asmita Bhasin (Heritage Consultant) on 30 June 2022 with the purpose of photographing and understanding the place. The inspection was conducted from the public domain and closely looked into the condition of the cottages and how they have evolved since 1942. Only a visual assessment of the subject area was carried out. Intrusive methods were not employed. An initial appropriate ranking system was determined prior to fieldwork survey in accordance with the heritage values of each property within the Duration Cottages precinct based on physical evidence of the area's history that assisted with a consistent approach for the ranking. The survey of each property was undertaken on foot from the street. Each property was then assessed on its demonstrative ability to contribute to the historical value of the Duration Cottages as a whole. Consistent with best practice standards and guidelines for heritage assessments and studies, this study has investigated the history of Duration Cottages and their construction and use during the Second World War, post-erection of St Marys Munitions Filling Factory. The physical survey of the area identified surviving Duration Cottages and assessed their integrity. Each individual property was assessed, and through these combined methods, this study has provided recommendations that will assist future development in the precinct. The results of the survey were mapped, showing the following rankings:

- Contributing
- Neutral
- Detracting

All results from the visual inspection are presented in *Section 4 - Survey Findings*.

This report is structured into six sections, where the early sections briefly elaborate on the site within its context and its historical background, both pre and post 1940s. Later the investigation initiates with the survey findings and compares the St Marys Duration Cottages with other workers' accommodation built during that time. The later section of the report assesses the Cultural Significance of the place in relation to the background research and findings of the site survey. A brief statement of significance was developed outlining the overall characteristics and street qualities of the precinct. This study does not provide significance assessment for each cottage individually rather it considers the study area as a precinct. *Section 6 - Constraints and Opportunities* details the existing condition of the Duration Cottages precinct and lists the controls that are applicable to the area as per the statutory requirements; based on that, this study concludes the investigation with detailed recommendations that will assist in the future decision-making for the St Marys Precinct.

1.3.1. Heritage Assessment Standards

This heritage study has been prepared in accordance with the best practice heritage standards for assessing heritage significance and heritage studies established by the Heritage NSW, Heritage Council of NSW and NSW Department of Planning, as set out in the NSW Heritage Manual.

It has also been prepared in accordance with the national best practice standards for heritage assessment contained in the Burra Charter (Australia ICOMOS, 2013). The Burra Charter defines significance as the:

Aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups.

To determine whether the integrity of the surviving cottages as a whole create a cohesive collection of urban precinct and therefore warrant heritage listing, the area has been assessed against the seven NSW criteria of heritage significance as set out in the NSW Heritage Manual. The seven criteria for heritage significance include:

Criterion (a): An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (b): 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 (or the cultural or natural history of the local area);

Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);

Criterion (d): An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;

Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the culture or natural history of the local area);

Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);

Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or environments.

The NSW Heritage Manual guidelines establish that a site warrants heritage listing where it fulfils one of more of these seven criteria of local heritage significance. The assessment process is the same for individual items, conservation areas and archaeological sites.

1.3.2. Ranking Methodology

The heritage investigation utilised three level rankings, including Contributing, Neutral and Detracting, based on the integrity of the whole Duration Cottages precinct. The ranking approach has been taken despite considered regardless of the area not currently being a Heritage Conservation Area. The proportion of Contributing properties, which date from the original construction phase of the Duration Cottages, in comparison to Neutral and Detracting properties, can be used as an indicator of the cohesiveness and significance of the area. Each property within the study area has been ranked in accordance with its contributory values to the overall characteristics and historic significance of the Duration Cottages precinct. All existing properties (original, modified or infill) have been ranked as contributory, neutral and detracting. The description of each category has been provided below:

Ranking	Definition
Contributing	<p>A dwelling with a moderate to a high degree of intactness, dating from the construction of the Duration Cottages that contributes substantially to the character of the area.</p> <p>The contribution of a dwelling may have been reduced by the loss of original materials or detail (e.g. roof, chimneys, or unsympathetic cladding), substantial additions (e.g. porch infill, change to windows) or inappropriate decorative treatment (e.g. rendering of exterior). If the intrusive changes to the building have been too great, then its contribution to the area may have been lost, rendering it a Neutral Item or Detracting Item. Similarly, if a dwelling which may have had windows replaced but which otherwise retains its overall form and other detailing</p>

Ranking	Definition
	<p>have been considered to be a contributory dwelling. These items add to the cohesive and representative quality of the area.</p> <p>A test for Contributing Items is to question whether the removal or loss of the original elements and cladding with materials other than fibro would have a detrimental impact on the ability to interpret, understand and appreciate the significance of the area. If the original style and materials not easily apparent due to alterations, additions and removal of fabric, then the cottage is considered to have lost its contributory values.</p> <p>Contributing Items may have incurred intrusive changes over time. Although, such changes do not mean that the place has become an intrusive item, as many intrusive changes are reversible.</p> <p>In this regard, the cottage was ranked as a Contributing Item if the structure was still intact with original fibre-cement cladding and maintained its original form. The cottages that were cladded with weatherboards were also ranked as Contributing Items if they continue to reflect similar subdivision patterns and original built form and architectural detailing.</p>
Neutral	<p>A dwelling where the contribution and/or impact on the original 1940s character of the area is neutral. A dwelling that does not contribute to the character of the area but also does not detract from the area's overall character in terms of form, mass and small scale so that they fit without being disruptive. The loss or retention of a neutral building will have no impact on the overall values of the area, although intrusive changes to a Neutral Item may downgrade its status to Detracting. This may include early or new buildings. Retention of such neutral buildings may not be required provided that it is replaced with an appropriate infill building in similar neutral nature.</p> <p>In this regard, an original cottage was ranked as a Neutral Item if the structure had changed to some extent. It includes changes to the building material or extension to the cottage at the side or rear of the property.</p>
Detracting	<p>A dwelling which has an adverse impact upon the character of the area because of its scale, design, assertiveness, materials or the like, or because its original qualities have been mutilated or removed. In general, a building that detracts from the overall character of the area and changes the character of the area. This may include early buildings with intrusive alterations and additions that erode their contribution to the cohesiveness of the area, and which cannot easily be reversed. Some Contributing or Neutral Items may exhibit uncharacteristic or intrusive elements or changes, but their contribution to the overall character of the area were not regarded as uncharacteristic if they accord with the definitions for Contributing and Neutral Items.</p> <p>In this regard, the cottage was ranked as a Detracting Item, if either the cottage was completely demolished and replaced with a contemporary built form or was extensively modified in terms of scale, detailing and materiality.</p>

1.4. Author Identification

The following report has been prepared by Asmita Bhasin (Heritage Consultant) in association with Kerime Danis (Director - Heritage) who has provided input, reviewed, and endorsed its content. All photographs are undertaken by Kerime Danis on 30 June 2022, unless otherwise stated.

1.5. Limitations

The following are the limitations of this study:

- Most recommendations are made on the basis of an external survey, with limited access to one derelict cottage's interior, which was visible from its broken windows. Intrusive methods were not employed.
- This heritage study does not provide a full heritage investigation of each Duration Cottage located within the precinct.
- Limited resources for historical research allowed for only brief historical notes for the precinct and comparative analysis.

1.6. Acknowledgements

CPH would like to acknowledge the following people that supported and assisted in the preparation of this report:

- Marianna Kucic, Urban Strategist at Penrith City Council
- Renata Ferreira, City Design Lead at Penrith City Council
- John Kliese, resident at the Duration Cottages precinct

1.7. Documentation

The following reports and studies were considered during the preparation of this report, provided by the Penrith City Council:

- Penrith Heritage Study dated November 2007, by Paul Davies Pty Ltd wherein the Duration Cottages are discussed in brief.
- Scott Robertson & Noni Boyd (2003), 'Duration Cottages St. Marys NSW 1943', Docomomo Australia listing card
- State Heritage Inventory Form, 'North St Marys Staff Cottages Conservation Area', Heritage NSW.
- Scott Robertson, Noni Boyd & Terry Kass (2004-2006), 'World Wars 1 & 2 Survey of Buildings, Sites & Cultural Landscapes in NSW', NSW Heritage Office, Volume 1.
- Fox and Associates Pty Ltd (1986), 'Heritage Study of the City of Penrith - Duration Cottages', Penrith City Council.
- Paul Davies Pty Ltd (2009), 'Penrith Heritage Study - Duration Cottages', Penrith City Council.

Additional resources have also been accessed and considered as part of this study and have been referenced accordingly where required.

2. SITE CONTEXT AND DESCRIPTION

2.1. Site Context

The subject area is located in the suburb of St Marys within the City of Penrith LGA. It is located approximately 45 kilometres northwest of Sydney's Central Business District (CBD). St. Marys, located west of Blacktown LGA, is a commercial, residential and industrial suburb which is dissected by Mamre Road, the Great Western Highway and the Western Railway. The western fringe along South Creek remains largely former farmland with recent development in the commercial and public infrastructure sector. The suburb is mostly a low-rise development and primarily reflects the nineteenth-century subdivision pattern, which continues to the present day. The investigation site comprises a government subdivision, historically associated (the early 1940s) with the Commonwealth's wartime munitions filling factory.

The wartime development, known as Duration Cottages, is located southwest of St Marys Train Station, bound by Camira Street in the north, Charles Hackett Drive in the south, Kalang Avenue in the west, and Carinya Avenue in the east.. Jack Jewry Reserve is located in between the subject area, south of Merinda Street. Duration Cottages are located close to the various commercial centres, schools, and community facilities, with St Marys Senior High School and Ripples Leisure Centre located at the west. Kokoda Park is also located south of Duration Cottages, opposite Charles Hackett Drive (Figure 2).



Figure 2: Aerial view showing the location of the subject site (indicated in red) within its surrounding context, adjacent to St Marys Train Station (Source: SIX Maps, accessed July 2022).



Figure 3: View of newer development within the Duration Cottage Precinct from Nariel Street, view looking southwest.



Figure 4: Open car park and commercial development along Carinya Avenue opposite the Duration Cottages precinct, view looking southeast. The car park was created by demolition of a row of Duration Cottages that were built at the eastern side of Carinya Avenue.



Figure 5: View of Kokoda Park from junction of Charles Hackett Drive and Carinya Avenue, view looking southwest. The park was created by demolition of a small group of Duration Cottages.

2.2. Site Description

The St Marys Duration Cottages located south of the Main Western Railway Line and bounded by Carinya Avenue, Kungala Street, Kalang Avenue, and Camira Street are low-density residential, detached cottages originally constructed using fibro in a particular layout and form. The cottages are laid out on a bent grid of streets centring on a public, green open space known as the Jack Jewry Reserve. The cottages located east of Carinya Avenue were demolished to make way for the surface car park behind the St Marys shops, south of St Marys Train Station and another area of Duration Cottages south of the present Charles Hackett Drive were also demolished to make way for the public parks and supermarket.

The Duration Cottages were built to a standard plan, which was repeated throughout the area. The typical layout of the cottages had two bedrooms, an open kitchen connected to the dining area and a living area connected to the front entry porch. The cottage has a primarily symmetrical façade with a gabled roof and an extended wing with a front-facing covered porch. The roof of the cottage is generally clad in Galvanised corrugated sheeting, but some have been modified and replaced with terracotta Marseilles tiling. Typically, the main façade has two double panel window openings placed opposite each other. The cottages are typically set back from the front street with a garden area defined by a low-height boundary fence. It is evident that most of the cottages have been highly modified since 1942, and only a few remain in their original layout and architectural style. A few of the houses continue to retain their original form but are extended at the rear. There are some houses that have been demolished and replaced with face brick modern construction and architectural detailing. The original subdivision pattern of the precinct, however, is still intact and maintains the central public park with a grid-street layout clearly discernible regardless of the changes to the Duration Cottages themselves.

The subdivision pattern of the precinct demonstrates particular responses to the need for workers' accommodation during Second World War, resulting from the building of the munitions factory in 1942. The cottages, designed by Walter Bunning (significant for his involvement in developing Australian

guidelines for effective camouflage methods), designed similar-looking cottages for the war effort. The Duration Cottages have originally had a distinct identity derived from a single architect's design ethos and are evidence of the development associated with the establishment of the area as a major industrial site at the time.



Figure 6: View of cottage located at 9 Nariel Street, view looking south.



Figure 7: View of Cottage located at 9 Camira Street, view looking southwest.



Figure 8: One of the contemporary houses, located at 9 Kalang Avenue, constructed post demolition of Duration Cottage, view looking southeast.

Interior

As mentioned above, the heritage investigation was undertaken from public domain, and access to the interiors of the Duration Cottages was not available, although Penrith City Council has informed the residents of the precinct on the heritage investigation and requested access to the interiors for a better understanding of the integrity of the cottages. There was only one resident who met the authors during the survey and provided verbal information on the original configuration of the cottages, the life at the time, and sketched the layout of a cottage as far as he could remember. Partial access to one of the vandalised cottages facing Carinya Avenue was available and it enabled inspection of some internal detail. The cottage confirmed the typical layout, with two bedrooms to one side and a living area in the front. The living area was connected to a small entrance lobby, featuring a small covered porch. The standard layout could be mirror-reversed, or rotated with the long-end or narrow-end of the floorplan facing the street (e.g. 10, 12, 14, and 22 Kungala Street are orientated sideways). The internal walls and ceiling were constructed using fibre-cement with visible structural frame. The living area has two double framed windows, on the front and side elevation, with a similar window in the open kitchen. Both internal and external walls have early air vents with angled louvres. In between the living area and the entrance porch was a transitional space or an enclosed entrance hallway. The internal door frames were painted timber, and the flooring had floor tiles. The images below clearly indicates that the fibro-cement internal walls had no insulation layer around it and are of simple construction.

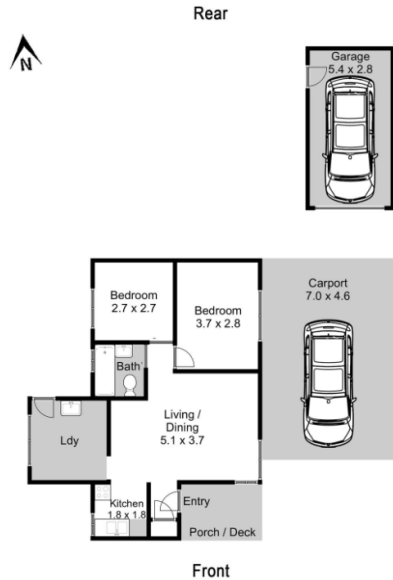


DISCLAIMER:
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Figure 9: Internal layout of 10 Kungala Street, St Marys (Source: Real Estate (2022), accessed [online] <https://www.realestate.com.au/property/10-kungala-st-st-marys-nsw-2760>).

10 Kungala Street, St Marys

Please note:
Floorplan measurements are a guide only.
All dimensions are approximate in their distance and volume.



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Figure 10: Internal layout of 15 Kalang Avenue, St Marys (Source: Real Estate (Left - Layout from 2021 and Right - Layout from 2011), accessed [online] <https://www.realestate.com.au/property/15-kalang-ave-st-marys-nsw-2760>).

15 Kalang Avenue,
ST MARYS



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Figure 11: Kitchen layout at 10 Kungala Street, St Marys (Source: Raine & Horne (June 2022), accessed [online] <https://www.realestate.com.au/property/10-kungala-st-st-marys-nsw-2760>).



Figure 12: Kitchen layout at 15 Kalang Avenue, St Marys (Source: Raine & Horne (May 2020), accessed [online] <https://www.realestate.com.au/property/15-kalang-ave-st-marys-nsw-2760>).



Figure 13: Internal view of living area in Duration Cottage located at 45 Carinya Avenue.



Figure 14: Internal view of living area in Duration Cottage located at 45 Carinya Avenue.

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3. HISTORY

3.1. Brief Suburb History of St Marys

The suburb of St Marys (locality name driven from the Anglican church of St Mary Magdalene built between 1837-1840), is located within the City of Penrith local government area, east of South Creek. The area was generally known as South Creek through the nineteenth century (the railway station was renamed in 1885) and is part of the suburban, commercial and industrial entity of Penrith, North St Marys, Colyton and Oxley Park.

The history of the suburb of St Marys have been extracted from 'Penrith Heritage Study' prepared for Penrith City Council by Paul Davies Pty Ltd in 2007 (Vol. 3, pp. 274-283)¹.

Historically the suburb of St Marys is associated with the King and O'Connell families who were granted numerous large parcels of land at the beginning of the nineteenth century. Despite being one of the earliest localities to have been subdivided for closer settlement in 1842, by 1940 much of the land remained undeveloped.

The initial round of King family grants were made by Governor Philip Gidley King to his son and three daughters in 1806. These grants totalled 3780 acres, and in the following year the King's successor, Governor William Bligh, granted the exgovernor's wife, Anna Josepha King, an additional 790 acres. Governor King was in poor health and the land grants were evidently intended to secure a future for his family. Shortly after this the Kings returned to England where King died in 1808.

The centre of this vast estate was Dunheved (SM-01) located on the eastern bank of South Creek within Phillip Parker King's grant of 660 acres. The name is derived from Governor King's place of birth. The former governor's son, Phillip Parker King, returned to the colony in 1817 with his new wife, Harriet Lethbridge. With Phillip Parker King's long absences due to his naval commitments, including completing the charting of the coastline of Australia, the King estate was managed by agents such as Rowland Hassall, although Harriet is known to have visited the estate. In 1822, Phillip Parker King described Dunheved as having 850 horned cattle, 40 horses, 1,000 sheep and 100 swine. Approximately 300 acres of ground had been cleared, with 100 acres under cultivation and 20 acres of artificial grasses planted. Two thousand pounds had been spent on improvements and 700 pounds on purchasing sheep from Mr Macarthur's flock. He employed forty men on the property². Phillip Parker King returned to England in 1823 only to recommence his protracted naval engagements in 1827, this time in South America. Harriet King chose to return to New South Wales at this time to live at Dunheved. Her husband, finished with his coastal charting adventures, settled at Dunheved in 1832. His mother, Anna Josepha, also returned to the colony. Dunheved developed into a large agricultural and pastoral enterprise in the 1830s with upward of 100 estate workers. A school was established in 1839 on the estate. By the late 1890s the house was leased and ran as a dairy³. From 1941 Dunheved house was used as a depot for surveyors and engineers working on the construction of the first munitions factory. Dunheved was demolished in 1947.

In February 1821 John Oxley's grant of 600 acres was purchased by Phillip Parker King and absorbed into the extensive King family land holdings at South Creek. Oxley's grant was made in 1808, but gazetted in July 1820, and was named Bathurst. St. Marys forms the western part of Oxley's land grant. Oxley had initially arrived in the colony in 1802 in the Royal Navy and was engaged in coastal surveys. After a period in England, Oxley returned in 1812 as surveyor general, and in this department undertook numerous explorations into the interior. Oxley had other grants in the Minto, Appin and Bowral areas and resided at Kirkham near Camden, so with its extensive frontage to Ropes Creek and the Great Western Highway this grant was probably used to pasture stock.

¹ Paul Davies Pty Ltd (2007), 'Penrith Heritage Study', Penrith City Council, Vol. 3, pp. 274 - 283

² Australian Heritage Commission - Register of the National Estate - Listing

³ Nepean Times 13/2/1897, p.2

The south-eastern corner of the locality is historically associated with the grant of 1,300 acres made to John McHenry in 1823. McHenry had come free to the colony in 1820, and soon settled at Penrith where he engaged in a diverse number of activities including publican in 1821, and managing convicts clearing the large estates (1822). In 1823 he was appointed magistrate to the bench at Penrith and justice of the peace in 1825. In 1821 he married Sarah Fulton, the daughter of Rev. Fulton of Castlereagh. McHenry bought part of Woodriff's grant and all of Chapman's Lambridge at Penrith which was his permanent residence. The grant at St Marys was therefore probably used for pasturing stock. McHenry died in 1832 and the responsibility for managing his estates befell to his widow. McHenry's grant was subdivided at different times in the late nineteenth century; in the St Marys area initially as the Mountain View (252L) in 1881 and then the Southborough Estate (DP1841) in 1885. The Southborough estate was subdivided by NSW Investment Company Limited to provide 79 village allotments fronting the Great Western Road, and also 52 orchard and vineyard blocks. The vendors noted the 'rich basaltic soil' and lovely scenery⁴.

While the land to the north of the railway line and Oxley's grant located between the railway line and the Western Road east of Mamre Road was owned by the Kings, the south-west corner had a quite different form of ownership pattern with early subdivision and development of the historic heart of the town centre of present day St Marys. This area is historically associated with the O'Connell family. The first Crown land grant, 600 acres (named Frogmore), in this area had been made in 1806 to Mary Putland, the daughter of Governor William Bligh (in office from 1806) and wife of Lieutenant John Putland, Bligh's aide-de-camp. After the death of John Putland, Mary remarried in 1810 to Lieutenant-Colonel Maurice C.P. O'Connell, Governor Macquarie's deputy. Mary received at this time an additional grant of 1055 acres to the south of Frogmore, which was named Coallee. The O'Connells left the colony in 1814, only to return in 1838 with Maurice's commission to command the military forces in New South Wales. In their absence the estates were managed by agents including Major George Druitt who maintained an extensive estate on eastern bank of Ropes Creek.

In the economic downturn of the early 1840s, the O'Connell estates were mortgaged in 1841, and in May 1842, 1000 acres adjoining the Western Highway were put up for sale. The subdivision was principally intended for stock resting paddocks, although the town site of St Marys was laid out. A further mortgage was made in 1843. Following Maurice O'Connell death in May 1848, Mary returned to Europe. The remaining allotments of the O'Connell estates were purchased in 1855 by the Sydney solicitor Andrew Hardie McCulloch who re-subdivided and sold as farm and town lots in December 1855. The plan of the estate produced for this land sale shows a number of small town allotments fronting the Western Highway (SM-17). At the centre of the village, Victoria Park (SM-21) (or Victoria Square or O'Connell Square) was intended as public reserve (proclaimed a public reserve in 1880 and managed by trustees J. Morrison, W. Carney, J. Bennett, W. Beecroft, A Gusmann).

Beyond the village to the east lay the Anglican church founded by the King family in 1837 and completed in 1840 (SM-13). Mrs Anna Josepha King chose the site of the church and Phillip Parker King donated two acres of land. P.P. King also chose the name of the church in recognition of where he had married his wife at the family's ancestral home in Cornwall. The church was designed by Francis Clarke and built by James Atkinson with bricks sourced from the Kings' Dunheved. The rectory was built some years later in 1887 (demolished)⁵.

An account of the early 1850s of the village at St. Marys noted it as 'long straggling village, possessing a very pretty little church, two very good inns Many nice snuglooking cottages, and some good gardens.' The inns included the Woolpack (SM-40) opened in 1853. In later years, around the coming of the railway in 1862, the village developed into a large industrial area and place of abode with the original allotments being resubdivided. Robert Saddington for example acquired land around Saddington and Putland Streets in an 1842 sale which were re-subdivided in the 1870s into town allotments (DP 134). During the 1860s the first government school opened

4 Nepean Times 21/11/1885, p.3

5 Nepean Times 26/11/1887, p.5

in 1861, and the first of the large tanneries, John Page's Saylhurst in Page Road, was established (Page's tannery was acquired by Robert Saddington in 1866 and by 1884 had been owned at different times by T.H. Alcock, White and Thomas Harford)⁶.

Tanning however appears to have begun as a local industry at St Marys about the 1840s. The average number of tanneries operating at any one time in the last quarter of the nineteenth century, would seem to have been about six or seven; in 1872 the tanners were Thomas Harford, Daniel Lord, Daniel McLaughlin, Thomas Paskin, Saddington & Sons and Webb & Sons,⁷ while by 1887 there were seven tanneries operating in the village employing a total of 50 to 60 men⁸. Tanneries continued to operate intermittently in the village through to the 1930s, the largest was Andrew Thompson's St Marys Tannery established in 1881 in Saddington Street. Thompson had commenced his career in the trade around the age of 12 in John Page's tannery⁹. In 1899 a most disastrous and destructive fire partially destroyed his main tannery¹⁰. He retired around 1900 to run a highly successful dairy at Erskine Park. The last tannery was Martin Brell's (located in present day Claremont Meadows) which closed for business in 1934 (W-05)¹¹.

Other early industrial enterprises included brick yards (from the 1880s including Thomas R. Smith's, William Fleming's and Hall and Turner's),¹² and coach and wagon works (from the 1890s including separate works operated by brothers James and George T. Bennett (SM-09). Their tabletop wagons (SM-38) became famous throughout Australia; they were capable of carrying from 10 to 20 tonnes, and were regarded as the best heavy transport wagons to be bought. They were used in both rural and urban areas, and carried loads of beer as well as farm produce. Saw milling was another activity; concentrated around the railway station (SM-06), there were four mills in operation in 1895¹³.

Other commercial enterprises of the 1880s included the nearby (on Ropes Creek) Chatsworth nursery managed by the Shepherd family, three bootmakers, nine stores, four butchers, two saddlers, bakers. The hotels included the Commercial (James Byrnes), Cottage of Content (Thomas Harford), Strangers Home (W. Roberts), Shanes Park (Garvey), and Volunteer Arms (Cullen)¹⁴. By around 1890 the village could boast a purpose built post office (built in 1883 and extended in 1899), a purpose built government school (1878) (SM-18), a Catholic church (1875 and rebuilt in 1892)¹⁵, a Catholic school (initially opened around 1868 and re-opened in 1880 by the Sisters of St. Joseph), the Sisters of St. Joseph convent (1892)¹⁶, a number of substantial houses Bronte (SM-11) built for James Bennett in 1889¹⁷ and Andrew Thompson's Mimosa (SM-22) completed in 1894¹⁸, a cemetery (SM-14) (dedicated in 1881), a police lock-up, telegraph office, and Methodist Church (1894)¹⁹.

The focus of community's social life was the now demolished Royal Orange Lodge's Protestant hall, established in 1861 and purpose built premises completed in 1883. It was here that local societies had separate nights for their meeting, and the intermediate nights were divided between skaters, athletics, and itinerant theatricals²⁰. This role of hall was complemented in 1901 with the opening of the St Marys Mechanics Institute²¹.

In 1890 the local community successfully petitioned for the incorporation of a local council to provide basic services such as the upkeep of roads. While land was donated by Thomas Clissold

6 Nepean Times 23/8/1884, p. 2

7 Greville's official post office directory of New South Wales ... , Sydney, Greville & Co., 1872

8 Nepean Times 26/7/1887, p.2

9 Nepean Times 14/1/1899, p.8

10 Nepean Times 26/8/1899, p.6

11 Nepean Times 26/5/1934, p.1

12 Nepean Times 23/8/1884, p.2

13 Nepean Times 26/10/1895, p.3

14 Fuller's rural Cumberland year book for 1882, Parramatta, Fuller's 'Lightning' Printing

15 Nepean Times 1/10/1892, p.6

16 Nepean Times 22/10/1892, p.3

17 Nepean Times 14/9/1889, p.4

18 Nepean Times 8/12/1894, p.3

19 Nepean Times 24/2/1894, p.3

20 Nepean Times 27/6/1885, p.2

21 Nepean Times 28/12/1901, p.2

for the council chambers between Little and Big Putland Streets off Mamre Road²², no permanent chambers were completed until 1933 (SM-16).

In the early decades of the twentieth century a successful cattle sale yard was operated by William Inglis & Son²³. The yards were located to the north of the railway station (SM-06), but Inglis's interest would appear to have been widespread for the company also erected in 1923 new horse sale yards at Lee Holme (SM-31), Gregory Blaxland's old grant.

While the village core of St Marys continued to develop through the first decades of the twentieth century, the land to the north had evidently changed little since the heyday of the King's Dunheved of the 1830s.

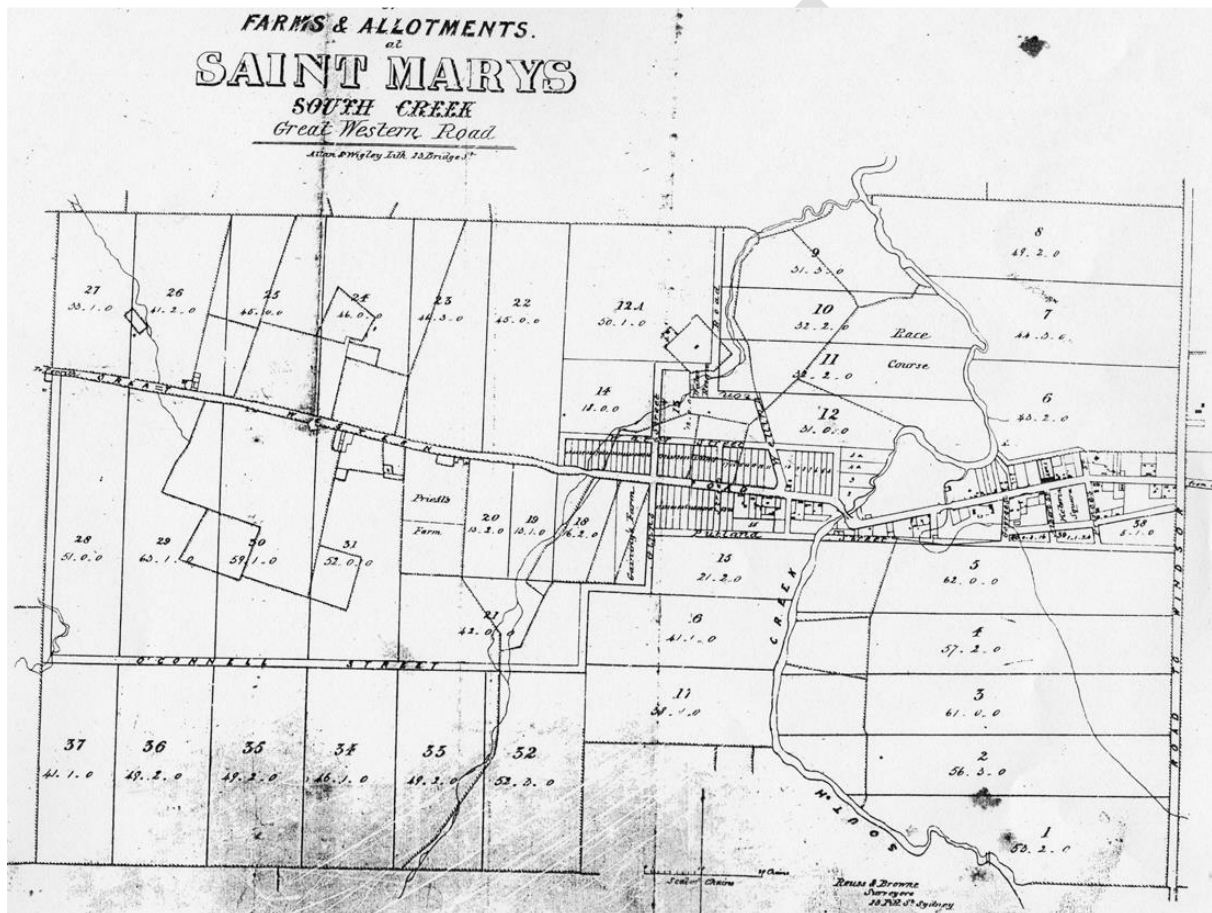



Figure 15: The plan of subdivision of Saint Marys prepared by surveyors Reuss and Browne around 1855. The plan shows a number of existing village buildings and farms developed after the initial O'Connell sale of 1842 (Source: State Library of NSW Subdivision Plan ZM2 811.11271/1856?/1)

²² Nepean Times 15/3/1890, p.4
²³ Nepean Times 3/1/1920, p.2

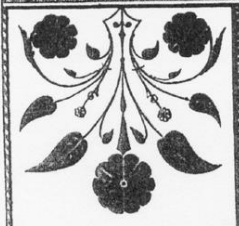
THE PICK OF SOUTH CREEK

MOUNTAIN VIEW ESTATE

100 ACRES OF GOOD LAND




**FOR AUCTION
 SALE IN BLOCKS
 ON THE GROUND**




TERMS.

**25% DEPOSIT,
 BALANCE 6, 12, &
 18 MONTHS.
 INTEREST 6%**

T.S. Parrott, C.E.
 Licensed Surveyor,
 65, Pitt Street,
 Sydney. Ad. 1881



**SATURDAY
 AFTERNOON
 AUGUST
 13TH,
 1881.**



**HARDIE & CORMAN, AUCTIONEERS.
 PITT ST SYDNEY.**

Figure 16: The plan of subdivision of the Mountain View Estate prepared by surveyor T.S. Parrott in 1881 provided small villa allotments of about one acre, which have since been re-subdivided for smaller suburban house lots. The plan shows a number of building fronting the Great Western Highway, which have been demolished for road widening (Source: Penrith Local Studies Library from State Library of NSW Subdivision Plan)

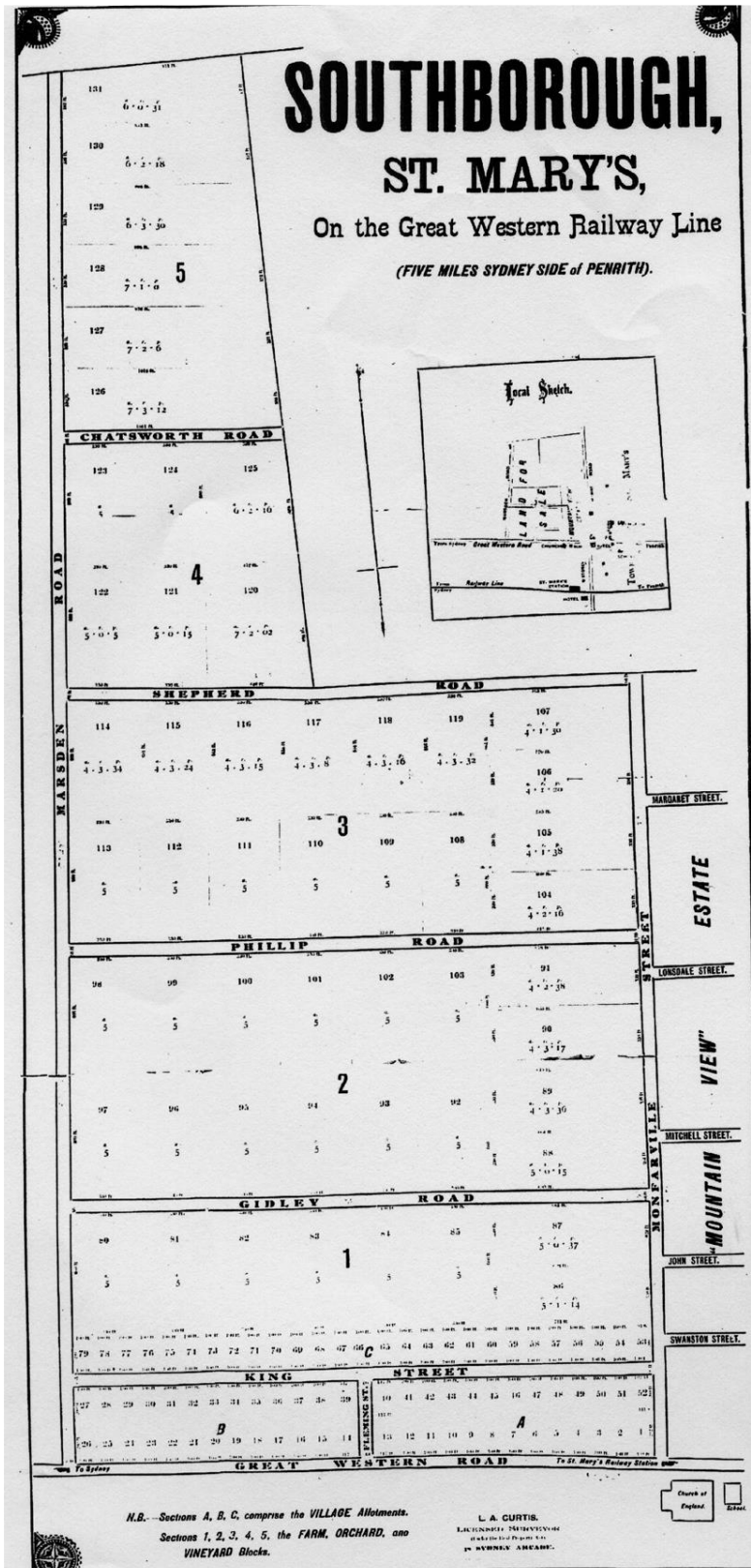


Figure 17: The Southborough estate as laid out by surveyor L.A. Curtis in the 1880s. A variety of allotments for village, farm, orchard and vineyard uses were offered, but few would seem to have been taken-up (Source: Penrith Local Studies Library from State Library of NSW Subdivision Plan).

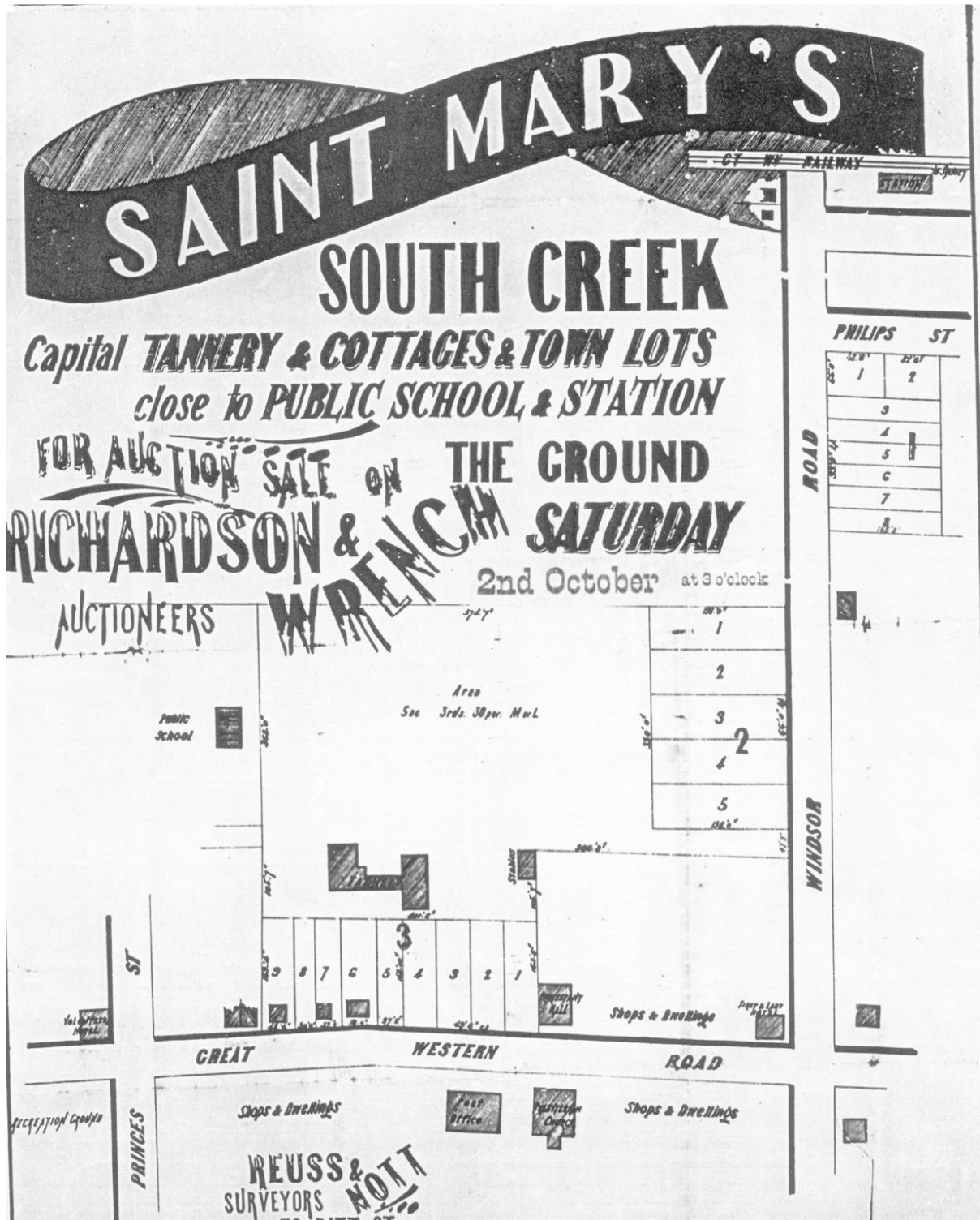


Figure 18: Sale notice showing disposition of a tannery at the rear of the highway near!! (sic) the public school (Source: Mitchell Library).



Figure 19: The plan of subdivision of the Station Estate prepared by surveyor S.G. Calderwood in 1922 shows an optimistic inter-war plan for a housing estate north of the Great Western Highway. The plan shows much of the surrounding land was agricultural at this time (and remained so for a considerable number of decades. Note the W. Inglis cattle yards to the north of the station (Source: Penrith Local Studies Library from State Library of NSW Subdivision Plan).

3.2. History of St Marys - Post 1940s

The following history have been extracted from 'Penrith Heritage Study' prepared for Penrith City Council by Paul Davies Pty Ltd in 2007 (Vol. 3, pp. 277-279)²⁴. These historical notes focus primarily on the growth of the area post 1940s, around the construction of Munitions Filling Factory and provide the historical context for the study area.

This area (inclusive of North St. Marys) was subsequently resumed by the Commonwealth Government in the early 1940s for the construction of a munitions filling factory (SM-02). In view of the need to accommodate workers at the factory the development was planned as a model industrial community complete with housing (SM-03 and SM-07). Interestingly, this concept had been put forward in the early 1930s by a private company, Australian-Made Motor Cars and Aeroplanes Ltd., who proposed to erect Austral City designed by the architectural practice Hennessy & Hennessy with a web of residential streets and outlying factories²⁵. The Commonwealth's town plan was evidently designed by architect Walter Bunning and was much influenced by American planning concepts.

Cabinet approval for the construction of munitions filling factory at St. Marys and also an explosives factory at Villawood was given in July 1941. The St Marys factory was fully completed by December 1943 at cost of £11 million, although production had commenced in November 1942. The factory filled shells, bombs, land mines and aircraft munitions. On account of the hot and humid weather conditions much of factory had to be air-conditioned which added £140,000 to the cost of construction and extra electricity generating capacity. A special section at the factory was reserved for preparing pyrotechnical compositions and filling of smoke grenades, etc. As

²⁴ Paul Davies Pty Ltd (2007), 'Penrith Heritage Study', Penrith City Council, Vol. 3, pp. 277 - 279

²⁵ Freestone, R., Model Communities: the garden city movement in Australia, Nelson, Melbourne, 1989, p.160

these materials burn very rapidly and are highly combustible, this necessitated the area to be set apart from the rest of the plant. Indeed compartmentalisation of the filling process was essential, and many widely separated small buildings (the total was 850) were erected to contain any accidental explosions. To transport the raw materials from Villawood an extensive standard gauge rail network was laid connecting with the main western line at St. Marys. The Department of Munitions imported in 1944 four diesel electric locomotives, presumably as a safety precaution, from America for shunting. The locomotives were the first diesel electric locomotives used in New South Wales. To service the magazine area a narrow gauge line (2 feet) was built (since removed), and concrete paved roadways kept scrupulously clean²⁶.

Rail was also used to transport workers into the works, although some houses were erected – the Duration Cottages (SM-07) and Permanent Cottage Area (SM-03) (in North St Marys), to avoid the chronic housing problem that had been experienced in the First World War. Munitions production in general relied heavily on female labour and a larger percentage of women were represented in this industry than elsewhere during the war. Cabinet approval for the extensive use of women in the labour forces had been given in mid December 1941 after the Japanese Imperial Army's attack on the American Pacific fleet base at Hawaii. At the peak of production at St. Marys in September 1943, of 2499 employees, 1601 were females. In munitions work females were paid 90% of male wage. In the filling process, the various stages were broken down into separate actions that are easily and quickly learned. Three shifts, morning, afternoon and night, were worked. The St. Marys factory continued in production until the cessation of the war in August 1945 and then quickly closed down. The buildings were then leased and sold at reduced prices by the Commonwealth to private firms to encourage decentralisation, and the site quickly evolved into an industrial area. By 1950 there were 95 factories employing 3,539 people²⁷.

The St Marys industrial area was incorporated into the blueprint for postwar planning in Sydney – the County of Cumberland Scheme of 1950. During the 1950s and 1960s St Marys also developed into a major residential suburb with estates built by the Housing Commission. The services for these residences, such as reticulated water, sewerage and electricity generation, had already been built by the government during the war emergency of the early 1940s.

This increase in the permanent population is demonstrated by the demand for new public schools (a high school in 1955, and St Marys North and St. Marys South in the early 1960s), and post offices (St. Marys East in 1964, St. Marys North in 1962, and St Marys South (sic) in 1967). New commercial enterprises were also completed in this era, principally along Queen Street. This included the new cinema erected around 1947 by Mr Spence²⁸.

3.3. War Time Housing

The following history have been extracted from the listing card published for 'Duration Cottages St. Marys NSW 1943' by Docomomo Australia prepared by Scott Robertson and Noni Boyd in 2003²⁹. It should be noted that the listing card is essentially related to the northern Duration Cottages and not the southern precinct of the Duration Cottages, which is subject of the current heritage investigation.

War Time Housing

Circa 1942 Bunning, (sic) designed the duration cottages for the St Mary's Munitions factory for the Commonwealth War Workers Trust. These houses formed the prototype for one of the suburban layouts he recommended in the comprehensive report on post war housing needs and policy for Australia prepared whilst he was Executive Officer for the Commonwealth Housing Commission. Established in April 1943 the aim of the Housing Commission was to Inquire into and report to the Minister for Post War Reconstruction on

26 Kinhill Engineers Pty. Ltd, 'ADI Site, St Marys. Regional Environmental Study Technical Report No. 4 – Characteristics of the Site,' prepared for Joint Planning Team, September 1995

27 Nepean Times 1/5/1958, p.10

28 Nepean Times 17/12/1947, p.5

29 Boyd, N. & Robertson, S. (2003), 'Duration Cottages St. Marys NSW 1943', Docomomo Australia - New International Selection, accessed [online] <https://docomomoaustralia.com.au/permanent-duration-cottages-1942-1943-nsw/>

- (a) *the present position of housing in Australia and*
- (b) *the housing requirements of Australia in the post-war period (RAIA NSW Chapter Bulletin March 1944 p. 4)*

The advice of those currently engaged in building and designing houses, as well as the unions whose workers would occupy the houses, was sought. Witnesses who addressed the commission included architectural firms: Gutteridge, Haskins and Davies (GHD); Peddle Thorp and Walker and Samuel Lipson of Lipson and Kaad. Manufacturers including Van Dyke, who made ready cut homes, gave evidence as did the Small Arms Factory at Bathurst, (the location of one of the groups of duration houses, the Munitions and Metal Workers Union and the Zinc Corporation of Co-operative Housing from Broken Hill. (Final report p. 157) The witnesses were not confined to NSW, Bunning traveled extensively during the preparation of this report.

The final report, which contained numerous illustrations including a model kitchen, a range of suitable houses designed to suit the Australian climate, multi-storey housing and suburban layouts. Although the report clearly introduces modern concepts in housing, its recommendations were not taken up to any great degree. This may be in part due to the continued shortages of building materials. Housing shortages lead to the use of imported prefabricated houses from Europe.

The housing layout based on the Radburn model that Bunning had pioneered at St Mary's was illustrated in this report as the cul-de-sac park subdivision type. An aerial view of the layout as well as a landscape plan was included. A second cul-de-sac type was also illustrated, with a central close, designed for car access, rather than a park designed for pedestrian access. It was this car-based model that was to be widely adopted in post war suburban planning rather than the layout with a park. Bunning may have been familiar with European examples of housing with shared parklands such as Södra Ängby near Stockholm commenced in 1933.

The Cul de Sac Park Subdivision type was described in detail in Bunning's report.

The roads are designed only for service access to the allotments therefore the width of the roads and construction can be that of service roads. These roads are ditched to the centre with gulleys to stormwater drains, thus obviating the need for kerbs and gutters. All services could be carried in ducts at the sides of roads, with leads to the rear of the houses.

The allotments are all of a similar shape and size and a part of each allotment forms the park for general use. The main access to the houses is from the park, onto which all of the houses front. This system of subdivision provides many amenities, including a pleasant outlook for all houses, a park or playground for general use, good service access to the houses, including garages where they are required. Road development and services in the area are economical. This system gives an increased number of allotments to the acre and the park area could be maintained by the management of the estate or by the council.

In addition a more detailed landscape plan was provided, the arrangement of planting shown is similar to what survives at St Mary's. The suburban layout of St Mary's is more elaborate than that illustrated in the Housing Commission report, with a crescent containing the two hostels located at the western end. The use of crescents was not uncommon during World War II (sic).

A series of model houses that correspond to recommended housing standards were also included in the Housing Commission Report. Type A was a semi-detached single bedroom house of 33 square ft, type B and type C both contained 2 bedrooms and were 50 and 49 square feet respectively. Type D and Type E were three bedrooms, of which type E was the larger, containing a sleep-out. In all but one of the designs the kitchen and dining room was combined, as shown in the cut away drawing entitled Kitchen Modern Arrangement. The semi-detached houses, suitable for 'childless couples or pensioners' would 'take its place in a housing scheme as a design comparable with larger types of houses'. Earlier designs for model workers housing such as the housing at Daceyville designed by Peddle Thorp also contained semi-detached houses. Most post war suburbs do not contain this mix. St Mary's contained single residences and hostels, there are no semi-detached examples in the smaller group of duration cottages.

The housing at St Mary's was designed with built in kitchens, the compact layout was something of a novelty at the time. Bunning believed that

A modern kitchen, being the most used room in the house, should be efficient and attractive to offset any drudgery and monotony – in short it should be a congenial place to work in with a pleasant outlook. (p. 123)

The kitchen is a small factory, modern factories are equipped with modern appliances; great improvements in mechanical equipment and other kitchen work are expected. (p123)

The RAlA bulletin records that the Commonwealth Housing Commission had received detailed advice regarding the use of electricity in the modern home.

Electric Home Planning

Ten associations connected with the Radio and Electrical Industry have prepared a submission with recommendations for the provision of electrical facilities and equipment in homes to the Commonwealth Housing Commission.

The submission, in booklet form, deals with electric cooking, water-heating, refrigeration, room-heating and washing. Lighting is also covered, and recommendations in regard to fittings, wattage, power-outlets etc. are also included.

Radio reception is discussed, and some interesting proposals regarding the installation of aerials for buildings put forward

Bunning's concern that housing be an appropriate response to climate is evident in the report, as it contained designs for a sub-tropical and a tropical house. Both of these layouts were designed with ventilation in mind and were raised above the ground like a typical Queenslander.

The higher density models that Bunning proposed, which included large areas of landscaping, community, child care and sporting facilities are probably modeled on Scandinavian examples. No examples of these higher density model layouts by Bunning have been identified. He was well aware that the resultant housing schemes were far less generous in their provision of open space, community and sporting facilities.

Forthright in his criticisms, Bunning accused State Governments of being too timid in town planning, and called for tougher controls over land and housing design. Like [Robin] Boyd he despised the detritus of suburban Australia and attacked the spread of television aerials, advertising hoardings and the destruction of trees. He abhorred the dull products of the State Housing Commissions...(Australian Dictionary of Biography)

Bunning had envisaged that well designed buildings would follow slum clearance in inner city areas. In his later role with the Sydney Cove Redevelopment Authority he was involved with the preparation of large-scale slum clearance proposals, proposals that were effectively halted by union action. The concern of the unions was with the loss of the workers housing, in an area that had been specifically set aside as workers housing in 1900. In the 1940s Bunning's concern was with the replacement of substandard housing with modern housing, by the 1970s the demand for commercial floor space had begun in earnest. New workers housing was, however, built in The Rocks, the substantial Sirius apartments at the northern end of Cumberland Street designed by the Government Architects Branch of the Department of Public Works

Walter Ralston Bunning 1912-1977

Walter Ralston Bunning was born in Brisbane, Queensland in 1912 and was educated at Slade School, Warwick. He initially studied Art in Sydney at the East Sydney Technical College but soon transferred to architecture, which he studied part time at Sydney Technical Institute (SIT). Walter worked for Carlyle Greenwell and then for Stephenson and Meldrum, later Stephen son and Turner, attending lectures in the evenings. Interestingly he did not undertake the degree course

offered at Sydney University by Professor Leslie Wilkinson but the more technical course offered by the SIT. Stephenson and Turner pioneered modernism in Australia and the firm is particularly well known for their modern hospitals in Sydney and in Melbourne. Gloucester House at the Royal Prince Alfred Hospital in Sydney was completed in 1932, during which time Bunning was still a student. Arthur Stephenson had travelled overseas to look at modern hospital designs and began to implement similar ideas in the design of Australian hospitals. Bunning was later to travel widely in Europe, visiting the Paimio Sanatorium by Alvar Aalto, a building that had previously inspired Stephenson.

It was at the SIT that Bunning's interest in writing first became evident, he contributed to the architectural students newsletter *Smudges* and later edited their journal, *Atelier*. He was awarded the Kemp Memorial medal and travelling scholarship in 1933 and the Board of Architects of NSW Travelling Scholarship in 1937. In 1937 Bunning travelled to London where, in addition to becoming an associate of RIBA, he studied town planning at the Regent Street Polytechnic. He used the two-year scholarship to travel widely in Europe and Scandinavia and he also worked briefly in London, Dublin and New York. In London Bunning worked for Joseph Emberton, with whom Sydney Ancher had previously worked. The worsening situation in Europe may have precipitated his return to Australia in 1939.

Bunning and Madden's 1948 competition winning design for Anzac house is believed by architectural historians to owe much to Terragni's design for the Casa del Fascio in Como, Italy completed in 1936. Bunning was certainly familiar with recent architecture in Rome, noting that 'paradoxically Italy favours the modern style of architecture as expressive of the Fascist outlook.' (*Architecture*, 1 June 1939 p. 117)

On his return Bunning began to implement some of the progressive architectural ideas of his colleagues in London, establishing a MARS (Modern Architectural Research Society) in Sydney. In 1939 Bunning was one of the editors of *Atelier*, the journal of the architectural school at the SIT, contributing an article entitled 'The Value of Travel' to Volume 10. He also contributed articles on modern architecture in Europe to *Architecture*, including an article on the Paimio sanatorium. During the early years of the war he worked for H. Ruskin Rowe. Bunning was one of a number of architects who, although serving with the RAAF, remained in Australia designing camouflage and military establishments Bunning, Douglas Annand, and Bunning's subsequent partner Charles Madden, may have met whilst designing camouflage. A guideline on camouflage in Australian conditions was prepared by the RAAF, a document Bunning was involved in the production of. Circa 1960 Annand designed art work for Bunning and Madden's Sulman award winning *Liner House* in Bridge Street.

In 1942 Bunning, designed the duration cottages for the St Mary's Munitions factory for the Commonwealth War Homes Commission. From 1943 he served as Executive Officer for the Commonwealth Housing Commission, preparing a comprehensive report on housing needs and policy for post war Australia published in 1944. This report contained numerous illustrations including a model kitchen arrangement, a range of suitable houses including tropical and sub tropical forms designed to suit the Australian climate, multi-storey housing and model suburban layouts, the latter being similar to the permanent duration cottages at St Marys.

His interest in suitable housing forms for Sydney was taken up by the local MARS group, which Bunning helped set up, along similar lines to the English MARS. In 1945/46 Bunning published *Homes in the Sun*, a 'plea for more rational domestic architecture in Australia, responding to its climate'. (Johnson, P. *Architecture in Australia* (AA) Dec 77/Jan78 p. 33). Bunning's work was 'very influential in its insistence on the need to design for the Australian environment'. (Obit held by the RAI NSW Chapter). Bunning also served as chairman of the NSW Town and Country Planning Advisory Committee, established to advise the State Government, a position he held from 1945 until 1964 and was chairman of the Ian Buchan Fell Housing Research Project Committee and member of the RAI NSW Chapter Council.

Once the war was over Walter Bunning established his own architectural practice, taking Charles Madden on as a partner in 1946. One of his first commissions was the design of a town plan for the sections of the former Munitions Factory at St Mary's that were to become an industrial area.

Part of this area continues to be an industrial area today. He also served on a number of RAlA committees and chapter council, including the Post War Reconstruction Committee, the Town Planning Committee and the Exhibition Committee.

*Despite his early interest in housing, the firm of Budden and Madden became known for their award winning commercial and institutional buildings. The partners were successful in many competitions, including winning the competition for Anzac House (demolished) and the National Library in Canberra (extant). Walter, who had married in 1944, designed a split-level home for himself and his wife in Ryrie Street, Mosman. This design, which has been modified, became well known in architectural circles. The lower storey of the building is random sandstone, the upper floor has a terrace and a cantilevered room of lighter weight construction. Freeland notes that Bunning 'at Quakers Hat Bay allowed climate, and to a lesser extent the topography, to be the major influences.' (Freeland, *Architecture in Australia*, p.277). The photograph of the house in Freeland's *Architecture in Australia, A History*, shows the house to be precisely the type of Australian home in the sun Bunning advocated in his book.*

Bunning and Madden won the competition for ANZAC house in 1948 however the building College Street was not completed until 1957, receiving the RIBA bronze medal in 1958. Unfortunately Anzac House has been demolished, however another important example of the firm's elegant work from the 1950s survives, Liner House in Bridge Street. Like Anzac House the design of this building has similarities with Terragni's work in Como. Built as a shipping company headquarters, Liner House continues to be a corporate head office and retains the mural screen by Douglas Annand and the staircase to the mezzanine that can be seen from the street through the glass curtain wall. Bunning and Madden's design respected the scale of the adjacent Burns Philp building, although the choice of materials was very different. The firm was also responsible for the design of a number of buildings in Canberra including Bruce Hall (1961) and International House (1967) at the Australian National University and the National Library of Australia. Their Canberra buildings continue to be used today.

As chair of the Town & Country Planning Committee Bunning was influential in halting a number of government schemes, in an era when environmental impact assessment was unknown, that would have been destructive to either the built or natural environment. He recommended that the inner city suburb of Paddington be declared a historic area and that the Moore and Centennial Parklands remain as parklands rather than be intensively developed as Olympic facilities. He also recommended that sand mining not occur at Myall Lakes, an area now a national park. Bunning was also a founder member of the Sydney Cove Redevelopment Authority and was one of the authors of the proposals to replace the workers housing in the area with high rise, although he appears also to have advised on restoration of the historic buildings to be retained.

3.4. History of the Subject Precinct

Duration Cottages at St Marys are located on the land originally a part of Crown Grant to Mary Putland, where she was granted 600 acres (Portion 109 of Parish) on 1st January 1806. The land was located within the Municipality of Penrith (earlier Municipality of St Marys), Parish of Rooty Hill, and County of Cumberland³⁰. Charles Albert Hackett of St Marys, Gentleman and The Union Trustee Company of Australia Limited were joint tenants for 132 acres, two roods and 35 one-quarter perches of land on 10 July 1933. The land was originally a part of three different land grants, including Crown Grant to Mary Putland on 1 January 1806 (600 acres - Portion 109 of Parish), Crown Grant to Maria King on 1 January 1806 (280 acres - Portion 110 of Parish [Parish of Rooty Hill]), and Crown Grant to Mary O'Connell on 27 June 1810 (1055 acres - Portion 47 of Parish [Parish of Melville])³¹. On 19 December 1930, part of the owned land (2 acres, 12 and a half perches, and 25 three-quarter perches) was transferred to Minister of Public Infrastructure on behalf of his Most Gracious Majesty King George the Fifth for the

30 NSW Land Registry Services, Historical Records Land Viewer, Vol - Fol 6009-90, accessed [online] <https://hlrv.nswlrs.com.au/>

31 NSW Land Registry Services, Historical Records Land Viewer, Vol - Fol 4582-186, accessed [online] <https://hlrv.nswlrs.com.au/>

purpose of public works. The land was within the Parish of Melville, and it was later transferred to Metropolitan Sewerage and Drainage Board on 17 April 1967³².

Other parts of the overall area were transferred to various people, including Jack Dowd Hackett and Mary Alexina Phillips, both on 17 August 1939³³. Charles Albert Hackett died in 1941, leaving the Union Trustee Company of Australia as sole Proprietor of the remaining land. Soon after, the Union Trustee Company of Australia started transferring part of the land for both private and public works. The transfers were made to the following people:

Table 1: Transfer of allotments owned by the Union Trustee Company of Australia between 1941 and 1945

Lot and DP Number	Transferred to	Date
Lot 37 DP 18072	Robert Oliver Hinton	31 October 1941
Lot 20 DP 18072	James Albert Goyen	11 May 1942
Part Portion 109	Sydney County Council for ten years	6 August 1942
Lot 21 DP 18072	James Albert Goyen	21 September 1942
Lot 18 DP 18072	Maurice Milford Ryan	21 October 1942
Lot 35 DP 18072	Herbert Stuart Wadling	11 December 1942
Lot 34 DP 18072	Louis Gensbach	17 December 1942
Lot 28 DP 18072	Leonard Cook	29 April 1943
Lot 24 DP 18072	Sidney Dwyer	7 May 1943
Part Portion 109	Minister of Public Works (Commissioner of Railways) (Vol -Fol 3377-194)	21 May 1943
Lot 38 DP 18072	Jack Theodore	6 June 1944
Lot 12, 13, & 14 DP 18072	Gertrude Edith Waterhouse	15 August 1944
Lot 16 & 17 DP 18072	Donald Henry Waterhouse	15 August 1944
Part Portion 109	The Commonwealth of Australia	17 October 1944
Lot 23 & 33 DP 18072	Norman Reginald Brissett & Sydney Alma Brissett (Joint Tenants)	10 January 1945

The area was acquired by various people, but the area owned by The Commonwealth of Australia started to develop to accommodate the workforce involved in the development and construction of the Munitions Filling Factory around the 1940s.

³² NSW Land Registry Services, Historical Records Land Viewer, Vol - Fol 4457-220, Vol - Fol 4582-65, accessed [online] <https://hllrv.nswlrs.com.au/>

³³ NSW Land Registry Services, Historical Records Land Viewer, Vol - Fol 4582-186, accessed [online] <https://hllrv.nswlrs.com.au/>

The Commonwealth of Australia owned 50 acres one rood of land on 8 November 1944 within Municipality of St Marys Parish of Rooty Hill and County of Cumberland, where part of it was further transferred to Municipality of St Marys in December 1948³⁴. At the time of Commonwealth's ownership, the land went into various transfers, including public and private ownerships. On 5 July 1956, part of the area was transferred to the Municipality of Penrith for the purpose of building new roads within the area. Some of it was further granted to The Sydney County Council of Easements (for the term of 10 years). Further, on 8 November 1956, the Electricity Commission of NSW acquired Lot 211 of DP 26908, followed by Lots 208 - 210 DP 26908, which were acquired by Municipality of Penrith on 11 February 1957³⁵. From 1957, The Commonwealth of Australia started to sell out Lots 1 - 207 and Lot 211 of DP 26908 with notifications of Caveats. Also, around June 1956, all the roads within the precinct were renamed from walks (horizontally running roads) and rows (vertically running roads) to individual road names. All the lots were sold out by December 1962, and the records of the same could be referred to in the appendix.

Table 2: Changes to the road names in the Duration Cottages St Marys precinct

Road Name (Pre June 1956)	Road Name (Post June 1956)
First Walk	Camira Street
Second Walk	Nariel Street
Third Walk	Merinda Street
Fourth Walk	Waratah Street
Fifth Walk	Benelong Street
Sixth Walk	Kungala Street
Seventh Row	Carinya Avenue
Eighth Row	Acacia Avenue
Ninth Row	Taroona Avenue
Tenth Row	Araluen Avenue
Eleventh Row	Kalang Avenue

³⁴ NSW Land Registry Services, Historical Records Land Viewer, Vol - Fol 5456-248, accessed [online] <https://hlrv.nswlrs.com.au/>

³⁵ NSW Land Registry Services, Historical Records Land Viewer, Vol - Fol 6009-90, accessed [online] <https://hlrv.nswlrs.com.au/>

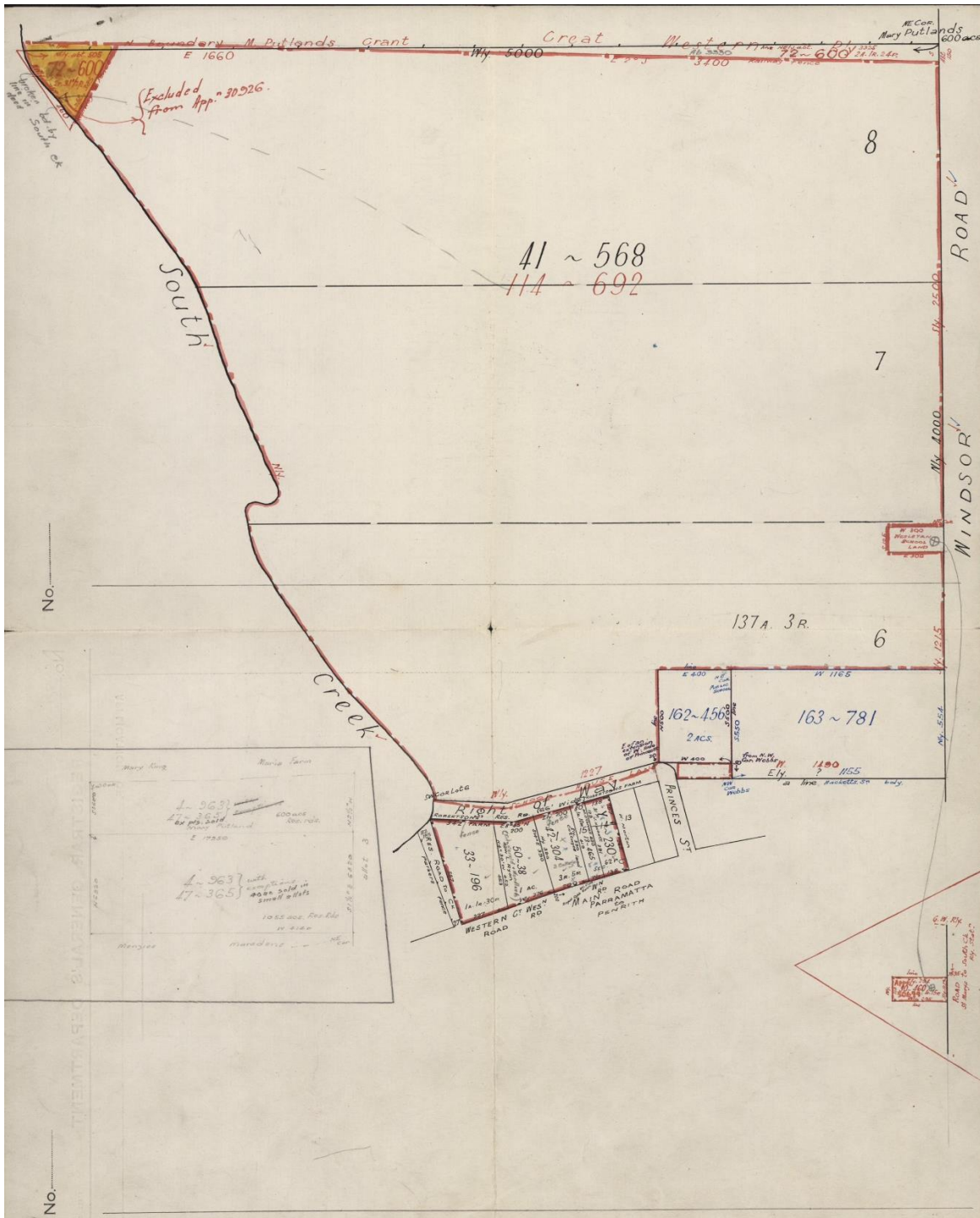


Figure 20: Subdivision Plan for the part of 600 acres land granted to Mary Putland as a part of Crown Grant (where present day Duration Cottages are located) (Source: NSW Land Registry Services, Historical Records Land Viewer, Primary Application Number 30926, accessed [online] <https://hlrv.nswlrs.com.au/>).

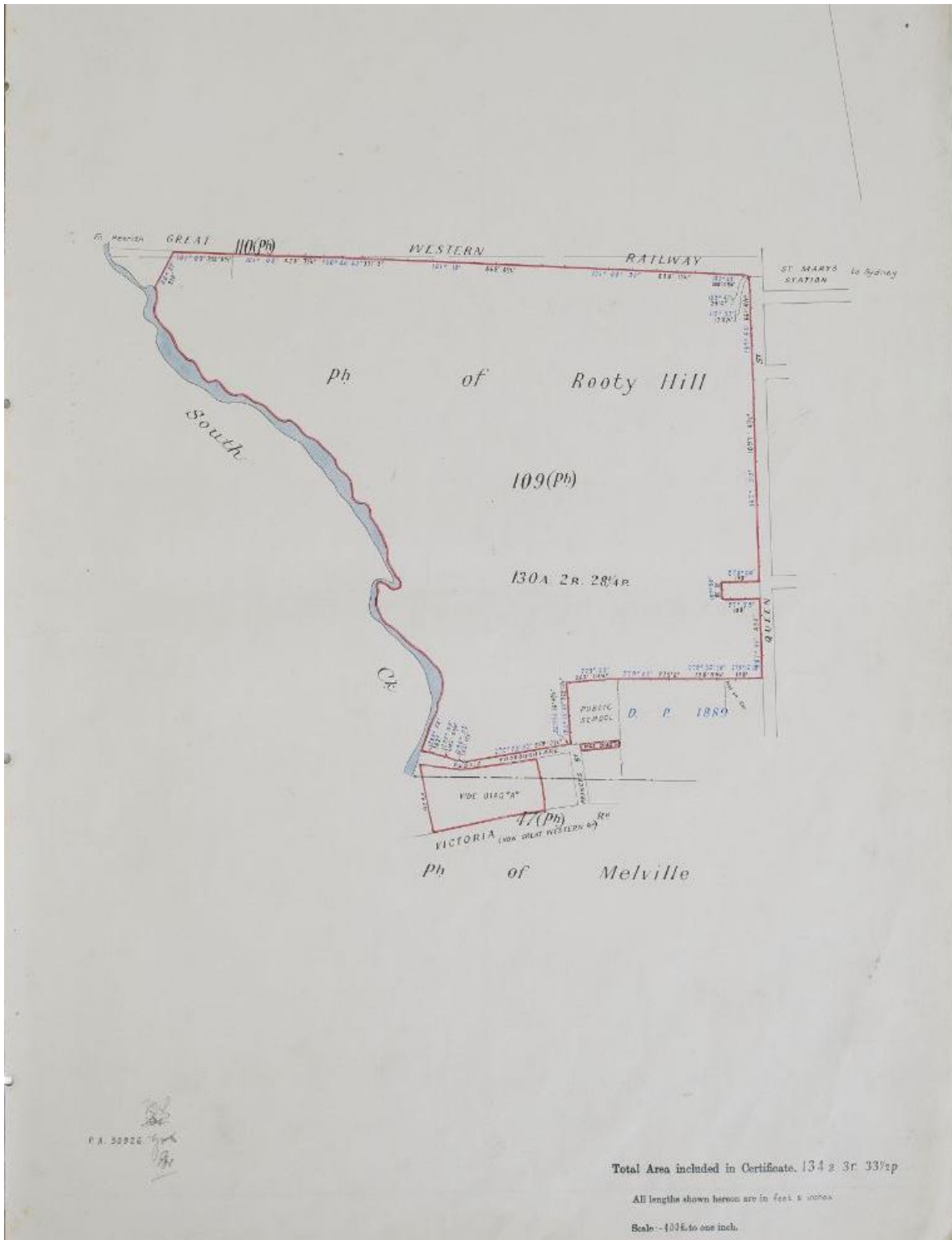


Figure 21: 132 acres, two roods and 35 one quarter perches of land (indicated in red) owned by Charles Albert Hackett of St Marys, Gentleman and The Union Trustee Company of Australia Limited on 10 July 1933. The land was originally a part of three different land grants, including Crown Grant to Mary Putland on 1 January 1806 (600 acres - Portion 109 of Parish), Crown Grant to Maria King on 1 January 1806 (280 acres - Portion 110 of Parish [Parish of Rooty Hill]), and Crown Grant to Mary O'Connell on 27 June 1810 (1055 acres - Portion 47 of Parish [Parish of Melville]) (Source: NSW Land Registry Services, Historical Records Land Viewer, Vol - Fol 4582-186, p. 4, accessed [online] <https://hlrv.nswlrs.com.au/>).

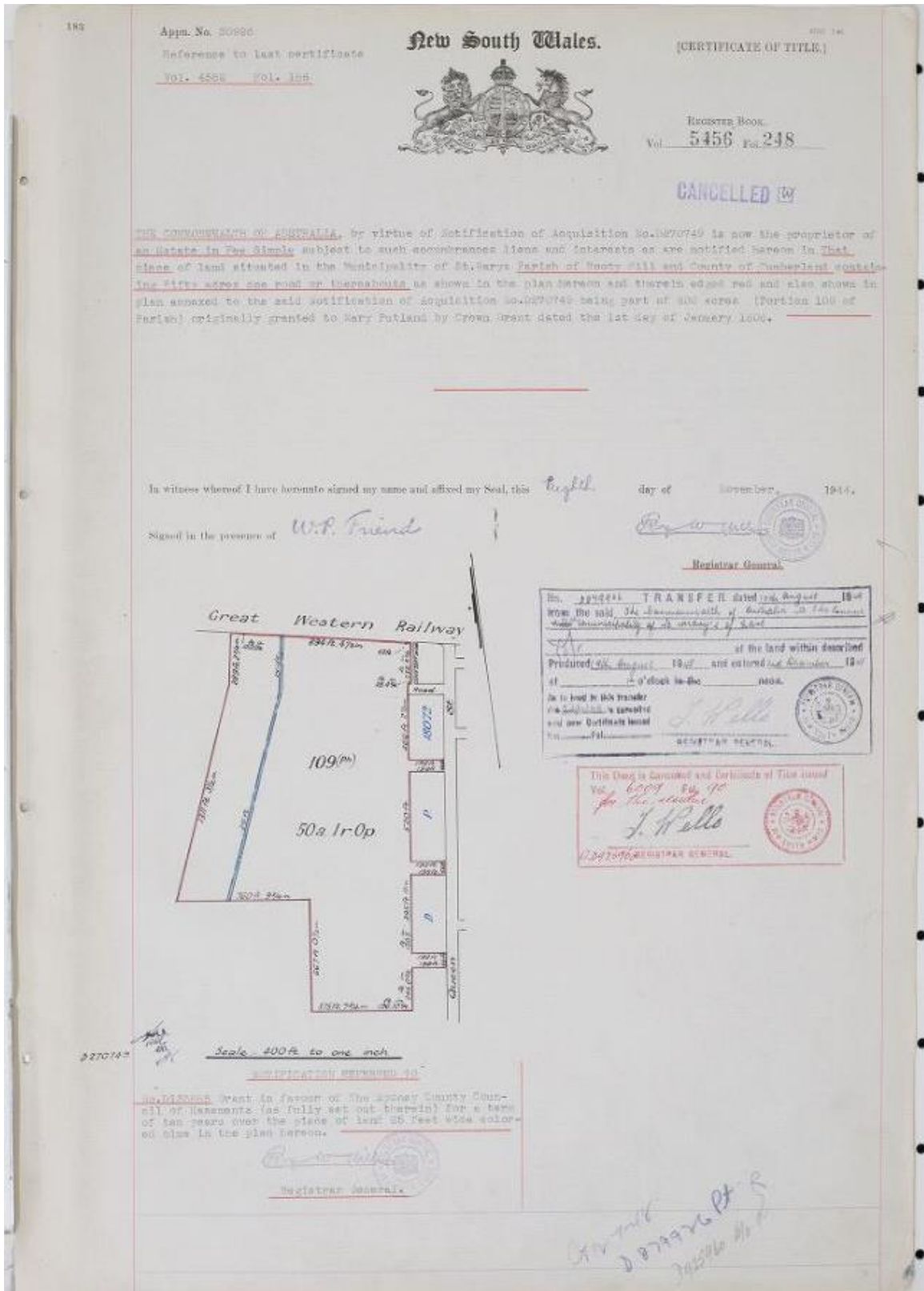
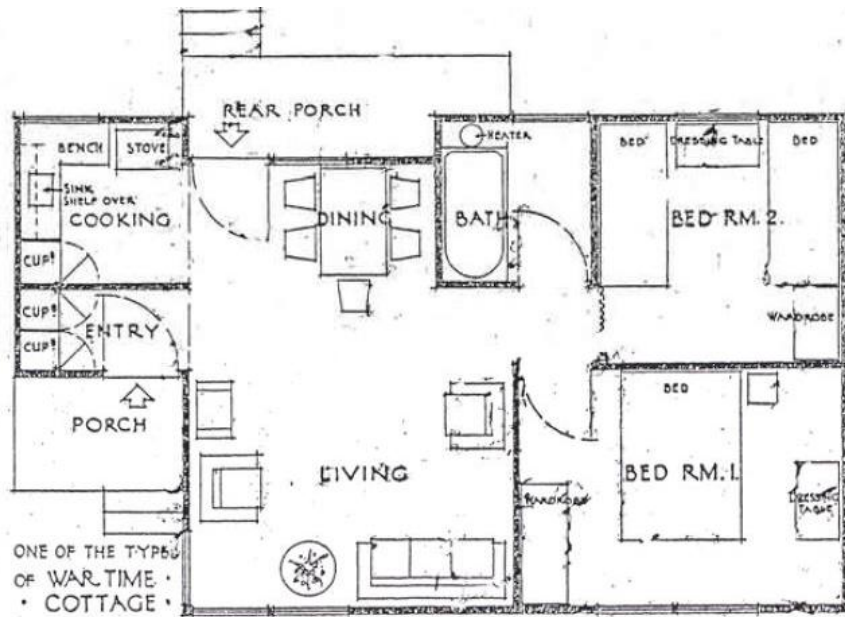


Figure 22: Land Title record for 50 acres one road of land (indicated in red) transferred to The Commonwealth of Australia by The Union trustee Company of Australia Limited on 8 November 1944 (Source: NSW Land Registry Services, Historical Records Land Viewer, Vol - Fol 5456-248, accessed [online] <https://hlrv.nswlrs.com.au/>).



THE COMMONWEALTH WAR WORKERS HOUSING TRUST

Figure 24: Earlier floor plan for factory workers housing erected by The Commonwealth War Workers Housing Trust (Source: Scott Robertson, Noni Boyd & Terry Kass (2004-2006), 'World Wars 1 & 2 Survey of Buildings, Sites & Cultural Landscapes in NSW', NSW Heritage Office, p. 82, accessed [online] https://www.aicomos.com/wp-content/uploads/2009_UnlovedModern_Robertson_Scott_War_at_Home_Slides.pdf).



MUNITION WORKERS
MAY RENT

A WARTIME COTTAGE

for 1/2/6 weekly.

for a two-bedroom dwelling (unfurnished)
erected by

THE COMMONWEALTH WAR WORKERS HOUSING TRUST
with the authority of the Commonwealth Government

For further particulars the Munition Worker should consult the Welfare Officer attached to his factory.

COMMONWEALTH WAR WORKERS HOUSING TRUST
375 COLLINS STREET
MELBOURNE.
PHONE M 4505

All correspondence should be addressed to
The Executive Officer

Figure 25: Advertisement for A Wartime Cottage erected by The Commonwealth War Workers Housing Trust (Source: Scott Robertson, Noni Boyd & Terry Kass (2004-2006), 'World Wars 1 & 2 Survey of Buildings, Sites & Cultural Landscapes in NSW', NSW Heritage Office, p. 82, accessed [online] https://www.aicomos.com/wp-content/uploads/2009_UnlovedModern_Robertson_Scott_War_at_Home_Slides.pdf).

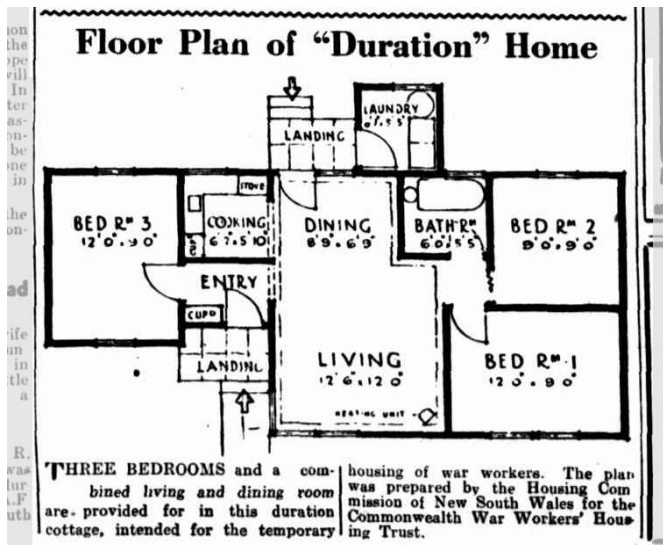
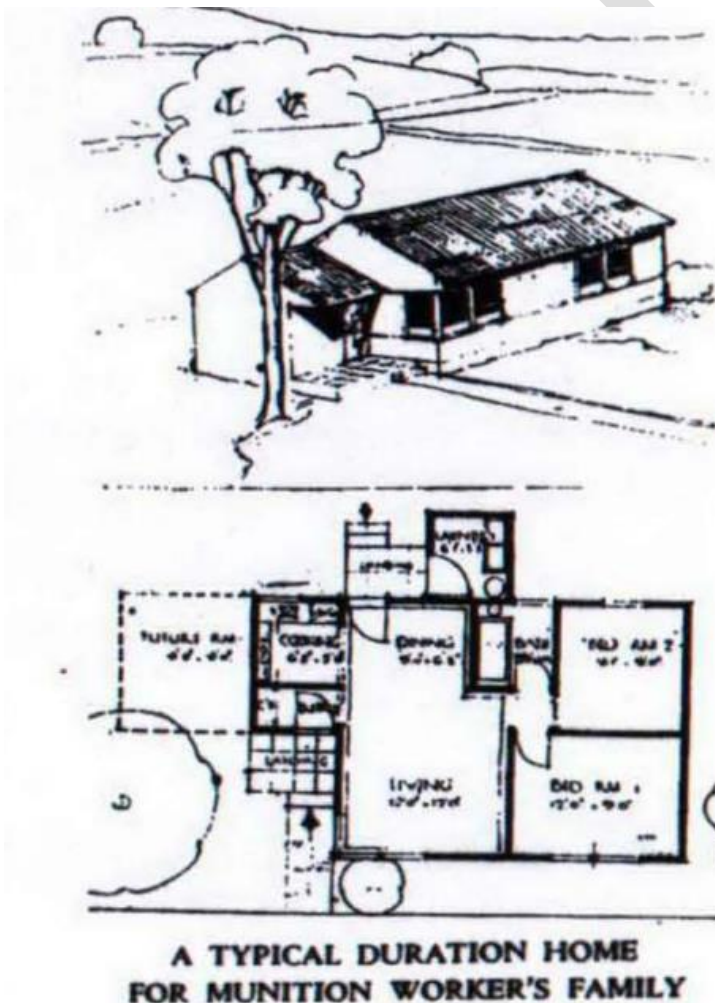


Figure 26: Newcastle Morning Herald and Miners' Advocate (Sat 7 Aug 1943) 'Floor Plan of "Duration" Home', pp. 6, accessed [online] <https://trove.nla.gov.au/newspaper/article/133413904/10038408>.



Standard design for duration cottages
Building 1943

Figure 27: Robertson and Hindmarsh (June 2006), 'World Wars 1 & 2 – Survey of Buildings, Sites & Cultural Landscapes in NSW', accessed [online] <https://heritagensw.intersearch.com.au/heritagenswjsptui/retrieve/9a92a8e6-f27a-435b-8c2c-0e4384878e25/H07813%20-%20WORL.pdf>.

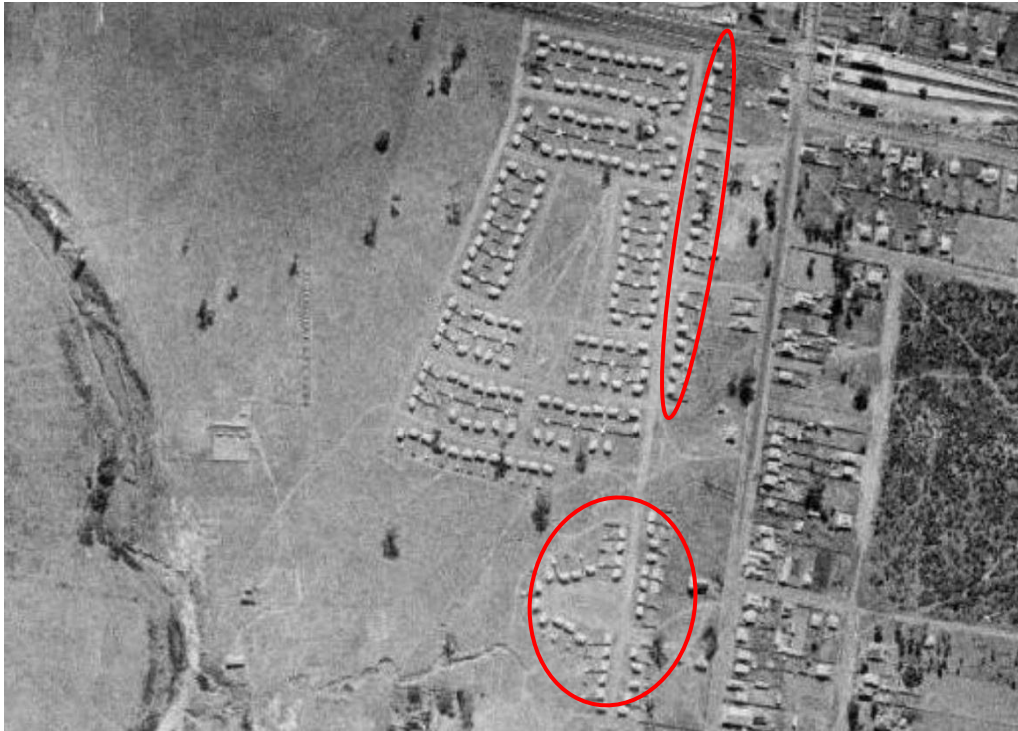


Figure 28: 1943 original layout and configuration of the Duration Cottages precinct at St Marys with the demolished cottages to the east of Carinya Avenue and to the south of Charles Hackett Drive indicated in red circles (Source: SIX Maps, accessed July 2022)



Figure 29: 1956 aerial photo of the Duration Cottages precinct showing that even by this time modifications and outbuildings were being added to the cottages (Source: NSW Spatial Services, Historical Imagery Viewer, accessed July 2022).



Figure 30: 1970 aerial photo of the Duration Cottages precinct showing a row of trees on the east and west perimeters of Jack Jewry Reserve (Source: NSW Spatial Services, Historical Imagery Viewer, accessed July 2022).

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4. SURVEY FINDINGS

4.1. General Discussion

The site survey was undertaken in June 2022 on foot and documented all buildings located within the Duration Cottages Precinct in St Marys from the public domain.

There is no general and consistent character within the area as the original cottages have been modified to a great extent. However, the original street layout enclosed within Camira Street (North), Carinya Avenue (East), Kalang Avenue (west), and Charles Hackett Drive (south), along with the early subdivision pattern, is still intact. The original park (Jack Jewry Reserve), located centrally within the precinct, is still intact with four cornered mature tree landscaping.

Individually, the early Duration Cottages have been modified with a large degree of intervention in terms of form, bulk, and materiality. A few of those cottages have been demolished and are replaced with contemporary constructions. Also, the extensions and the modified characteristics no longer resemble the simple detailing of the 1940s temporary cottages. Noticeable fit-outs have occurred over the past years, and the structures have been significantly altered.

Furthermore, the early cottages located east of Carinya Avenue and to the south of Charles Hackett Drive were demolished and now accommodate an open car park with low-rise commercial development. The area west of Carinya Avenue still accommodates low-rise residential buildings. A few of the early Duration Cottages with fibro-cement walls and original two-bedroom layout are still intact but are in noticeably poor condition.

4.2. Common Characteristics

The following characteristics are common to the surviving original cottages within the study area:

- The original subdivision pattern dating from the early 1940s including street, avenues, and various rectangular allotment sizes.
- Predominantly single-storey and low-rise residential development within the precinct.
- Features such as longitudinal facades, front setbacks with gardens and double framed windows, and a few front open porches.
- Well maintained garden settings with generally low fencing to the main street throughout the area.
- Well maintained central park with the mature trees at the four corners (although these trees appear to have been planted between 1986 and 1998 according to historical aerial photos).

4.3. Noticeable Detracting Elements

The following is a list of uncharacteristic elements or changes that are noted in relation to the Duration Cottages Precinct that adversely impact on the overall cohesiveness and common character of the precinct:

- Unsympathetic bright colour schemes sometimes with no reference to the original cream colour finish across the precinct as well as simple architectural detailing and form.
- Additions that visually impact on the form of the original cottage and the ability to interpret its simplicity and war-homes detailing, including enclosure of the porches, sun-shading/privacy screening through frames and various types of materials in front of the windows, and changes to the roofing materials.
- Excessive height, bulk or scale of the new development that is uncharacteristic to the overall low-rise single storey residential character of the precinct.
- Removal/loss of original external building form, detailing and joinery including the double-framed window fenestration.

- Replacement of elements and finishes with unsympathetic materials, such as weatherboard or metal claddings (or combination of both or other corrugated sheeting) over the original fibro-cement structure in an ad-hoc manner.
- Alterations to the front porch with additions of elements, including iron filigree frieze and brackets, concrete Besser blocks, etc.
- Complicated facade fenestration with incompatible materials changing the symmetrical simplicity of the cottages including the proportions of the openings.
- Dominant and visible services and air-conditioning units on the front facade

4.4. Grading, Characteristics, and Inventory of the Properties within the Duration Cottages Precinct

This section includes the Contribution Ranking Plan that grades all the cottages within the Precinct in line with the definitions of the Contributing, Neutral and Detracting levels provided in Section 1.3.2 above. Examples of each ranking are provided in Table 3 for a better understanding of the ranking rationale. In addition to the ranking plan, the numerical break-down for the area containing a total of 149 dwellings across the different levels of ranking is as follows (noting that the recent development that has built over an amalgamated allotment is counted as one rather than as multiple dwellings):

- Contributing: 58 dwellings
- Neutral: 62 dwellings
- Detracting: 29 dwellings

The above break-down clearly shows the substantial changes that have occurred to the original cottages, thereby reducing the cohesive and common characteristics that would have existed when they were built in 1943. The proportion of the Detracting and Neutral properties dominate the character of the area - negatively impacting their original continuity and street-long cohesive fibro-cladded simple war-time workers cottages character. Contributing properties form only 39% of the 149 properties while the remaining categories form 61% (42% Neutral and 19% Detracting). Furthermore, as evident from the ranking plan, there are only a few original Contributing cottages that form groups, and these groups are scattered across the precinct (eastern corner of Camira Street, and the northern corner of Kalang Avenue and Merinda Street). It is considered that these groups do not create a consistency to allow formation of a Heritage Conservation Area noting that some of the cottages in these groups have also been over-cladded with weatherboards departing from the simplicity of the fibro cottages. See the percentage chart below in both, actual ranking for each ranking and the combined Neutral and Detracting over Contributing proportion in order to illustrate the uncharacteristic changes across the precinct. A larger A3 size of the Ranking Plan has been provided in the Appendix A for a better visibility of the street numbering.

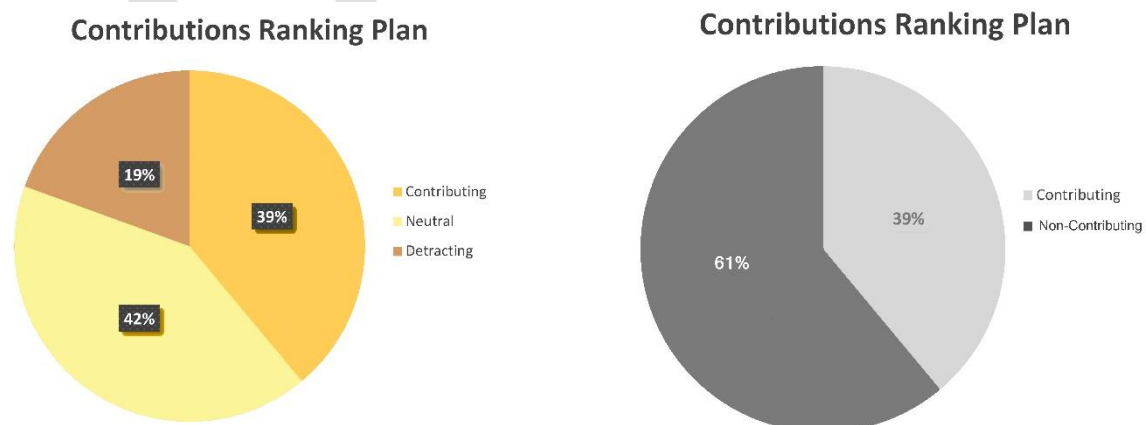





Figure 31: Contribution ranking chart showing the percentage of each level of ranking (left) and the combined ranking in comparison with Contributory properties (right) (Source: City Plan Heritage based on the ranking plan below)



Figure 32: Survey Grading (Source: City Plan Heritage, Cadastre supplied by Penrith City Council).

Table 3: Examples of Contributing, Neutral and Detracting properties from the Duration Cottages precinct

Grading	Brief Description	Images
Contributory	The cottage is generally intact and reflects the original form and detailing, clad in Fibro-cement boards and corrugated roofing. The cottage maintains the original setback from the street and can be accessed through the front porch, either open or enclosed. The principal facade facing the street has two double framed window openings and an entrance doorway at the porch.	
Contributory with Weatherboard Cladding (WB)	The cottage is generally intact and reflects the original form and detailing, but the fibro-cement structure is clad with weatherboards. The cottage maintains the original setback from the street and can be accessed through the front porch, either open or enclosed. The principal facade facing the street has two double framed window openings and an entrance doorway at the porch.	
Contributory with Metal Cladding (M)	The cottage is generally intact and reflects the original form and detailing, but the fibro-cement structure is clad with painted metal sheeting. The cottage maintains the original setback from the street and can be accessed through the front porch, either open or enclosed. The principal facade facing the street has two double framed window openings and an entrance doorway at the porch.	

Grading	Brief Description	Images
Neutral	<p>The cottage is generally intact and reflects some characteristics of the original form and detailing, but the cottage has extensions in the front and back. The cottage may have an extended garage space which does not sit within the original layout. The cottage has a few detracting details, but it still reflects the original layout and form of the 1940s cottages.</p>	
Detracting	<p>The cottage or the house does not reflect any original characteristics of the Duration Cottages in terms of scale, materiality, or bulk. The house is built post demolition of the duration cottage and is single or double-storey with face brickwork. The houses have bulky forms and have contemporary roof materials. It adversely impacts the character of the area because of its scale, design, assertiveness, materials, or the like, or because its original qualities have been mutilated or removed.</p>	 

5. COMPARATIVE ANALYSIS

The level of significance of an item or a precinct/area is determined by its value relative to other comparable items, be they in a local or international context. The rarity and/or representativeness of the item or a precinct/area are considered as part of the overall analysis of its significance. Comparisons will be made between suitable precincts/areas from the same period and purpose built war-time cottages for the purposes of establishing significance in relation to the rarity criteria and representativeness criteria of the NSW Heritage Council's 'Assessing Heritage Significance' guidelines.

The Duration Cottages at St Marys were built in the early 1940s to a design by Walter Bunning to accommodate the workers those employed in the war effort at the munition filling factory during the Second World War. The cottages were built in a simpler form and materials, as they served a temporary purpose, with the intention to demolish them after the war.

A number of similar style Duration Cottages were built during the war period in New South Wales, including the Cottages in North St Marys, which were built in a more substantial form and durable materials. These northern cottages were considered a more permanent build and were developed by the same architect and town planner, Walter Bunning.

Across New South Wales, these types of cottages were known as Duration Cottages as the accommodation was only available, for the duration of a worker's employment, to those employed in the war effort at the nearby munitions' plants. The various cottages are listed items or conservation areas with a heritage inventory form on the Heritage NSW database; therefore, most of the information is accessed from available sources.

North St Marys Staff Cottages³⁶

The Staff Cottages at North St Marys are located north of St Marys train station, with all 41 cottages facing the central common garden area, out of which 33 were erected using weatherboard/asbestos cement. The area is bounded by Forrester Road, Griffiths Street, Maple Street and Viney Street.

North St Marys Staff Cottages are listed as a Conservation Area (HCA4) under Part 2 of Schedule 5 of the Penrith Local Environmental Plan 2010.

The cottages were developed by the architect and town planner Walter Bunning to house employees of the neighbouring ammunition filling factory as the complex demonstrates the war emergency years and the contribution of this region in the worldwide conflict. These cottages were permanent ones that were built for the security officers rather than factory staff³⁷.

Currently, some of the cottages are privately owned, while some still belong to the Australian Government and haven't undergone major alterations or additions. However, the ones acquired by private owners have been significantly modified internally. But, overall, the area shows some cohesiveness and is still intact in subdivision pattern and in terms of original bulk and simple architectural detailing.

Duration Cottages (the subject site), the Dunheved Industrial Estate, and North St Marys Staff Cottages are important evidence of the development associated with the establishment of the area as a major industrial site.

36 State Heritage Inventory Form, 'North St Marys Staff Cottages Conservation Area', Heritage item ID 2260821, accessed [online] <https://www.hms.heritage.nsw.gov.au/App/Item/ViewItem?itemId=2260821>.

37 Boyd, N. (2005), 'Duration Cottages St. Marys NSW 1943', Docomomo Australia, accessed [online] <https://docomomoaustralia.com.au/permanent-duration-cottages-1942-1943-nsw/>.



Figure 33: View of the Duration Cottages from Maple Road, currently listed within North St Marys Staff Cottages Conservation Area (HCA4) (Source: Google Street View, accessed July 2022).

Duration Houses, Bathurst³⁸

During the Second World War, nearly 1,000 houses were built adjacent to the various munitions factories across NSW from 1942-43. Another set of those Duration Cottages from the 1940s, 70 two-bedroom houses and 20 three-bedroom houses, were built in West Bathurst in Lambert and Esrom Streets in West Bathurst, bounded by Alamein Walk, Monty Walk and Coral Way. Duration Cottages in Bathurst are listed within West Bathurst Heritage Conservation Area (C11) under Part 2 of Schedule 5 of the Bathurst Local Environmental Plan 2014.

Constructed using standard plans, all internal and external walls were made from fibro-cement, similar to St Marys Duration Cottages, using a similar internal layout. However, the Bathurst group of cottages is smaller than the groups of Duration Cottages located at Orange, St Marys, and Lithgow, and so is the factory. The Duration Cottages in Bathurst are protected as per the guidelines of the Bathurst Regional Development Plan 2014 with the following Character Statement³⁹:

The Duration Cottages were developed on the edge of the city during WWII primarily to provide housing for munitions factory workers that worked in the Australian Defence Industry (ADI) munitions factory located on Stewart Street, Bathurst. Over 1000 duration cottages were built across NSW in 1942-43 by The Department of Works.

The Department of Works office overseeing construction of the duration cottages in Bathurst was located in front of the wooden Scout Hall at No. 18 Alamein Walk. Known as 'Macquarie View,' the duration cottages comprised 100 homes intended only as a temporary, later upgraded to permanent. These cottages were known as duration cottages as the accommodation only available for the duration of their employment, to those employed in the war effort at the nearby munitions factory. The street names derived from battles, events and individuals from the war.

The houses are modest, single storey, square houses constructed mostly of light weight materials including FC sheet and weatherboard cladding with a mix of concrete tiles or sheet corrugated iron roofs. The houses are located close to the street with small and few front fences.

The simple, unpretentious design and built form of the houses in this area provide an excellent example of housing stock constructed to meet the housing aspirations of a wartime workforce. They have special social significance for their association with Ben Chifley and for the period of growth and investment that was brought to Bathurst and the region during the war, by the

³⁸ Scott Robertson, Noni Boyd & Terry Kass (2004-2006), 'World Wars 1 & 2 Survey of Buildings, Sites & Cultural Landscapes in NSW', NSW Heritage Office, Volume 1, p. 91.

³⁹ Bathurst Regional development Control Plan 2014, Bathurst Regional Council, accessed [online] https://www.bathurst.nsw.gov.au/images/stories/development/DCP_2014/FinalBRDCP_2014_-_including_amend_1-26_-_website.pdf

establishment of new industries and new employment opportunities outside of the agricultural industry.

The houses are believed to be designed by three Vandyke Brothers who arrived in Australia from Hollands in 1933. In 1936 Christopher Van Dyke patented a system of prefabrication known as the 'Sectionit'. It comprised of timber frames sandwiched panels lined with fibro sheets. The panels came to site as a plain sheets, or with windows and doors already assembled within. The prototype, known as The Duration House, promised a lower construction cost of £250 each. The efficiency achieved by using a standard design provided a cheaper home. The detailing and choice of materials used used

The Vandyke Brothers were commissioned by the Government to build homes for munitions workers at the Small Arms Factory in Lithgow and Bathurst. The Department of Works had an office in the estate and were responsible for the building of the homes. All had an outside toilet, at the bottom of the garden.

At the conclusion of the war, the small arms factory was converted to manufacturing clothes and furniture and building activity was limited due to the war effort. The duration cottages were offered for sale to local residents at a cost of £400 cash or instalments to a total of £500.

Unlike other cottages built as workers' accommodation around the same period, The Duration Cottages at Bathurst were constructed using the prefabrication system known as the 'Sectionit' patented by Christopher Van Dyke in 1936. The system was then used by Vandyke Brothers for the construction of homes for munitions workers. An illustrative comparison was made by the Vandyke Brothers for the houses built during the war and the pre-fabricated cottages built earlier in Lithgow. (Refer to Appendix B for illustrations).



Figure 34: View of the Duration Cottages from Alamein Walk in West Bathurst, currently listed within Bathurst Heritage Conservation Area (C1) (Source: Google Street View, accessed July 2022).

Duration Cottages, Lithgow Areas

The Housing Commission of NSW constructed another set of three bedroom Duration Cottages around April 1941. The Commission had contracts for 240 cottages by January 1942, their anticipated date of completion was 24 November 1943. 120 of them were completed and occupied, and the other half got delayed due to shortages of materials around October 1943. As there is limited readily available information on the purpose of the construction of these cottages, it is unclear whether they could be considered as part of the war-time Duration Cottages in comparison to the Duration Cottages built by the Commonwealth for the workers and staff of defence munition factories.

6. ASSESSMENT OF THE CULTURAL SIGNIFICANCE

6.1. Basis of Assessment

In assessing the cultural significance of a place, it is necessary to adequately research and consider all the information relevant to an understanding of the place and its fabric. The Burra Charter (2013) defines the cultural significance as being “aesthetic, historic, scientific or social value for past, present or future generations”.

The assessment of cultural significance is undertaken because it is necessary to understand the values of the Duration Cottages precinct at St Marys before making decisions about the future of the precinct. This then leads to decisions that will retain these heritage values in the future.

The ‘Statement of Significance’ indicates what heritage values of a place should be conserved and is used as a basis for the formulation of specific guidelines for the development of conservation policies of a place. The Conservation Plan by J. S. Kerr (seventh edition, 2013, published online by Australia ICOMOS), considers the following three criteria as a useful starting point in assessing the nature of significance:

- ability to demonstrate a process, a custom or style;
- associational (historic) links for which there is or is not surviving physical evidence; and
- formal or aesthetic qualities.

The following assessment of significance addresses the criteria endorsed by the NSW Heritage Council and is in accordance with the NSW Heritage Manual ‘*Assessing Heritage Significance*’ guidelines.

6.2. Assessment Criteria

(a) an item is important in the course, or pattern, of the local area’s cultural or natural history

Constructed in the early 1940s, the Duration Cottages precinct at St Marys reflects the subdivision pattern and speedy construction that was required to accommodate the workers of the munitions factory around the Second World War. The precinct provides physical evidence of the necessity for construction of workers’ housing during the Second World War associated with the munition factory that was being developed as part of the war effort in the early 1940s. The surviving cottages are located at their original location with the early subdivision and street pattern still being intact with a central park, although there has been some lot amalgamation and contemporary residential development that detracts from the overall pattern and simplicity of the Duration Cottages.

The cottages are located on the land that was a part of Crown Grant (600 acres to Mary Putland) in 1806. After being transferred to individual owners by the Commonwealth of Australia the Duration Cottages remained as residential properties.

The cottages provide historical evidence of the importance and need for accommodation of munition factory workers during the Second World War and reflect the connection to the Commonwealth Government’s war efforts at the time.

The site meets the criterion in this regard at a local level.

(b) an item has strong or special associations with the life or works of a person, or group of persons, of importance in the local area’s cultural or natural history

The Duration Cottages at St Marys have some association with architect Walter Bunning who had significant involvement in developing Australian guidelines for effecting Camouflage methods. However, after 1962, each cottage went into multiple private ownerships - of which none have been identified as a person or persons of importance for the local area.

The site does not meet the criterion due to its secondary historical association.

(c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in the local area

The original Duration Cottages were constructed speedily in unique circumstances representing a similar distinct architectural style and construction detailing. However, the existing cottages, as evident from the findings of the survey undertaken for the current heritage investigation no longer provide a cohesive and intact character owing to the changes made since they become under private ownership. Most of the cottages have been modified and extended to a degree that their original simple form, detailing with fibro cement construction and metal roofing is no longer discernible changing the overall character of the precinct from what it was - an estate of simple war-time workers cottages - to an ad-hoc collection of residential properties with limited common characteristics. Only a few original style Duration Cottages remain in a scattered form across the area with a number of allotment amalgamations allowing construction of larger size residential development.

The site does not meet the criterion in this regard.

(d) an item has strong or special associations with a particular community or cultural group in the local area for social, cultural, or spiritual reasons

Although, one of the cottages was acquired by St Marys Community Advancement Cooperative Society Limited in February 1958, the historical research has not indicated that the subject Duration Cottages have any strong or special association with a particular community or cultural group in the local area.

The site does not meet the criterion in this regard.

(e) an item has potential to yield information that will contribute to an understanding of the local area's cultural or natural history

The subject Duration Cottages have some potential to yield information on the construction details for building cottages for workers who were employed in the war effort at the nearby munitions factory in the early 1940s, during the Second World War. However, it won't reveal any previously unknown structural information in addition to those available from those Duration Cottages at St Marys north or innovation in this regard.

The site does not meet the criterion in this regard.

(f) an item possesses uncommon, rare, or endangered aspects of the local area's cultural or natural history

Historical research has not indicated that the subject site possesses uncommon, rare, or endangered aspects of the local area's cultural or natural history.

The site does not meet the criterion in this regard.

(g) an item is important in demonstrating the principal characteristics of a class of the local area's

- **cultural or natural places; or**
- **cultural or natural environments**

Historical research and the heritage investigation indicate that the subject Duration Cottages partially reflect the characteristics of the workers cottages built by the Commonwealth Government as war-time effort associated with the munition factory construction during the Second World War. However, their cohesiveness and overall character, apart from the surviving subdivision and street pattern, do not reflect the original configuration and characteristics of that precinct developed by the Commonwealth hence reducing its ability to be considered as a heritage precinct in this regard.

The site does not meet the criterion in this regard.

Integrity and intactness

Duration Cottages are not individually intact and do not reflect cohesiveness in their footprint, materials, form or characteristics. However, the subdivision pattern of the precinct, which is reduced in terms of

overall extent from the 1943 boundaries, is still intact with the original street network and a central park. The naming of the streets was modified around 1956, but the layout remains intact.

6.3. Statement of Significance

Constructed in the early 1940s, the Duration Cottages precinct at St Marys reflects the subdivision pattern and speedy construction that was required to accommodate the workers of the munitions factory around the Second World War. The precinct provides physical evidence of the necessity for construction of workers' housing during the Second World War associated with the munition factory that was being developed as part of the war effort in the early 1940s. The surviving cottages are located at their original location with the early subdivision and street pattern still being intact with a central park, although there has been some lot amalgamation and contemporary residential development that detracts from the overall pattern and simplicity of the Duration Cottages.

The Duration Cottages at St Marys have some association with architect Walter Bunning who had significant involvement in developing Australian guidelines for effective camouflage methods. However, following sale of each cottage to multiple private ownerships after 1962, this association became secondary.

The original Duration Cottages were constructed speedily in unique circumstances representing a similar distinct architectural style and construction detailing. However, the existing cottages, as evident from the findings of the survey undertaken for the current heritage investigation no longer provide a cohesive and intact character due to the changes made since they came under private ownership. Most of the cottages have been modified and extended to a degree that their original simple form, detailing with fibro cement construction and metal roofing is no longer discernible changing the overall character of the precinct from what it was - an estate of simple war-time workers cottages - to an ad-hoc collection of residential properties with limited common characteristics. Only a few original style Duration Cottages remain in a scattered form across the area with a number of allotment amalgamations allowing construction of larger size residential development.

The surviving Duration Cottages may have some potential to yield information on the construction details for building cottages for workers who were employed in the war effort at the nearby munitions factory in the early 1940s, during the Second World War. However, they would not reveal any additional information to those available from the Duration Cottages at St Marys north or innovation in this regard.

Historical research and the heritage investigation indicate that the subject Duration Cottages partially reflect the characteristics of the workers cottages built by the Commonwealth Government as war-time effort associated with the munition factory construction during the Second World War. However, their cohesiveness and overall character, apart from the surviving subdivision and street pattern, do not reflect the original configuration and characteristics of that 1940s precinct developed by the Commonwealth hence reducing its ability to be considered as a heritage precinct in this regard.

7. PREVIOUS STATEMENTS OF SIGNIFICANCE

7.1.1. Heritage Study - The City of Penrith

The Description, History, and Statement of Significance for the Duration Cottages from Camira to Kungala Street, and Kalang to Carinya Streets in St Marys, prepared by Fox and Associates Pty Ltd (July 1986) states the following⁴⁰:

During World War II (sic), a large explosives factory was established at St Marys, and this employed up to 3,200 people. To accommodate some of these new residents, a number of small 'temporary' houses were erected in town. Most are still standing around their central park together with the staff cottages (SM3) and the Dunheved Industrial Estate (SM2) are important evidence of the development associated with the establishment of the area as a major industrial site. The cottages, which were constructed of fibro, are still largely intact and are an interesting example of wartime housing.

7.1.2. Penrith Heritage Study

The Statement of Significance for the Duration Cottages at Camira Street, St Marys (Penrith), prepared by Paul Davies Pty Ltd (August 2009) states the following⁴¹:

The subdivision and remnant early cottages are rare survivors from the war emergency years demonstrating a phase in the development of the LGA resulting from the building of the munitions factory in the early 1940s. The need to accommodate workers speedily in the cottages that were simple to construct is demonstrated by the remnant unaltered cottages. The scale of the enterprise is demonstrated by the extent of the subdivision. The cottages were designed by Walter Bunnings (sic) who was significant for his involvement in developing Australian guidelines for effective camouflage methods, as well as designing and documenting buildings and infrastructure for the war effort. The unaltered cottages have a distinct identity derived from a single architect's design ethos and the unique circumstances necessitating their construction. These cottages together with the staff cottages (SM3) and the Dunheved Industrial Estate (SM2) are important evidence of the development associated with the establishment of the area as a major industrial estate.

7.2. Conclusion

The Statement of Significance as assessed on the historical research and current heritage investigation of the existing Duration Cottages partially differ from the findings of those 1986 and 2009 Statements of Significance due to the fact that the Fox and Associates Pty Ltd study was undertaken approximately 30 years after the Duration Cottages at St Marys were sold to private owners. As such, the building would have been modified to a lesser degree than to that of the 2009 and the current configuration. Both of the previous studies have considered the significance of the Duration Cottages as a whole including those the North St Marys staff cottages (SM3) and the Dunheved Industrial Estate (SM2) rather than the subject precinct in isolation.

Since these studies were completed, the Duration Cottages at St Marys have been subjected to further changes and allotment amalgamation, making the area intact only in terms of in its subdivision pattern and original street layout around a central park. As evident from the current heritage investigation, physical evidence of the cottages in their intact form, some with new weatherboard cladding and changes, form only 39% of the total 149 properties within the precinct and are scattered across the precinct reducing the cohesiveness and common characteristics along the streetscapes from those noted in the previous Statements of Significance.

⁴⁰ Fox and Associates Pty Ltd (1986), 'Heritage Study of the City of Penrith - Duration Cottages', Penrith City Council.

⁴¹ Paul Davies Pty Ltd (2009), 'Penrith Heritage Study - Duration Cottages', Penrith City Council, p. 1.

8. CONSTRAINTS AND OPPORTUNITIES

8.1. Statutory Requirements

8.1.1. Penrith Development Control Plan (DCP) 2014

The "Duration Cottages" in St Marys are identified as one of the many significant townscape precincts across Penrith as detailed in Section 2.1.9 (A) - Significant Townscapes, and the objective for new development in these townscapes are required to demonstrate detailed design measures that protect heritage significance or character. The controls for the Significant Townscapes address design, streetscapes, site planning, fences, gates, and landscaping. It further ensures that future development takes place in a way that does not detract from the heritage values of the Penrith area⁴².

Following are the controls applicable to the Duration Cottages in St Marys as per the Penrith DCP 2014⁴³:

Section 2.1.9 - Significant Townscapes

C. Controls

- (1) *In neighbourhoods with townscape significance, new dwellings should:*
 - (c) *adopt the predominant width, height, scale and stepping of floorplans that are characteristic of existing buildings;*
 - (d) *adopt roof pitches and forms that match neighbouring buildings;*
 - (e) *minimise the width and area of driveways visible from public frontages, and conceal garages from public frontages;*
 - (f) *incorporate simple detailing of building forms and openings, rather than attaching "stuck-on" details to gable ends and verandahs;*
 - (g) *incorporate garages that are either concealed behind new buildings, or designed like a screened verandah;*
 - (h) *conserve vegetation that has visual or historical significance.*
- (2) *For redevelopment of sites that have an existing cottage the existing dwelling wherever possible should be maintained and alterations should be designed so that they are sympathetic to the character or heritage value of the original building by:*
 - (a) *maintaining the general configuration of surrounding garden areas and setbacks from side boundaries;*
 - (b) *with additions located to the rear of the existing building; and*
 - (c) *within or behind the original roofline; or*
 - (d) *capped by a new roof matching the pitch and form of the original;*
 - (e) *consider verandahs and awnings to screen elevations and reduce the scale of new walls.*

Urban Design Important Details

Section 2.2.10 - Significant Landscapes & Townscapes

Objective

In areas of particular significance to urban conservation, environmental character, new development should demonstrate detailed design measures that protect and complement heritage significance or character.

Controls

⁴² Penrith Development Control Plan 2014, 'C7 Culture and Heritage', Volume 1, accessed [online] https://drive.google.com/file/d/1mxCKA_m7ocwkBBSuB50CZCLE-WVDnr3d/view.

⁴³ Penrith Development Control Plan 2014, 'C7 Culture and Heritage', Volume 1, pp. D2-12 - D2-13, accessed [online] https://drive.google.com/file/d/1mxCKA_m7ocwkBBSuB50CZCLE-WVDnr3d/view.

- (1) *Not Applicable*
- (2) *In neighbourhoods with townscape significance, new development should:*
 - (a) *conserve vegetation that has visual or historical significance;*
 - (b) *adopt the predominant width, height, scale and stepping of floor plans demonstrated by existing buildings;*
 - (c) *adopt roof pitches and forms that match neighbouring buildings;*
 - (d) *minimise the width and area of driveways visible from public frontages, and conceal garages from public frontages (corner sites excepted);*
 - (e) *incorporate simple detailing of building forms and openings, rather than attaching "stuck-on" details to gable ends and verandahs.*
- (3) *Redevelopment of sites with an existing cottage within a significant landscape or townscape areas are to:*
 - (a) *maintain the existing dwelling wherever possible; and*
 - (b) *locate a new dwelling within the former back-yard;*
 - (c) *emphasise the use of verandahs and awnings around all elevations to reduce the scale of long walls.*

Urban design

2.4.10 - Significant Townscapes and Landscapes

Objectives

In areas of particular significance to urban conservation, environmental character, new development should demonstrate detailed design measures that protect and complement heritage significance or character.

Controls

- (1) *In neighbourhoods with townscape significance, new development should:*
 - (a) *conserve vegetation that has visual or historical significance;*
 - (b) *adopt the prevailing configuration of garden areas, particularly the street's predominant front boundary set-back;*
 - (c) *adopt the predominant width, height, and scale of existing buildings;*
 - (a) *ensure that floor plans are stepped or articulated similar to the shape or form of surrounding buildings;*
 - (b) *adopt roof pitches, ceiling heights and forms that match neighbouring buildings;*
 - (c) *minimise the width and area of driveways visible from public frontages;*
 - (d) *conceal garages from public frontages (corner sites excepted).*
- (2) *In areas with significant vegetation:*
 - (a) *aim to preserve established trees as blocks or corridors;*
 - (b) *ensure that the location of buildings and pavements does not affect long term survival of established trees;*
 - (c) *incorporate new plantings that reinforce the visual and habitat values;*
 - (d) *in general, new plantings should be species indigenous to the local soil type, reinforcing visual and habitat values.*
- (3) *New development should not aim to provide a direct copy of traditional buildings:*
 - (a) *simple detailing of building forms and openings is preferred to the use of "stuck-on" detailing applied to gable ends and verandahs;*
 - (b) *the pitch and form of roofs, and articulation of floor plans are of particular importance;*
 - (c) *frequent use of shadow-casting elements such as verandahs and awnings is important to reduce the scale of long walls;*

- (d) *traditional proportions for window and door openings should be employed;*
- (e) *use of traditional joinery details for windows, doors and verandahs and fences should be concentrated in elevations that are visible from public places*

Discussion

These existing DCP controls would be generally sufficient should the precinct remain as an R2 Low Density Residential zone, particularly given that most residential development in that zone would be expected to comprise dwelling houses and possibly dual occupancies. However, should intensification of residential uses be proposed within the Duration Cottage precinct in the future, such to permit terraces or townhouses, a more specific Development Control Plan should be produced for the area with guidelines to secure sensitive development outcomes.

8.2. Previous Management Recommendations

The Duration Cottages located south of St Marys train station are not listed as heritage items or a Heritage Conservation Area within the Penrith Local Environmental Plan (LEP) 2010. Furthermore, the Penrith Heritage Inventory form for the St Marys (south) Conservation Area - Duration Cottages (SHI Number 2260822) prepared by Paul Davies Pty Ltd (August 2009) recommends that the precinct not be listed, but at the same time include recommendations for the management of the cottages. These recommendations are quoted below:

- (a) *The area should be given statutory protection as a matter of priority (such as identification in a Draft LEP as a Conservation Area) with a clause that allows for demolition/alteration to heritage items.*
- (b) *A specific DCP should be implemented outlining appropriate development within its Conservation Area.*
- (c) *The layout of the Conservation Area must be retained.*
- (d) *All cottages must be archivally recorded by a qualified Heritage Specialist prior to demolition or alteration.*
- (e) *New development should reflect the scale, massing setbacks and form as required in a specific DCP for this area. New development should relate to the existing subdivision pattern, be of high quality and add to the visual amenity and quality of the area.*
- (f) *Any new development which abuts the Conservation Area must provide an appropriate interface between one area to the other.*

It would be unusual (possibly unprecedented) in New South Wales to identify a precinct as a Heritage Conservation Area while permitting all buildings therein to be demolished. Indeed, Clause 5.10(2)(a) of the Penrith Local Environmental Plan 2010 provides that any demolition or exterior alteration to a building in a Heritage Conservation Area would trigger a requirement for development consent. As such, the first recommendation (above) is considered counter to existing legislative approaches to Conservation Areas and, generally, impractical from a statutory point of view. Notwithstanding, some of the other earlier recommendations have merit, such as the archival recording of buildings, and ensuring that new development sensitively responds to the existing subdivision pattern.

8.3. Mitigation of Asbestos Risk

The exterior wall cladding of the Duration Cottages is believed to be asbestos-containing Fibro cement sheeting. Even those cottages that have been clad with weatherboards or metal sheeting are likely to retain the original Fibro sheeting beneath. It is possible that some of the interior lining of the cottage walls are asbestos-containing Fibro cement sheeting too as seen in Figures 14 and 15 above.

When dealing with buildings of potential heritage significance, it is typically recommended that original fabric is maintained in-situ or replaced with like-for-like materials wherever possible. In the case of the Duration Cottages, it is considered reasonable that the asbestos-containing materials are permitted to be replaced.

Fibro cement sheeting is a type of non-friable (also known as bonded) asbestos. Asbestos in the home is generally low risk if it is sealed and undamaged. If disturbed when renovating or demolishing, asbestos fibres may be released. This is a serious health risk.

Although undisturbed asbestos in the home is not necessarily a health hazard, one shouldn't ignore the presence of asbestos. Over time, the structural components and materials in the home that contain asbestos will deteriorate or experience some degree of disturbance, which results in the formation of asbestos fibre clouds within the spaces. For example, if a nail is hammered into a wall with asbestos fibro sheeting, asbestos fibres may be released into the home without being seen or smelled. These fibres can then stay airborne inside the house for years and impact the occupants' health.

Homeowners are advised to use a licensed asbestos assessor and removalist for safe identification, removal and disposal.

8.4. Non-Permanent Construction

The Duration Cottages were so-called as they were intended for workers of munitions factories for the duration of their employment, or the duration of the war effort. The Duration Cottages in St Marys employ simple detailing, with a modestly-sized two-bedroom and compact kitchen design. The cottages were built in a simpler form and materials, as they served a temporary purpose, with the intention to demolish them after the war.

A number of similar style Duration Cottages were built during the war period in New South Wales, including the Cottages in North St Marys, which were built in a more substantial form and durable materials. These northern cottages were considered a more permanent build and were developed by the same architect and town planner, Walter Bunning.

While this heritage investigation recommends against statutory protection of the cottage buildings, the non-permanent nature of these constructions would present a challenge for conservation. It may be unreasonable to expect buildings to be protected where their construction was speedily erected with available materials and potentially sub-standard.

8.5. Assessed Significance

The Statement of Significance provided in Section 6.3 notes that the surviving Duration Cottages partially differ from the findings of those 1986 and 2009 studies due to the reduced integrity and overall lack of cohesiveness across the precinct. Indeed, the only remaining intact components of the precinct are its subdivision pattern and original street layout around a central park. Notwithstanding, the previous Paul Davies Pty Ltd study recommended against heritage listing and supported allowing demolition of the cottage buildings. As evident from the current heritage investigation, cottages in their intact form, some with new weatherboard cladding and changes, form only 39% of the total 149 properties within the precinct. These relatively intact examples are scattered across the precinct, reducing the cohesiveness and common characteristics along the streetscapes from those noted in the previous Statements of Significance. While there are some surviving original cottages, these are not considered to meet the threshold of heritage listing either as individual items nor as a heritage item group. The cottages even those remaining relatively intact and ranked as Contributing in the ranking plan (Figure 33) do not resemble exemplars of their type as war-time workers cottages built by the Commonwealth Government as Duration Cottages when compared with those Duration Cottages at the North St Marys. They also are not good examples of fibro cottages built during the war or post war periods that would warrant their heritage listing. The integrity of the cottages have degraded to a level that makes them simple and unadorned examples of their type.

What is clear and significant however, is the remarkably intact subdivision pattern and streetscape layout with the central park including the mature trees at the four corners of the park known as Jack Jewry Reserve. Therefore, these aspects of the Duration Cottages precinct at St Marys warrant protection and preservation. While the buildings within the precinct do not demonstrate cohesive characteristics of a Heritage Conservation Area, the subdivision pattern and streetscape layout with

central park are substantially intact and provide significant evidence of the area's development as an industrial war-time precinct.

8.6. Physical Condition

The following key observations were made on the site survey conducted for Duration Cottages in St Marys on 30 June 2022:

- Most of the original Fibro-cement Duration Cottages have been modified to a certain extent and have been re-cladded using weatherboards, metal sheeting, and clay mud panels.
- The original Fibro-cement cottages contain asbestos which can lead to hazardous conditions if not treated correctly. Some of the few remaining original Duration Cottages with Fibro-cement boards are not in good condition and are therefore more prone to causing health issues with many of them showing evidence of rot through discolouration and peeling paints or deteriorated panels exposing rotted timber framing.
- The galvanised corrugated roof sheeting has started to rust significantly some with structural issues sagging most likely due to the failure of roof framing.
- As noted throughout this report, the original subdivision pattern and the street layout with central park retaining the original four cornered landscaping is still intact.
- The buildings in the area, in terms of architectural style and detailing, do not reflect any cohesiveness as most of the cottages have been highly modified in an ad-hoc manner with the surviving relatively intact cottages scattered across the precinct.

9. CONCLUSION AND SUMMARY RECOMMENDATIONS

Conclusion

The aim of this heritage investigation of the precinct known as the Duration Cottages at St Marys was to ascertain its heritage significance and potential approaches for conservation based on the findings. The investigation was also required to inform the development of the St Marys Town Centre Structure Plan, which aims to manage growth and change in St Marys as it develops over the next twenty years. The Structure Plan will provide an environmental, social and economic understanding of the existing conditions of the Town Centre, and develop a vision statement, local character statement and strategic and spatial planning directions.

Around 200 Duration Cottages were constructed south of the railway line in St Marys by 1943. Approximately 50 of these cottages were demolished from the mid-1970s through to the 1990s, to make way for the carparks alongside West Lane, as well as Kokoda and Lang Parks. It is worth noting that the present Study Area represents only three-quarters of the original Duration Cottages extent. The Contribution Ranking Plan undertaken for this heritage investigation deals with the remaining 149 residential parcels of land within the Study Area, being those west of Carinya Avenue and north of Charles Hackett Drive.

As a result of the current comprehensive survey and heritage investigation of the Duration Cottages located southwest of St Marys Train Station, City Plan Heritage concludes that the Duration Cottages do not reflect characteristics and sufficient significance to warrant their listing as heritage items nor the establishment of a Heritage Conservation Area for the precinct. The Duration Cottages, in their current condition and integrity, no longer resemble the cohesive collection of cottages that were built in early 1940s by the Commonwealth of Australia during the Second World War as workers accommodation. Their integrity has been substantially compromised due to the substantial modifications to their form, materials, bulk or replacement with contemporary development. Many of the cottages show evidence of fabric deterioration in the form of rot and material exhaustion. The presence of asbestos-containing materials also increases their risk to become a health hazard for their occupants.

While there are some surviving original cottages, which form only 39% of the total 149 properties within the precinct, these are not considered to meet the threshold for heritage listing either as individual items nor as a heritage item group. The more intact cottages are scattered across the precinct, thereby reducing the cohesiveness and common characteristics along the streetscapes. Even those cottages ranked as Contributing in the ranking plan in this study, do not resemble exemplars of their type as war-time workers cottages built by the Commonwealth Government when compared with those Duration Cottages at North St Marys. The integrity of the cottages have degraded to a level that makes them simple and unadorned examples of their type.

What is evident and significant however, is the remarkably intact subdivision pattern and streetscape layout with the central park including the mature trees at the four corners of the park known as Jack Jewry Reserve. Therefore, these aspects of the Duration Cottages precinct at St Marys warrant protection and preservation. While the buildings within the precinct do not demonstrate cohesive characteristics of a Heritage Conservation Area, the subdivision pattern and streetscape layout with central park are substantially intact and provide significant evidence of the area's development as an industrial war-time precinct.

Recommendations

Based on the findings of this heritage investigation study and conclusions noted above, the following key recommendations have been provided to guide the City of Penrith to develop appropriate development controls and heritage interpretation for the Duration Cottages at St Marys:

1. Considering the intactness of the original subdivision pattern with a central park (Jack Jewry Reserve) and street layout, any future development should continue to retain these features. Should intensification of residential uses be proposed by the St Marys Structure Plan within the Duration Cottage precinct, a specific Development Control Plan should be produced for the area

with guidelines to secure sensitive development outcomes within the area. The existing DCP controls (set out in Section 8.1) would be generally sufficient should there be no change to the intensity of residential uses permitted.

2. Retention of the cottages that are ranked as Contributing items is desirable but not essential as long as the existing subdivision pattern, street layout and central park are retained with limited allotment amalgamation. If allotment amalgamation is considered necessary in the future, this should be considered with utmost care to ensure the current small individual allotment configuration is reflected in the new developments' footprint and roof forms. Refer to recommendation 7 below for specific amalgamation recommendations.
3. The future development within the area should be limited to low-to-medium density residential development spread across the area with minimum amendments to the current subdivision layout. The future development should follow a single dwelling layout, and its design should reflect the simplicity of the Duration Cottages with contemporary materials and sympathetic colour schemes
4. The central park, known as the Jack Jewry Reserve, should maintain its current mature trees at the four corners with improved landscaping in a complementary manner to the existing but retain the dominance of the subject mature trees. The park should include Heritage Interpretation to disseminate the historical role of the Duration Cottages, especially during the Second World War and their involvement during the erection of the new munition factory. The Heritage Interpretation could be part of a future Heritage Trail to be located within the central park to communicate the relationship of the precinct with the other Duration Cottages and their significant values to the war time effort of the Commonwealth Government.
5. While the few surviving original cottages could be considered for heritage listing as a group, these are not considered to meet the threshold of heritage listing either as individual items or as a heritage item group. Even those cottages remaining relatively intact and ranked as Contributing in the ranking plan, do not resemble exemplars of their type as war-time workers cottages built by the Commonwealth Government when compared with those Duration Cottages at North St Marys. They also are not good examples of fibro cottages built during the war or post war periods as to warrant their heritage listing. The integrity of the cottages has degraded to a level that makes them simple and unadorned examples of their type.
6. Considering the public domain aspect of the area, the St Marys Town Centre Structure Plan (currently underway) should include upgrade schemes that will assist in enhancing the Jack Jewry Reserve. A specific Interpretation Plan should be prepared for the Jack Jewry Reserve for ongoing enhancement.
7. The Structure Plan should include detailed guidelines and controls concerning minimum lot size (noting that the existing small lot sizes may not be meeting the current minimum lot sizes of the LEP), bulk, scale, materiality, and architectural detailing (where applicable) for future development within the area. As noted in recommendation 2 above, amalgamation of allotments is undesirable and should be limited to a maximum of two allotments being amalgamated to maintain the integrity and intactness of the historic subdivision pattern. The Structure Plan should further incorporate options for the type of development suitable within the area that does not further detract from the existing low-to-medium density residential characteristics of the area.
8. Some of the recommendations of the Penrith Heritage Inventory form for the St Marys (south) Conservation Area - Duration Cottages (SHI Number 2260822) prepared by Paul Davies Pty Ltd (August 2009) remain valid and should be considered as part of the future development controls for the precinct. The relevant recommendations are reiterated below:
 - *All cottages must be archivally recorded by a qualified Heritage Specialist prior to demolition or alteration.*
 - *... New development should relate to the existing subdivision pattern, be of high quality and add to the visual amenity and quality of the area.*
 - *Any new development which abuts the Conservation Area must provide an appropriate interface between one area to the other.*

In general, City Plan Heritage understands that the area currently accommodating the Duration Cottages exhibits potential for development, and when combined with improved development guidelines specific to the area, the above actions recommended in this study will ensure that the historical role of the St Marys' Duration Cottages will be appropriately recognised, managed, interpreted and protected for current and future generations.

CITY PLAN HERITAGE

JULY 2022

DRAFT

APPENDIX A

Contributory Ranking Plan by City Plan Heritage

DRAFT



Legend

- Contributing
- Detracting
- Neutral
- Open Space / Car Park
- WB Weatherboard Cladding
- M Metal Cladding
- St Marys Train Station



APPENDIX B

State Heritage Inventory Form - Duration Cottages St Marys

DRAFT

Heritage Data Form

ITEM DETAILS					
Name of Item	Duration Cottages St Marys				
Other Name/s Former Name/s					
Item type (if known)	Conservation Area				
Item group (if known)	Unknown				
Item category (if known)	Other - Urban Area				
Area, Group, or Collection Name					
Street number					
Street name	Bounded by Carinya Avenue, Camira Street, Kalang Avenue & Charles Hackett Drive				
Suburb/town	St Marys		Postcode	2760	
Local Government Area/s	City of Penrith				
Property description	Various Lot & DPs				
Location - Lat/long	Latitude	-33.763837		Longitude	150.772245
Location - AMG (if no street address)	Zone		Easting	9649068.033	Northing 4436761.555
Owner	Various (Private)				
Current use	Residential				
Former Use	Residential				
Statement of significance	<p>Constructed in the early 1940s, the Duration Cottages precinct at St Marys reflects the subdivision pattern and speedy construction that was required to accommodate the workers of the munitions factory around the Second World War. The precinct provides physical evidence of the necessity for construction of workers' housing during the Second World War associated with the munition factory that was being developed as part of the war effort in the early 1940s. The surviving cottages are located at their original location with the early subdivision and street pattern still being intact with a central park, although there has been some lot amalgamation and contemporary residential development that detracts from the overall pattern and simplicity of the Duration Cottages.</p> <p>The Duration Cottages at St Marys have some association with architect Walter Bunning who had significant involvement in developing Australian guidelines for effective camouflage methods. However, following sale of each cottage to multiple private ownerships after 1962, this association became secondary.</p> <p>The original Duration Cottages were constructed speedily in unique circumstances representing a similar distinct architectural style and construction detailing. However, the existing cottages, as evident from the findings of the survey undertaken for the current heritage investigation no longer provide a cohesive and intact character due to the changes made since they came under private ownership. Most of the cottages have been modified and extended to a degree that their original simple form, detailing with fibro cement construction and metal roofing is no longer discernible changing the overall character of the precinct from what it was - an estate of simple war-time workers cottages - to an ad-hoc collection of residential properties with limited common characteristics. Only a few original style Duration Cottages</p>				

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	<p>remain in a scattered form across the area with a number of allotment amalgamations allowing construction of larger size residential development.</p> <p>The surviving Duration Cottages may have some potential to yield information on the construction details for building cottages for workers who were employed in the war effort at the nearby munitions factory in the early 1940s, during the Second World War. However, they would not reveal any additional information to those available from the Duration Cottages at St Marys north or innovation in this regard.</p> <p>Historical research and the heritage investigation indicate that the subject Duration Cottages partially reflect the characteristics of the workers cottages built by the Commonwealth Government as war-time effort associated with the munition factory construction during the Second World War. However, their cohesiveness and overall character, apart from the surviving subdivision and street pattern, do not reflect the original configuration and characteristics of that 1940s precinct developed by the Commonwealth hence reducing its ability to be considered as a heritage precinct in this regard.</p>	
Level of Significance	State <input type="checkbox"/>	Local <input type="checkbox"/>

DESCRIPTION	
Designer	Walter Ralston Bunning
Builder/ maker	Unknown
Physical Description	<p>Exterior</p> <p>The St Marys Duration Cottages located south of the Main Western Railway Line and bounded by Carinya Avenue, Kungala Street, Kalang Avenue, and Camira Street are low-density residential, detached cottages originally constructed using fibro in a particular layout and form. The cottages are laid out on a bent grid of streets centring on a public, green open space known as the Jack Jewry Reserve. The cottages located east of Carinya Avenue were demolished to make way for the surface car park behind the St Marys shops, south of St Marys Train Station and another area of Duration Cottages south of the present Charles Hackett Drive were also demolished to make way for the public parks and supermarket.</p> <p>The Duration Cottages were built to a standard plan, which was repeated throughout the area. The typical layout of the cottages had two bedrooms, an open kitchen connected to the dining area and a living area connected to the front entry porch. The cottage has a primarily symmetrical façade with a gabled roof and an extended wing with a front-facing covered porch. The roof of the cottage is generally clad in Galvanised corrugated sheeting, but some have been modified and replaced with terracotta Marseilles tiling. Typically, the main façade has two double panel window openings placed opposite each other. The cottages are typically set back from the front street with a garden area defined by a low-height boundary fence. It is evident that most of the cottages have been highly modified since 1942, and only a few remain in their original layout and architectural style. A few of the houses continue to retain their original form but are extended at the rear. There are some houses that have been demolished and replaced with face brick modern construction and architectural detailing. The original subdivision pattern of the precinct, however, is still intact and maintains the central public park with a grid-street layout clearly discernible regardless of the changes to the Duration Cottages themselves.</p> <p>The subdivision pattern of the precinct demonstrates particular responses to the need for workers' accommodation during Second World War, resulting from the building of the munitions factory in 1942. The cottages, designed by Walter Bunning (significant for his involvement in developing Australian guidelines for effective camouflage methods), designed similar-looking cottages for the war effort. The Duration Cottages have originally had a distinct identity derived from a single architect's design ethos and are evidence of the development associated with the establishment of the area as a major industrial site at the time.</p> <p>Interior</p>

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	<p>As mentioned above, the heritage investigation was undertaken from public domain, and access to the interiors of the Duration Cottages was not available, although Penrith City Council has informed the residents of the precinct on the heritage investigation and requested access to the interiors for a better understanding of the integrity of the cottages. There was only one resident who met the authors during the survey and provided verbal information on the original configuration of the cottages, the life at the time, and sketched the layout of a cottage as far as he could remember. Partial access to one of the vandalised cottages facing Carinya Avenue was available and it enabled inspection of some internal detail. The cottage confirmed the typical layout, with two bedrooms to one side and a living area in the front. The living area was connected to a small entrance lobby, featuring a small covered porch. The standard layout could be mirror-reversed, or rotated with the long-end or narrow-end of the floorplan facing the street (e.g. 10, 12, 14, and 22 Kungala Street are orientated sideways). The internal walls and ceiling were constructed using fibre-cement with visible structural frame. The living area has two double framed windows, on the front and side elevation, with a similar window in the open kitchen. Both internal and external walls have early air vents with angled louvres. In between the living area and the entrance porch was a transitional space or an enclosed entrance hallway. The internal door frames were painted timber, and the flooring had floor tiles. The images below clearly indicates that the fibro-cement internal walls had no insulation layer around it and are of simple construction.</p>					
Physical condition and Archaeological potential	<ul style="list-style-type: none"> • Generally, in fair condition, externally with some noticeable Detracting Elements on the façade. • The surviving Duration Cottages may have some potential to yield information on the construction details for building cottages for workers who were employed in the war effort at the nearby munitions factory in the early 1940s, during the Second World War. However, they would not reveal any additional information to those available from the Duration Cottages at St Marys north or innovation in this regard. 					
Construction years	Start year	1940s	Finish year		Circa	<input checked="" type="checkbox"/>
Modifications and dates	<ul style="list-style-type: none"> • Visually impacting additions on the form of the original cottage and the ability to interpret its simplicity and war-homes detailing, including enclosure of the porches, sun-shading/privacy screening through frames and various types of materials in front of the windows, and changes to the roofing materials. • Excessive height, bulk or scale of the new development within the overall low-rise single storey residential character of the precinct. • Removal/loss of original external building form, detailing and joinery including the double-framed window fenestration • Replacement of elements and finishes with unsympathetic materials, such as weatherboard or metal claddings (or combination of both or other corrugated sheeting) over the original fibro-cement structure in an ad-hoc manner. • Alterations to the front porch with additions of elements, including iron filigree frieze and brackets, concrete Besser blocks, etc. • Complicated facade fenestration with incompatible materials changing the symmetrical simplicity of the cottages including the proportions of the openings. • Dominant and visible services and air-conditioning units on the front façade. 					
Further comments						

HISTORY

Historical notes	<p>Duration Cottages at St Marys are located on the land originally a part of Crown Grant to Mary Putland, where she was granted 600 acres (Portion 109 of Parish) on 1st January 1806. The land was located within the Municipality of Penrith (earlier Municipality of St Marys), Parish of Rooty Hill, and County of Cumberland. Charles Albert Hackett of St Marys, Gentleman and The Union Trustee Company of Australia Limited were joint tenants for 132 acres, two roods and 35 one-quarter perches of land on 10 July 1933. The land was originally a part of three different land grants, including Crown Grant to Mary Putland on 1 January 1806 (600 acres - Portion 109 of Parish), Crown Grant to Maria King on 1 January 1806 (280 acres - Portion 110 of Parish [Parish of Rooty Hill]), and Crown Grant to Mary O'Connell on 27 June 1810 (1055 acres - Portion 47 of Parish [Parish of Melville]). On 19 December 1930, part of</p>
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the owned land (2 acres, 12 and a half perches, and 25 three-quarter perches) was transferred to Minister of Public Infrastructure on behalf of his Most Gracious Majesty King George the Fifth for the purpose of public works. The land was within the Parish of Melville, and it was later transferred to Metropolitan Sewerage and Drainage Board on 17 April 1967.

Other parts of the overall area were transferred to various people, including Jack Dowd Hackett and Mary Alexina Phillips, both on 17 August 1939. Charles Albert Hackett died in 1941, leaving the Union Trustee Company of Australia as sole Proprietor of the remaining land. Soon after, the Union Trustee Company of Australia started transferring part of the land for both private and public works. The transfers were made to the following people:

- Lot 37 DP 18072 - Robert Oliver Hinton (31 October 1941)
- Lot 20 DP 18072 - James Albert Goyen (11 May 1942)
- Part Portion 109 - Sydney County Council for ten years (6 August 1942)
- Lot 21 DP 18072 - James Albert Goyen (21 September 1942)
- Lot 18 DP 18072 - Maurice Milford Ryan (21 October 1942)
- Lot 35 DP 18072 - Herbert Stuart Wadling (11 December 1942)
- Lot 34 DP 18072 - Louis Gensbach (17 December 1942)
- Lot 28 DP 18072 - Leonard Cook (29 April 1943)
- Lot 24 DP 18072 - Sidney Dwyer (7 May 1943)
- Part Portion 109 - Minister of Public Works (Commissioner of Railways) (Vol -Fol 3377-194) (21 May 1943)
- Lot 38 DP 18072 - Jack Theodore (6 June 1944)
- Lot 12, 13, & 14 DP 18072 - Gertrude Edith Waterhouse (15 August 1944)
- Lot 16 & 17 DP 18072 - Donald Henry Waterhouse (15 August 1944)
- Part Portion 109 - The Commonwealth of Australia (17 October 1944)
- Lot 23 & 33 DP 18072 - Norman Reginald Brissett & Sydney Alma Brissett (Joint Tenants) (10 January 1945)

The area was acquired by various people, but the area owned by The Commonwealth of Australia started to develop to accommodate the workforce involved in the development and construction of the Munitions Filling Factory around the 1940s.

The Commonwealth of Australia owned 50 acres one rood of land on 8 November 1944 within Municipality of St Marys Parish of Rooty Hill and County of Cumberland, where part of it was further transferred to Municipality of St Marys in December 1948. At the time of Commonwealth's ownership, the land went into various transfers, including public and private ownerships. On 5 July 1956, part of the area was transferred to the Municipality of Penrith for the purpose of building new roads within the area. Some of it was further granted to The Sydney County Council of Easements (for the term of 10 years). Further, on 8 November 1956, the Electricity Commission of NSW acquired Lot 211 of DP 26908, followed by Lots 208 - 210 DP 26908, which were acquired by Municipality of Penrith on 11 February 1957. From 1957, The Commonwealth of Australia started to sell out Lots 1 - 207 and Lot 211 of DP 26908 with notifications of Caveats. Also, around June 1956, all the roads within the precinct were renamed from walks (horizontally running roads) and rows (vertically running roads) to individual road names. All the lots were sold out by December 1962.

All the road names in the Duration Cottages St Marys precinct were changed post June 1956 to the following:

- First Walk to Camira Street
- Second Walk to Nariel Street
- Third Walk to Merinda Street
- Fourth Walk to Waratah Street
- Fifth Walk to Benelong Street
- Sixth Walk to Kungala Street
- Seventh Row to Carinya Avenue
- Eighth Row to Acacia Avenue
- Ninth Row to Taroona Avenue

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	<ul style="list-style-type: none"> • Tenth Row to Araluen Avenue • Eleventh Row to Kalang Avenue
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THEMES		
<i>National historical theme</i>	<i>State historical theme</i>	<i>Local historical themes</i>
4. Building settlements, towns and cities	Accommodation	Housing
7. Governing	Defence	The Homefront

APPLICATION OF CRITERIA	
Historical significance SHR criteria (a)	<p>Constructed in the early 1940s, the Duration Cottages precinct at St Marys reflects the subdivision pattern and speedy construction that was required to accommodate the workers of the munitions factory around the Second World War. The precinct provides physical evidence of the necessity for construction of workers' housing during the Second World War associated with the munition factory that was being developed as part of the war effort in the early 1940s. The surviving cottages are located at their original location with the early subdivision and street pattern still being intact with a central park, although there has been some lot amalgamation and contemporary residential development that detracts from the overall pattern and simplicity of the Duration Cottages.</p> <p>The cottages are located on the land that was a part of Crown Grant (600 acres to Mary Putland) in 1806. After being transferred to individual owners by the Commonwealth of Australia the Duration Cottages remained as residential properties.</p> <p>The cottages provide historical evidence of the importance and need for accommodation of munition factory workers during the Second World War and reflect the connection to the Commonwealth Government's war efforts at the time.</p> <p>The site meets the criterion in this regard at a local level.</p>
Historical association significance SHR criteria (b)	<p>The Duration Cottages at St Marys have some association with architect Walter Bunning who had significant involvement in developing Australian guidelines for effecting Camouflage methods. However, after 1962, each cottage went into multiple private ownerships - of which none have been identified as a person or persons of importance for the local area.</p> <p>The site does not meet the criterion due to its secondary historical association.</p>
Aesthetic significance SHR criteria (c)	<p>The original Duration Cottages were constructed speedily in unique circumstances representing a similar distinct architectural style and construction detailing. However, the existing cottages, as evident from the findings of the survey undertaken for the current heritage investigation no longer provide a cohesive and intact character owing to the changes made since they become under private ownership. Most of the cottages have been modified and extended to a degree that their original simple form, detailing with fibro cement construction and metal roofing is no longer discernible changing the overall character of the precinct from what it was - an estate of simple war-time workers cottages - to an ad-hoc collection of residential properties with limited common characteristics. Only a few original style Duration Cottages remain in a scattered form across the area with a number of allotment amalgamations allowing construction of larger size residential development.</p> <p>The site does not meet the criterion in this regard.</p>
Social significance SHR criteria (d)	<p>Although, one of the cottages was acquired by St Marys Community Advancement Cooperative Society Limited in February 1958, the historical research has not indicated that the subject Duration Cottages have any strong or special association with a particular community or cultural group in the local area.</p> <p>The site does not meet the criterion in this regard.</p>
Technical/Research significance	<p>The subject Duration Cottages have some potential to yield information on the construction details for building cottages for workers who were employed in the war effort at the nearby munitions factory in the early 1940s, during the Second World War. However, it won't reveal any previously unknown structural</p>

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SHR criteria (e)	information in addition to those available from those Duration Cottages at St Marys north or innovation in this regard. The site does not meet the criterion in this regard.
Rarity SHR criteria (f)	Historical research has not indicated that the subject site possesses uncommon, rare, or endangered aspects of the local area's cultural or natural history. The site does not meet the criterion in this regard.
Representativeness SHR criteria (g)	Historical research and the heritage investigation indicate that the subject Duration Cottages partially reflect the characteristics of the workers cottages built by the Commonwealth Government as war-time effort associated with the munition factory construction during the Second World War. However, their cohesiveness and overall character, apart from the surviving subdivision and street pattern, do not reflect the original configuration and characteristics of that precinct developed by the Commonwealth hence reducing its ability to be considered as a heritage precinct in this regard. The site does not meet the criterion in this regard.
Integrity	Duration Cottages are not individually intact and do not reflect cohesiveness in their footprint, materials, form or characteristics. However, the subdivision pattern of the precinct, which is reduced in terms of overall extent from the 1943 boundaries, is still intact with the original street network and a central park. The naming of the streets was modified around 1956, but the layout remains intact.

HERITAGE LISTINGS

Heritage listing/s	It is not listed on any statutory instrument

INFORMATION SOURCES

Include conservation and/or management plans and other heritage studies.

Type	Author/Client	Title	Year	Repository
Witten	Unknown	Certification of Title - Vol 6009 Fol 90	n.d.	NSW Land Registry Services
Witten	Unknown	Certification of Title - Vol 4582 Fol 186	n.d.	NSW Land Registry Services
Witten	Unknown	Certification of Title - Vol 4457 Fol 220	n.d.	NSW Land Registry Services
Witten	Unknown	Certification of Title - Vol 4582 Fol 65	n.d.	NSW Land Registry Services
Witten	Unknown	Certification of Title - Vol 5456 Fol 248	n.d.	NSW Land Registry Services
Witten	Unknown	Certification of Title – PAN 30926	n.d.	NSW Land Registry Services
Witten	Unknown	Certification of Title – Deposited Plan 26908	n.d.	NSW Land Registry Services
Written	Scott Robertson Noni Boyd Terry Kass	World Wars 1 & 2 - Survey of Buildings, Sites & Cultural Landscapes in NSW, pp. 82	2004 - 2006	NSW Heritage Office
Newspaper	Newcastle Morning Herald and Miners' Advocate	Floor Plan of "Duration" Home, pp. 6	7 August 1943	Trove
Historical Imagery	Unknown	Duration Cottages precinct at St Marys	1943	SIX Maps
Historical Imagery	Unknown	Duration Cottages precinct at St Marys	1956	NSW Spatial Services, Historical Imagery Viewer
Historical Imagery	Unknown	Duration Cottages precinct at St Marys	1970	NSW Spatial Services, Historical Imagery Viewer

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RECOMMENDATIONS

Recommendations	<p>Duration Cottages St Marys do not meet the threshold for heritage listing as a group or as a precinct. They are not recommended for listing on either Part 1 or Part 2 of Schedule 5 of Penrith Local Environmental Plan (LEP) 2010. However, Based on the findings of the CPH July 2022 heritage investigation study, the following key recommendations have been provided to guide the City of Penrith to develop appropriate development controls and heritage interpretation for the Duration Cottages at St Marys:</p> <ul style="list-style-type: none"> • Considering the intactness of the original subdivision pattern with a central park (Jack Jewry Reserve) and street layout, any future development should continue to retain these features. Should intensification of residential uses be proposed by the St Marys Structure Plan within the Duration Cottage precinct, a specific Development Control Plan should be produced for the area with guidelines to secure sensitive development outcomes within the area. The existing DCP controls (set out in Section 8.1) would be generally sufficient should there be no change to the intensity of residential uses permitted. • Retention of the cottages that are ranked as Contributing items is desirable but not essential as long as the existing subdivision pattern, street layout and central park are retained with limited allotment amalgamation. If allotment amalgamation is considered necessary in the future, this should be considered with utmost care to ensure the current small individual allotment configuration is reflected in the new developments' footprint and roof forms. Refer to recommendation 7 below for specific amalgamation recommendations. • The future development within the area should be limited to low-to-medium density residential development spread across the area with minimum amendments to the current subdivision layout. The future development should follow a single dwelling layout, and its design should reflect the simplicity of the Duration Cottages with contemporary materials and sympathetic colour schemes • The central park, known as the Jack Jewry Reserve, should be maintain its current mature trees at the four corners with improved landscaping in a complementary manner to the existing but retain the dominance of the subject mature trees. The park should include Heritage Interpretation to disseminate the historical role of the Duration Cottages, especially during the Second World War and their involvement during the erection of the new munition factory. The Heritage Interpretation could be part of a future Heritage Trail to be located within the central park to communicate the relationship of the precinct with the other Duration Cottages and their significant values to the war time effort of the Commonwealth Government. • While the few surviving original cottages could be considered for heritage listing as a group, these are not considered to meet the threshold of heritage listing either as individual items or as a heritage item group. Even those cottages remaining relatively intact and ranked as Contributing in the ranking plan, do not resemble exemplars of their type as war-time workers cottages built by the Commonwealth Government when compared with those Duration Cottages at North St Marys. They also are not good examples of fibro cottages built during the war or post war periods as to warrant their heritage listing. The integrity of the cottages has degraded to a level that makes them simple and unadorned examples of their type. • Considering the public domain aspect of the area, the St Marys Town Centre Structure Plan (currently underway) should include upgrade schemes that will assist in enhancing the Jack Jewry Reserve. A specific Interpretation Plan should be prepared for the Jack Jewry Reserve for ongoing enhancement. • The Structure Plan should include detailed guidelines and controls concerning minimum lot size (noting that the existing small lot sizes may not be meeting the current minimum lot sizes of the LEP), bulk, scale, materiality, and architectural detailing (where applicable) for future development within the area. As noted in recommendation 2 above, amalgamation of allotments is undesirable and should be limited to a maximum of two allotments being amalgamated to maintain the integrity and intactness of the historic subdivision pattern. The Structure Plan should further incorporate options for the type of development suitable within the area that does not further detract from the existing low-to-medium density residential characteristics of the area. • Some of the recommendations of the Penrith Heritage Inventory form for the St Marys (south) Conservation Area - Duration Cottages (SHI Number 2260822) prepared by Paul Davies Pty Ltd (August 2009) remain valid and should be considered as part of the future development controls for the precinct. The relevant recommendations are reiterated below:
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	<ul style="list-style-type: none"> ○ All cottages must be archivally recorded by a qualified Heritage Specialist prior to demolition or alteration. ○ ...New development should relate to the existing subdivision pattern, be of high quality and add to the visual amenity and quality of the area. ○ Any new development which abuts the Conservation Area must provide an appropriate interface between one area to the other.
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SOURCE OF THIS INFORMATION			
Name of study or report	Duration Cottages – Heritage Investigation	Year of study or report	2022
Item number in study or report			
Author of study or report	Kerime Danis & Asmita Bhasin, City Plan Heritage		
Inspected by	Kerime Danis & Asmita Bhasin, City Plan Heritage		
NSW Heritage Manual guidelines used?			Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
This form completed by	City Plan Heritage	Date	July 2022

DRAFT

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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Aerial view showing the location of the subject site (indicated in red) within its surrounding context, adjacent to St Marys Train Station (Source: SIX Maps, accessed July 2022).				
Image year	2022	Image by	Six Maps	Image copyright holder	Penrith City Council



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of newer development within the Duration Cottage Precinct from Nariel Street, view looking southwest.				
Image year	2022	Image by	City Plan Heritage	Image copyright holder	Penrith City Council



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Open car park and commercial development along Carinya Avenue opposite the Duration Cottages precinct, view looking southeast. The car park was created by demolition of a row of Duration Cottages that were built at the eastern side of Carinya Avenue.				
Image year	2022	Image by	City Plan Heritage	Image copyright holder	Penrith City Council



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of cottage located at 9 Nariel Street, view looking south.				
Image year	2022	Image by	City Plan Heritage	Image copyright holder	Penrith City Council



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	View of Cottage located at 9 Camira Street, view looking southwest.				
Image year	2022	Image by	City Plan Heritage	Image copyright holder	Penrith City Council



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	One of the contemporary houses, located at 9 Kalang Avenue, constructed post demolition of Duration Cottage, view looking southeast.				
Image year	2022	Image by	City Plan Heritage	Image copyright holder	Penrith City Council



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Internal view of living area in Duration Cottage located at 45 Carinya Avenue.				
Image year	2022	Image by	City Plan Heritage	Image copyright holder	Penrith City Council



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Internal view of living area in Duration Cottage located at 45 Carinya Avenue.				
Image year	2022	Image by	City Plan Heritage	Image copyright holder	Penrith City Council

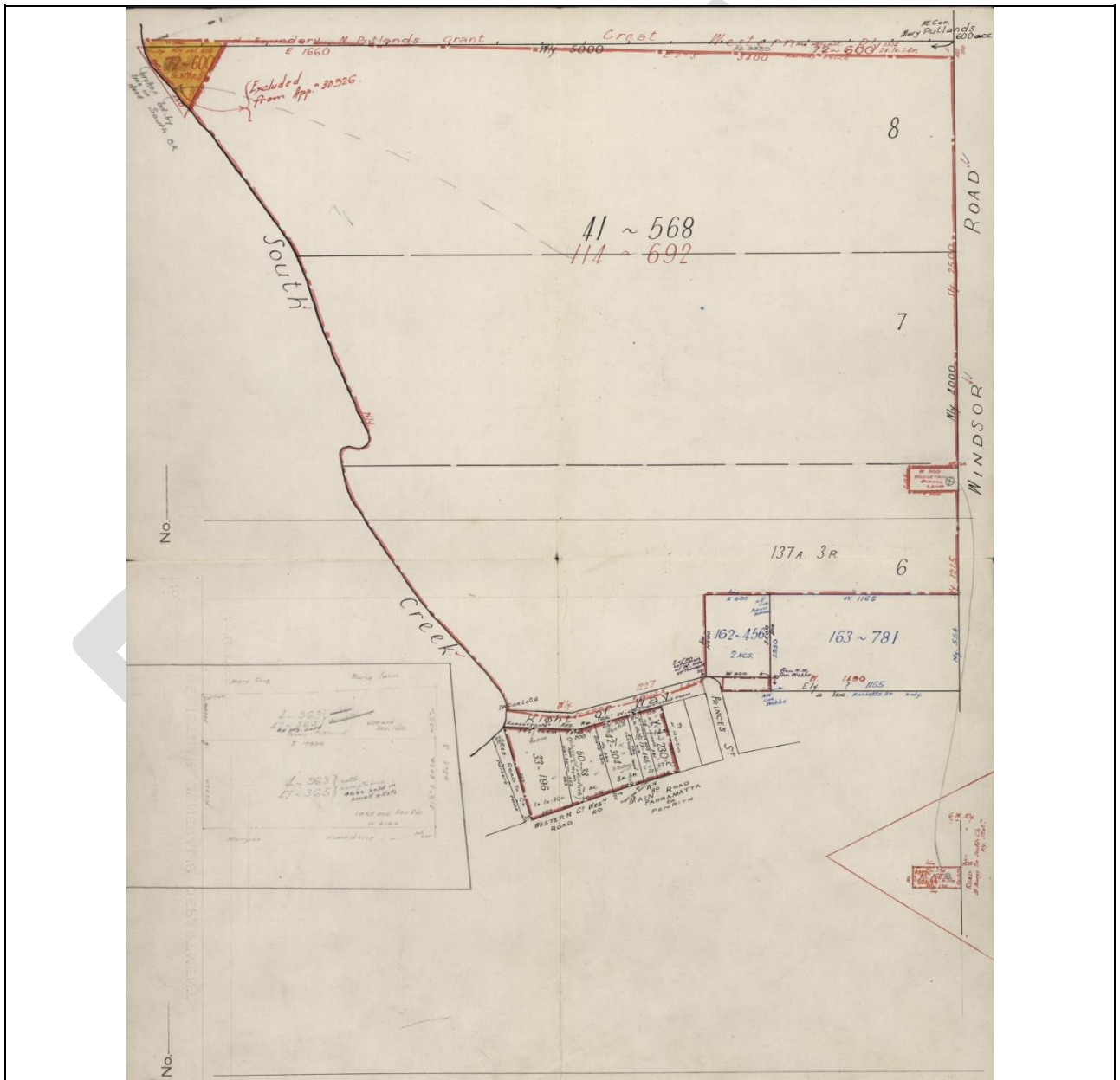


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Subdivision Plan for the part of 600 acres land granted to Mary Putland as a part of Crown Grant (where present day Duration Cottages are located).				
Image year	n.d.	Image by	NSW Land Registry Services	Image copyright holder	Penrith City Council

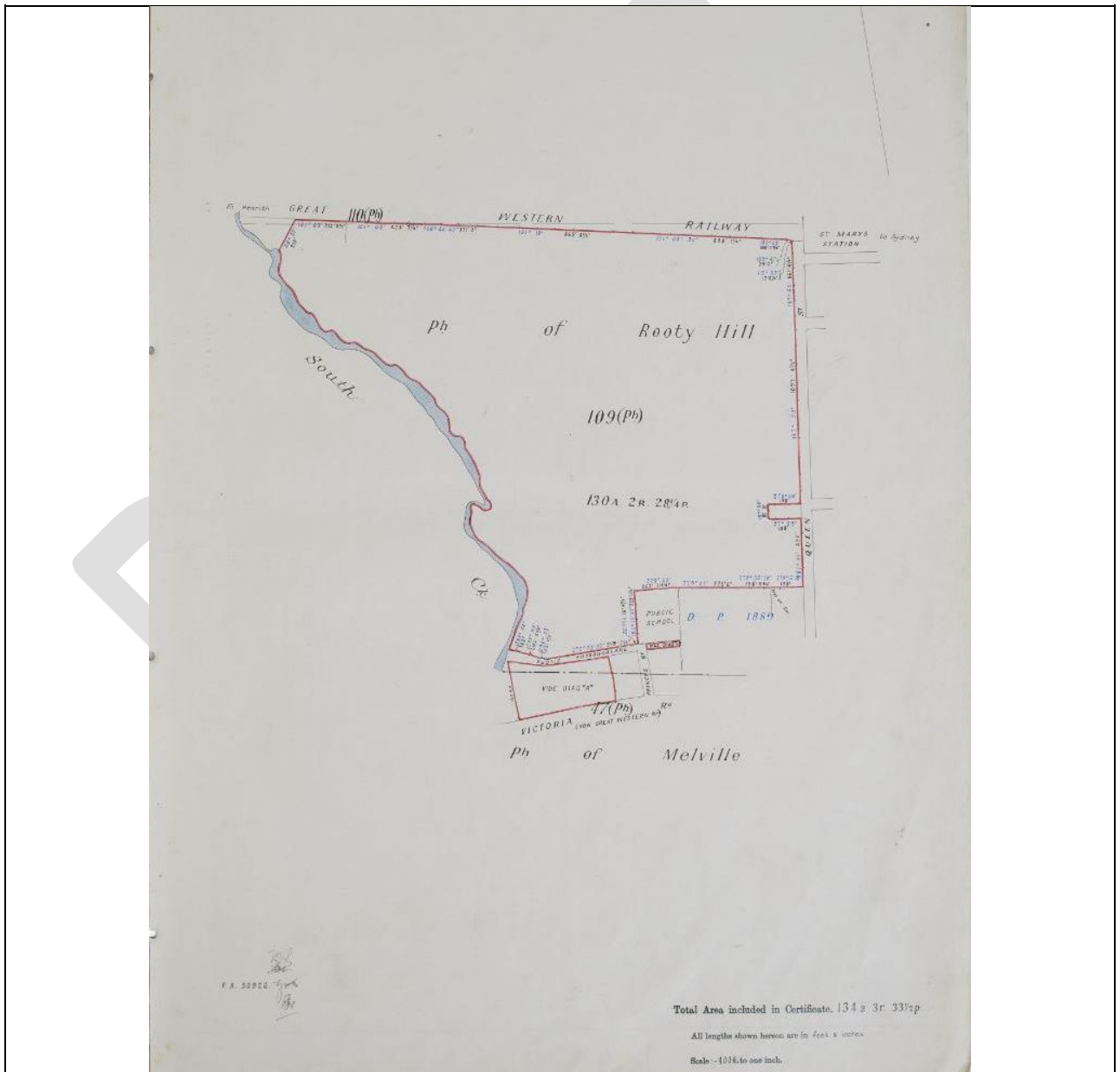


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	132 acres, two roads and 35 one quarter perches of land (indicated in red) owned by Charles Albert Hackett of St Marys, Gentleman and The Union Trustee Company of Australia Limited on 10 July 1933. The land was originally a part of three different land grants, including Crown Grant to Mary Putland on 1 January 1806 (600 acres - Portion 109 of Parish), Crown Grant to Maria King on 1 January 1806 (280 acres - Portion 110 of Parish [Parish of Rooty Hill]), and Crown Grant to Mary O'Connell on 27 June 1810 (1055 acres - Portion 47 of Parish [Parish of Melville])				
Image year	1933	Image by	NSW Land Registry Services	Image copyright holder	Penrith City Council

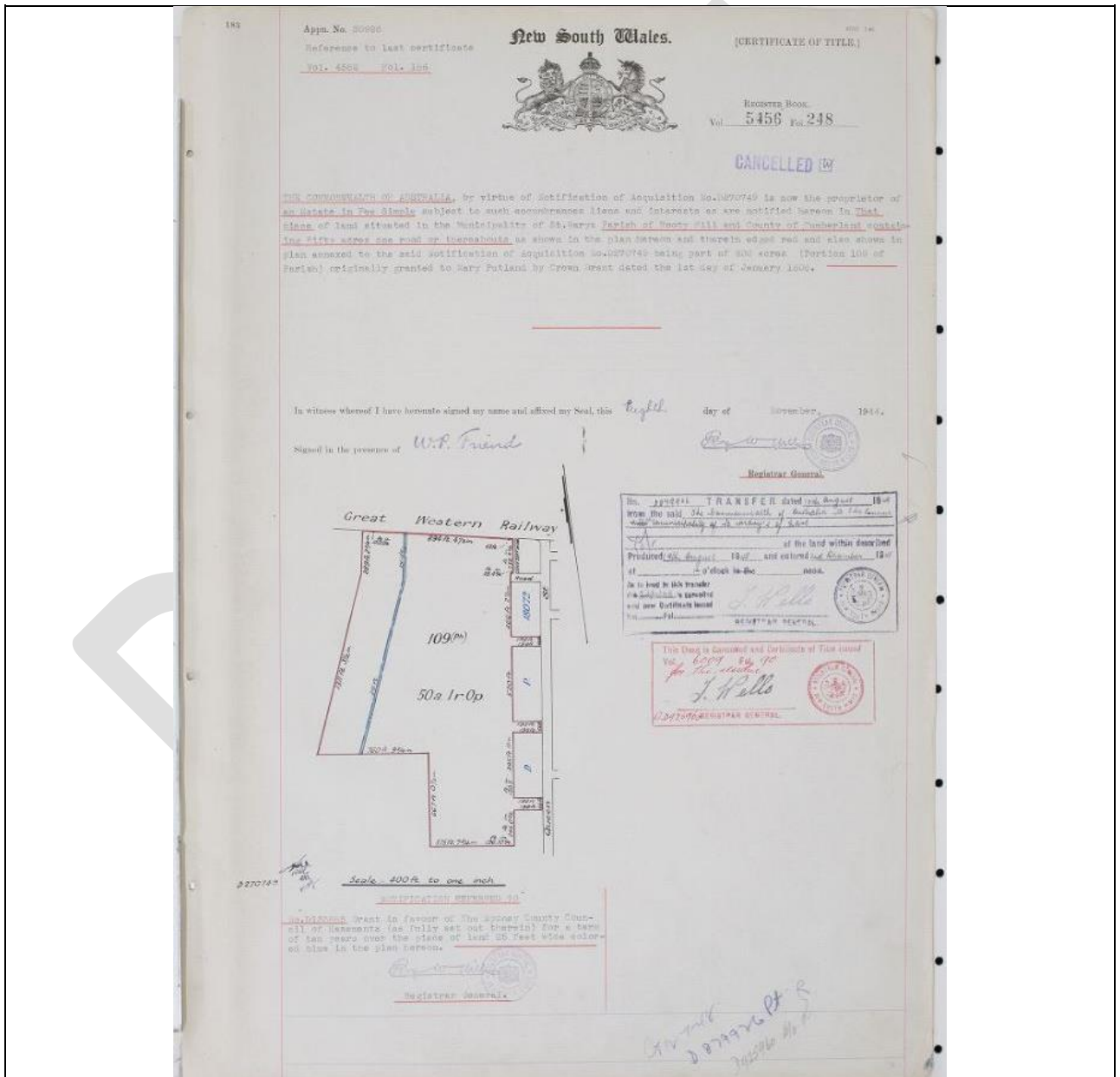


Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Land Title record for 50 acres one rood of land (indicated in red) transferred to The Commonwealth of Australia by The Union trustee Company of Australia Limited on 8 November 1944				
Image year	1944	Image by	NSW Land Registry Services	Image copyright holder	Penrith City Council



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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Subdivision Plan for the Duration Cottages Area, dated 28 June 1956 for Parish of Rooty Hill and County of Cumberland				
Image year	1956	Image by	NSW Land Registry Services	Image copyright holder	Penrith City Council

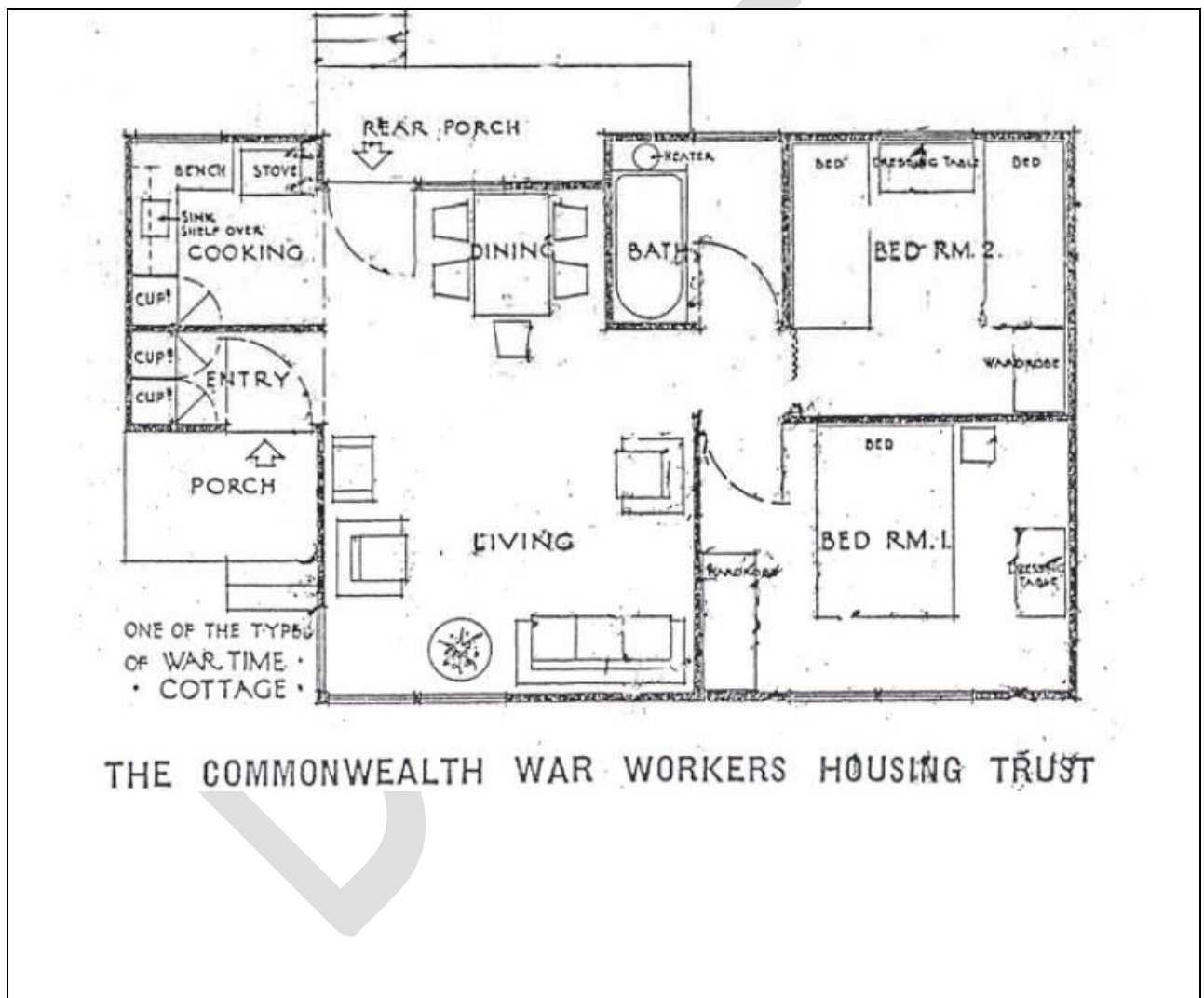


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Earlier floor plan for factory workers housing erected by The Commonwealth War Workers Housing Trust				
Image year	2004 - 2006	Image by	Scott Robertson, Noni Boyd & Terry Kass, NSW Heritage Office	Image copyright holder	Penrith City Council

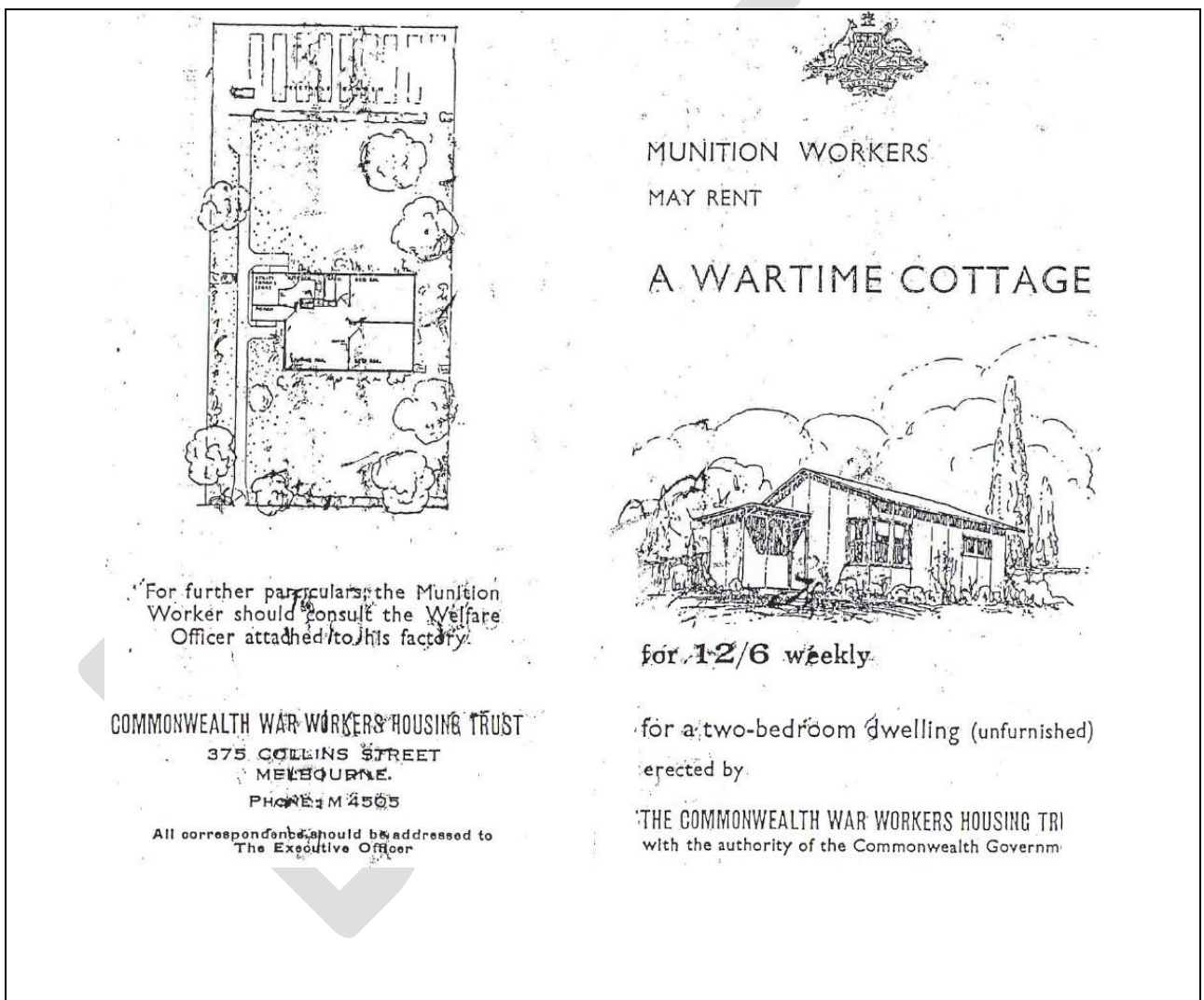


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Advertisement for A Wartime Cottage erected by The Commonwealth War Workers Housing Trust				
Image year	2004 - 2006	Image by	Scott Robertson, Noni Boyd & Terry Kass, NSW Heritage Office	Image copyright holder	Penrith City Council

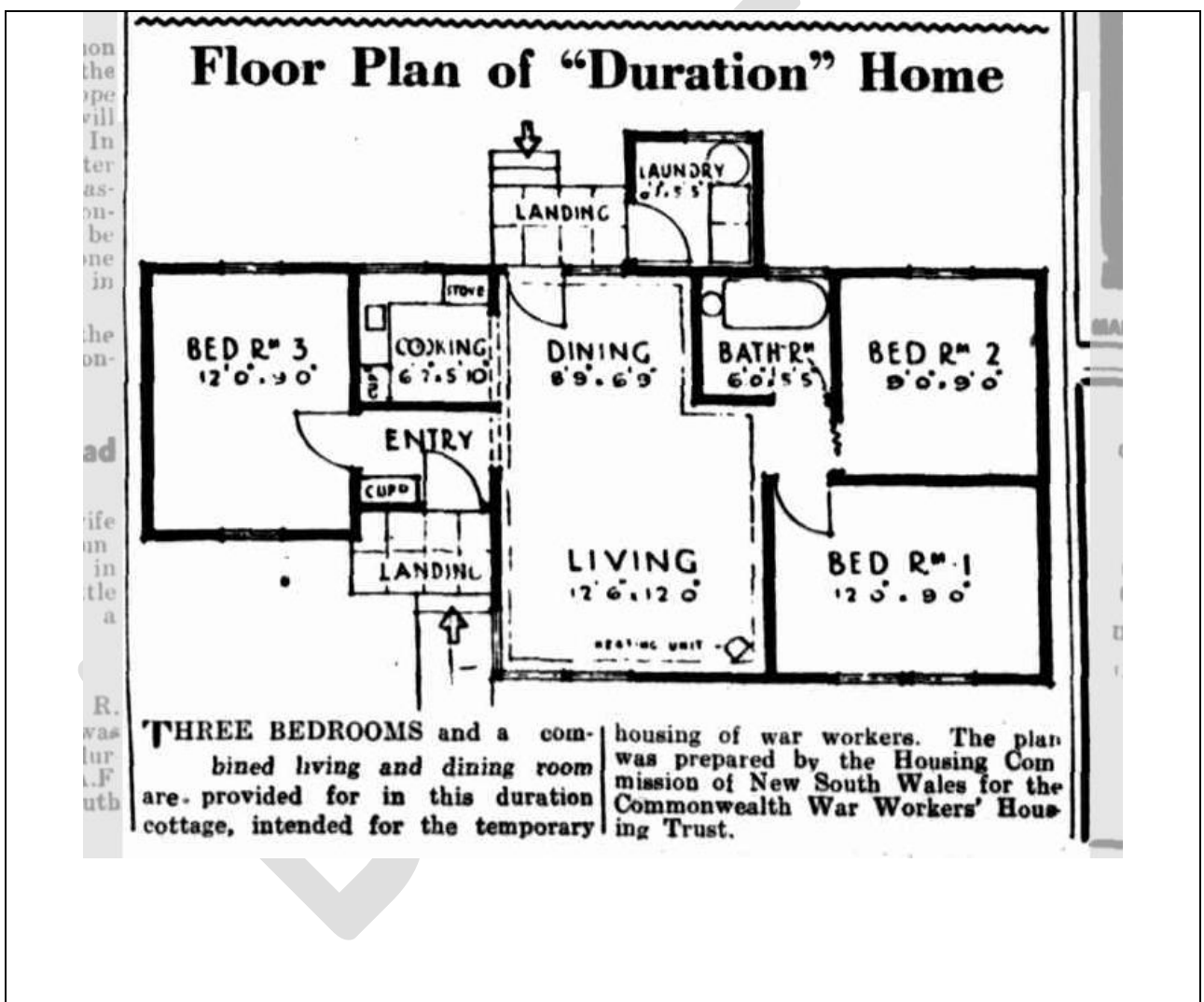


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Floor Plan of "Duration" Home				
Image year	1943	Image by	Newcastle Morning Herald and Miners' Advocate	Image copyright holder	Penrith City Council

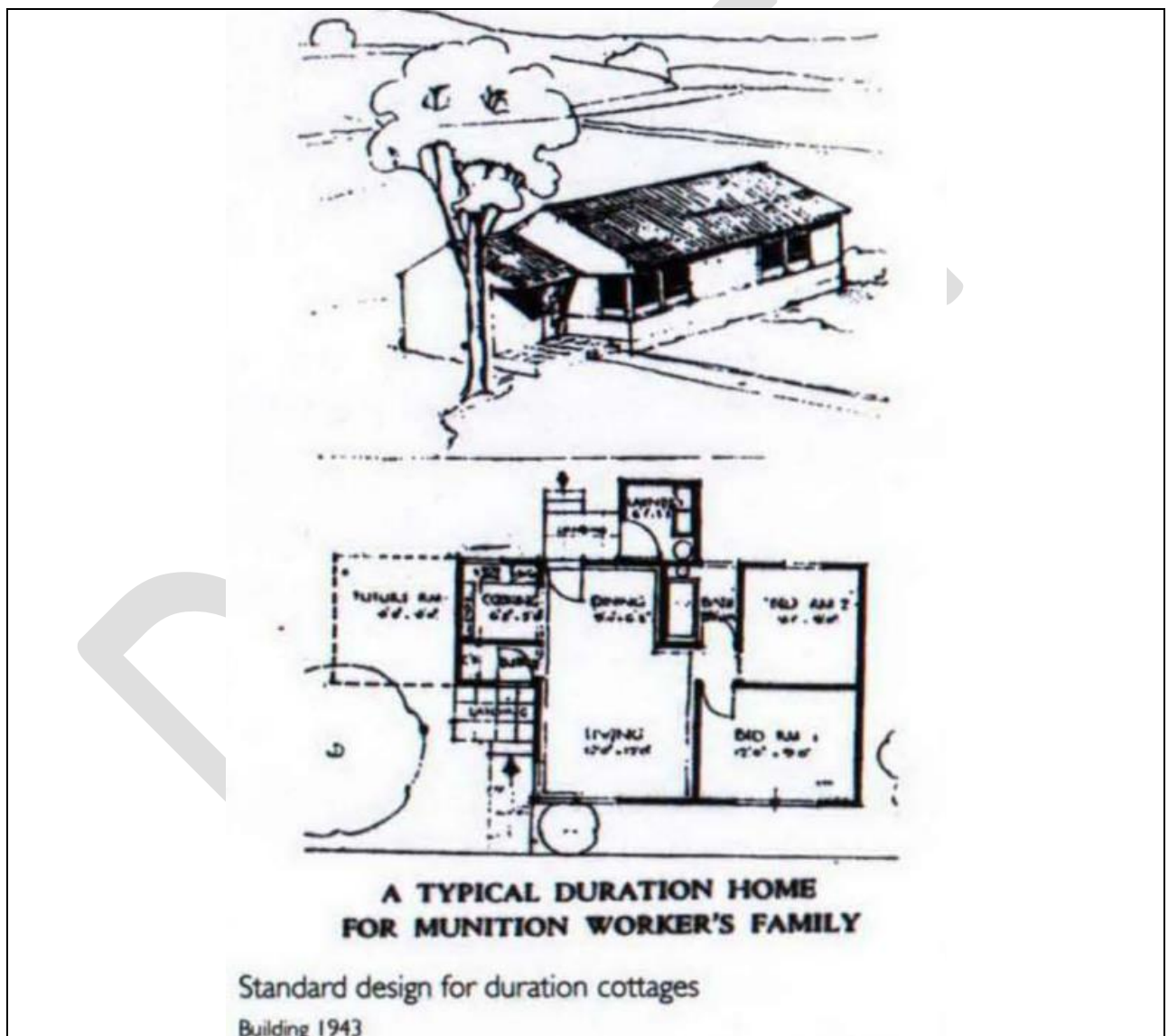


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	Standard Design for Duration Cottages – Building 1943				
Image year	2006	Image by	Scott Robertson, Noni Boyd & Terry Kass, NSW Heritage Office	Image copyright holder	Penrith City Council

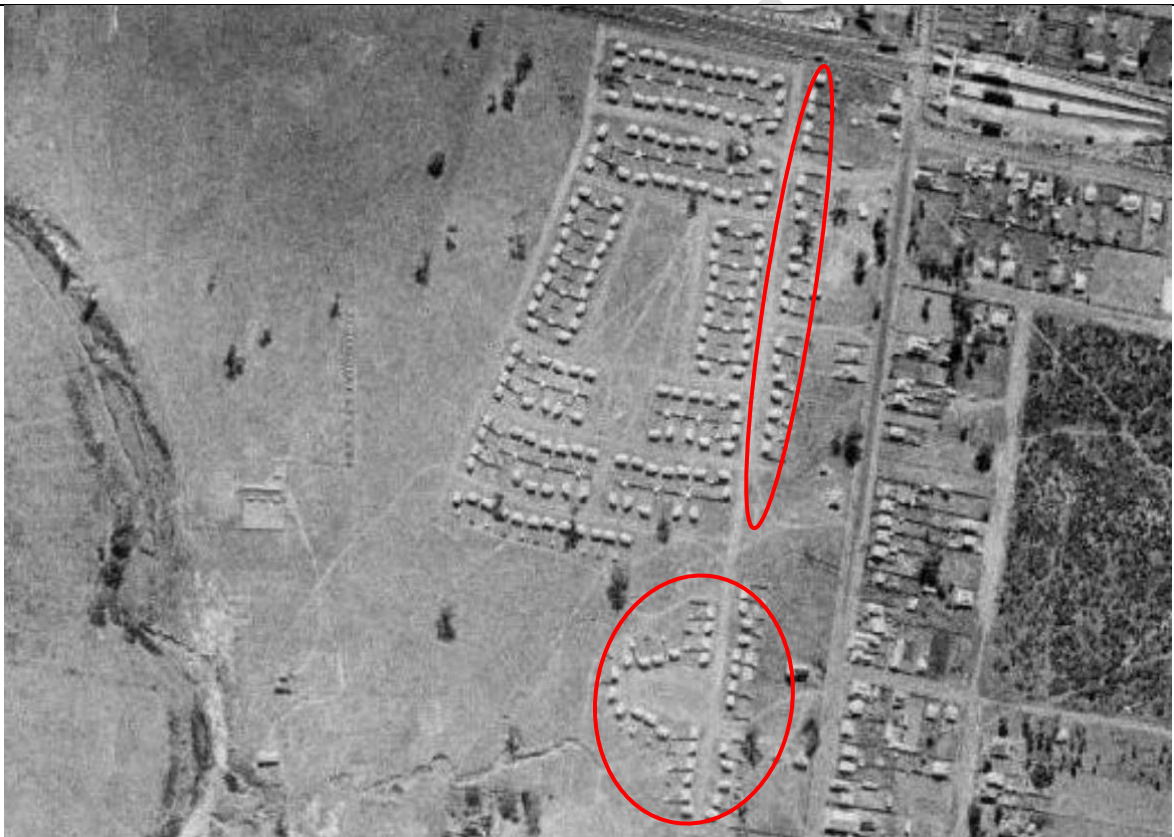


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IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	1943 original layout and configuration of the Duration Cottages precinct at St Marys with the demolished cottages to the east of Carinya Avenue and to the south of Charles Hackett Drive indicated in red circles				
Image year	1943	Image by	SIX Maps	Image copyright holder	Penrith City Council



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	1956 aerial photo of the Duration Cottages precinct showing that even by this time modifications and outbuildings were being added to the cottages				
Image year	1956	Image by	NSW Spatial Services, Historical Imagery Viewer	Image copyright holder	Penrith City Council



Heritage Data Form

IMAGES - 1 per page

Please supply images of each elevation, the interior and the setting.

Image caption	1970 aerial photo of the Duration Cottages precinct showing a row of trees on the east and west perimeters of Jack Jewry Reserve				
Image year	1970	Image by	NSW Spatial Services, Historical Imagery Viewer	Image copyright holder	Penrith City Council



APPENDIX C

Illustrations of Lithgow Duration Cottages January
1943 by Vandyke Brothers

DRAFT

ML DOC 2570

DURATION HOUSES
LITHGOW JAN. 1943

PRE-FABRICATION v. THE HANDICRAFTS.

In this small collection of photographs we have compared the quality of the duration houses built in Lithgow with the exhibition pre-fabricated cottages erected by us some time ago in Main Street. If our criticism at times seems somewhat scathing please forgive us. We have made a serious attempt to be constructive throughout and have not criticised without suggesting alternatives. We hope you'll like it and that among this tragedy of inefficiency you may even be able to raise a smile.

We believe that the most significant page is the last one, for there we deal with the waste of manpower that the handicrafts entail -- a luxury we can hardly afford in this critical period of our history.

VANDYKE BROTHERS.

LITHGOW, January 1943.



On all permanent houses in Lithgow wood verandah floors were specified. These will last from 15 to 20 years. Here we see the contradiction of a permanent concrete floor on a temporary wood foundation. Concreting is a slow and messy procedure on houses that are urgently needed and there is steel in those floors that may be put to better use in war time.



A joint like this under the front door is likely to cause a lot of trouble in the boisterous climate of Lithgow with its heavy rains, cold winds and snow storms. There is no weather bar behind and the threshold is just a continuation of the floor!



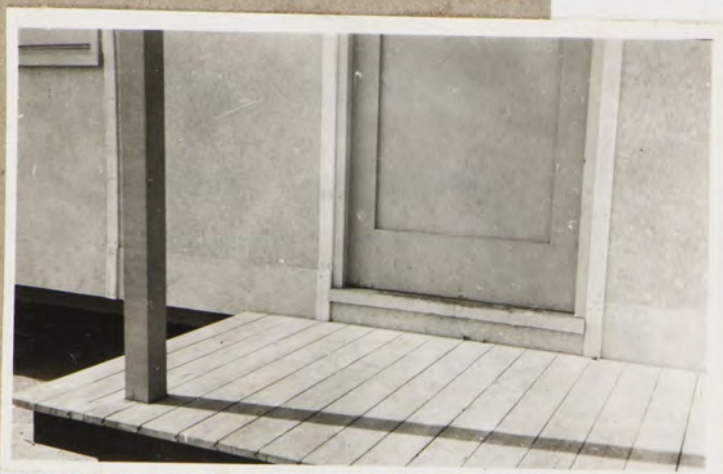
Here is another one of those joints. There were quite a lot of them but we could not photograph them all. This picture was principally taken to show the method of packing out on bearers to take uprights for railing. Comment seems unnecessary.



It is a well known fact that once a pier cap is flattened to the pier it is no longer a barrier to white ants. We do not vouch for the truth of this but it must be admitted that it is an untidy habit.



This is a detail of the porch on the exhibition duration house at Lithgow. It is pre-fabricated and bolted to the wall in a jiffy. The method of fixing the posts is somewhat unorthodox but there is a structural reason for it. We have since improved on this porch using less timber, simplified its construction and consequently cheapened it.



If you were living in Lithgow you would like a door like this. It is virtually wind, rain and snow proof and is also a great saver in fuel bills. There is no need for us to tell you to compare this photo and its clean-cut details with those on the facing page. We know you will be doing that.



All stumps are set back from the building line assuring a neat finish and pier caps that really project. Observe here the method of making one stump serve to hold both the main bearer and the verandah bearer -- another saving without a sacrifice in quality.



This pre-fabricated porch floor is made of wood and is easily and quickly lowered into position. It is only by new and revolutionary methods that we can hope to relieve the housing shortage in wartime. This house was built in 24 hours. Four of these houses could be built per day with 100 men.



These window details taken principally to show the flashing and finish at sill level tell their own story of inefficiency and patchwork methods.

The flashing on these windows is machine made and always presents a neat clean sharp finish.



All you could possibly ask for in a low priced window is here. They combine beauty with utility, they give adjustable ventilation either top or bottom or both at one time. Any handy man can make them fly- and mosquito-proof and they simply will not leak. That sill line looks particularly clean. The reason is that the fibro sheet is grooved up into it thus saving expensive lead trays. There is a much better use for lead up Guadalcanal way. Yes! We think that in their price class our windows compare favourably with any other in the wide world. We hope you agree.





What is saved in lead under windows should in our opinion be spent on gutters and downpipes. This is all the more important in centres where no roads or footpaths are formed. Some cheap form of stormwater and surface drainage may be devised to make duration settlements reasonably comfortable in continued wet weather.



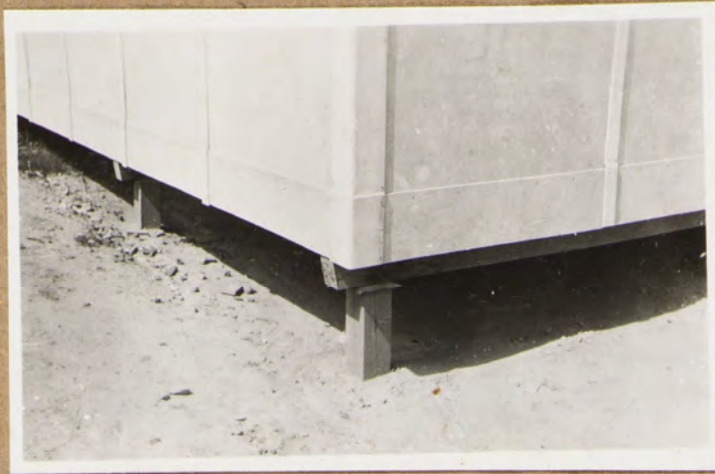


This was to have been a study in eaves but we could not keep the camera off the back door. Observe that fibro angle which has to be ripped all the way down the door stile. A slow enough job on one cottage but on a hundred cottages just a waste of valuable manpower. At the risk of being accused of hair-splitting we should like to call this picture a study in bits.

DOWN WITH ORTHODOX CONSTRUCTION!

There is a lot in this picture that you cannot see. Those wavy lines at the bottom denote the fact that there is no woodwork behind the fibro. Some day this will get bumped or kicked and -- off will come a lump of fibro. It will then be even more unsightly. Another of those gaping doors got into the picture. This was quite unintentional. There is no doubt that the method used in the building of these houses is as obsolete as the blunderbuss. No other manufacturer would dare to use the methods of his Grandfather, but in the building trade this is permissible and even encouraged in some quarters. Is the Architect afraid of his livelihood, or is the building in the hands of lesser intellect than, say, the motor trade? Only by mass production can we get more accurate work and a better finish at no greater cost.





Note the clean, straight bottom line, the set back of the stumps, the neat pier caps and that solid 4x4 angle, and to think that "Sectionit" costs no more, is in many cases even cheaper! This is no "sample" cottage. Let us repeat once again that four of these houses could be built per day with equally clean, straight lines, with set back stumps, neat pier caps and solid 4x4 angles. In war time there is an urgent call for a new building technique, using the maximum machine production in order to conserve manpower. Such a method is "Sectionit". We cannot think of one sound honest-to-goodness reason why our plant should be idle. The machinery should be buzzing for 24 hours per day. The more machinery is used, the less manpower is required.

UP WITH "SECTIONIT" PRE-FABRICATION!



A contrast in stove installation.
These pictures tell their own story.
We can guess which one you like best.





The plan of these houses does not admit of much privacy. From the living and dining room you see the back door, the kitchen, the hall and the front door at a glance, and of course inversely, from the back door, the kitchen, the hall and the front door, you see the living and dining room at a glance. The linen press and hat and coat rail can be seen at the right.

CONTRAST WITH PHOTOS BELOW.

- (1) The front door is screened from the living quarters. The linen press here is handy to bedrooms.
- (2) The Back door seen from living room, kitchen on left of passage, laundry and bath room on right.
- (3) On this side of screen is the hat and coat rail. Front door is seen in corner.





A housing officer finished his report dated March 18th 1942 on Lithgow's housing shortage with the following sentence:- "The approach of winter makes this matter (of housing) one of great urgency, but, provided pre-fabrication of units for the proposed cabins proceeds in the meantime, proposed review of site should not occasion any delay".

Had this logical advice been carried out last year, there would have been no housing shortage in Lithgow to-day. As it is we have had one excuse after another, we have had delay after delay, we have had meetings, petitions, deputations, we have had threats of strikes and we have had housing conferences but as yet we have no houses. Seven months ago, one hundred duration houses were started. The cost of these was not to exceed £350 per unit complete and they were to be built in nine weeks because "The time allowed for construction will be severely restricted". These houses have cost considerably more than the estimate and after seven months they are not yet completed.

Question: Why is housing such a slow and cumbersome business?

Answer: Because we are content to use old-fashioned designs with too many angles and corners and still insist on using the worn-out building methods of yesterday.

Question: What should be done to speed up production?

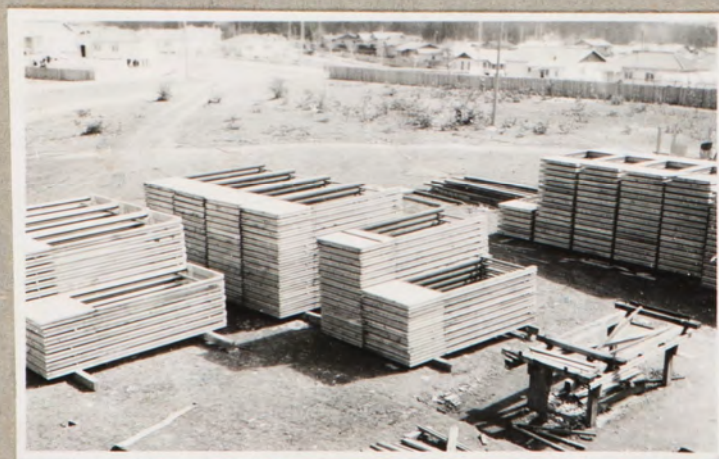
Answer: A new method of manufacture is wanted, a new technique based on machine production that is in keeping with the urgency of the times. With a new technique of manufacture, new and more modern designs inevitably follow.

Question: Is such a method available in Australia?

Answer: Yes. It is "Sectionit" pre-fabrication. This method has been tested for nearly ten years and is the fastest way of building beautiful, durable and low-priced houses. The plant is capable of building four duration houses per day and although it has built some fine cottages in Lithgow it has not worked to anywhere like its capacity for eighteen months. Incidentally, it has been practically idle for the last six months.

Question: Why has this plant been idle for so long in a district where the housing shortage is so acute?

Answer: ???





Posts, posts and posts.



Pre-fabricated kitchen equipment
in the exhibition duration house.

You have seen a few of these door
joints from the outside looking in.
Here is one from the inside looking
out.





Six months ago Vandyke Brothers made the statement that with the assistance of one hundred men they could deliver ready for occupation four duration houses per day. This caused somewhat of a sensation in the trade and interested persons hurriedly invented all kinds of excuses to refute this claim. The principal argument, if such it can be called, was that one hundred men were not available for "this type of work."

The following computation shows how our claim would have worked out over twelve months:

4	Duration Houses	per day.	}	100 Men
20	"	" " week.		
80	"	" " month.		
1000	"	" " year.		

Duration houses were started in N.S.W. in July 1942. It is extremely doubtful on present performance whether the production figures will reach the thousand mark by the end of June of this year, but if they do the manpower used will be many times in excess of the 100 men in the above table. This reckless waste of manpower will continue whilst handi-craft methods of manufacture are still used in preference to machine production.

It is never too late to turn to

VANDYKE BROTHERS,
 "Sectionit" Pre-fabricated Homes.
 Box 62 P.O. Lithgow N.S.W., Phone Lith. 71.





Among the many recommendations from the Division of Defence Housing Co-ordination in America, an organisation principally interested in the conservation of strategic materials in wartime construction, appears the following:-

"Omit breaks in roof line designed for appearance only, and breaks in building wall lines, to save step flashing".

We should all sit up and take notice when America speaks on defence building. In that progressive country houses are not let in multiples of five, ten, or twenty, but in lots of 500 and up to 5000 in one contract.

The handicraft movement in America is dead and up to 62 houses have been built by one contractor there per day. It is proposed shortly to double this figure.





Jambs, architraves, cover battens,



walls, ceilings, and...other pieces.



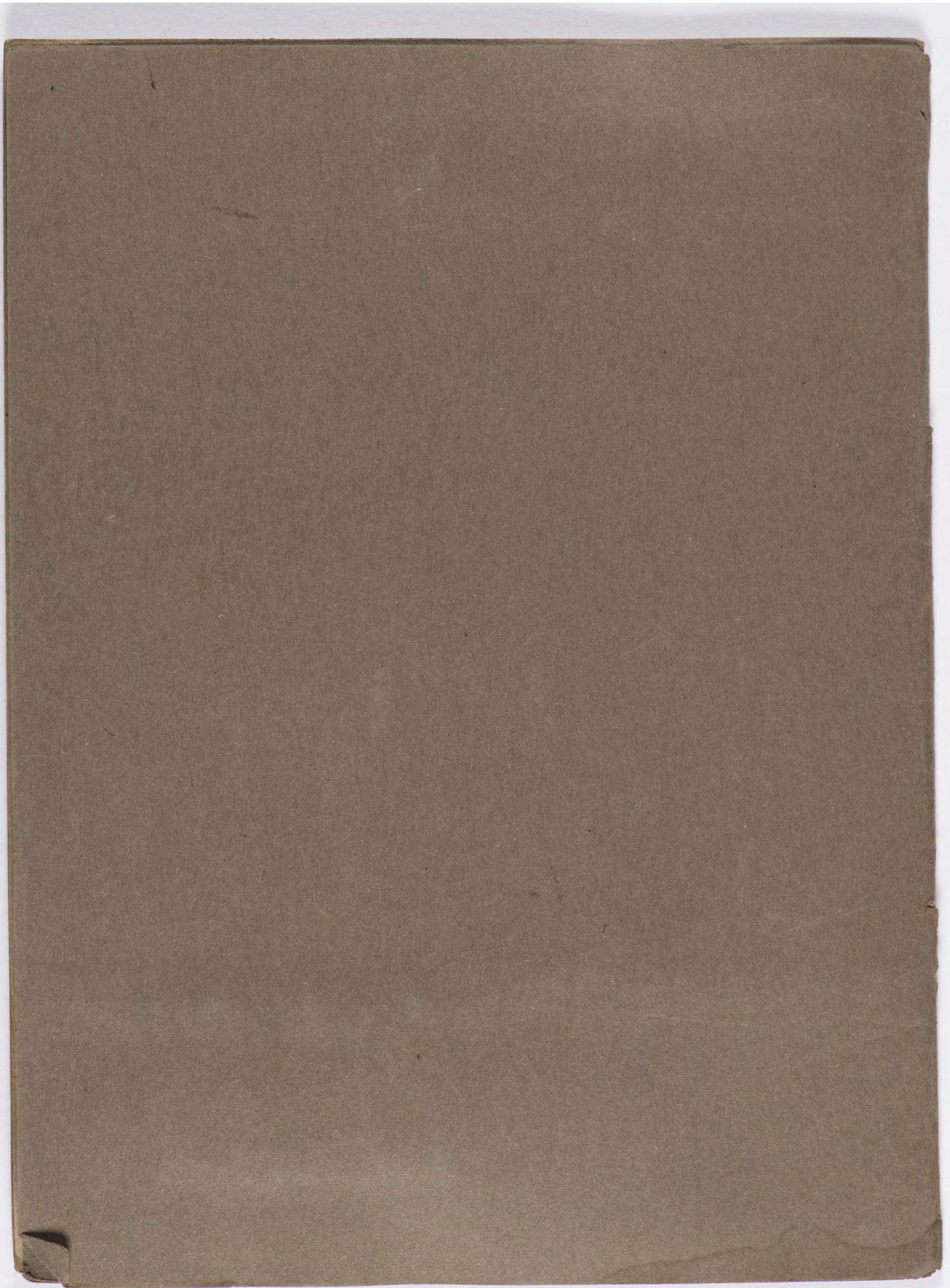
The handicraft movement in action.

The clean, modern lines of "Sectionit" pre-fabrication.



Note the use of large slabs saving timber and above all (Are you listening, Mr. Tojo?) saving manpower.





APPENDIX D

Certification of Title - Vol 7369 Fol 50 - NSW Land
Registry Services

DRAFT

(C.)

New South Wales.

[CERTIFICATE OF TITLE.]

Primary Appn. No. 30926

Reference to last Title.

Vol. 6009 Fol. 90



REGISTER BOOK.

Vol. 7369 Fol. 50

Issued on Order No. 0791640

CANCELLED W.

THE COMMONWEALTH OF AUSTRALIA is now the proprietor of an Estate in Fee Simple, subject nevertheless to such encumbrances, liens and interests as are notified hereon in those pieces of land in the Municipality of Penrith, Parish of Rooty Hill and County of Cumberland being Lots 1 to 207 inclusive and Lot 211 in Deposited Plan No. 26908 and being parts of Portion 109 granted to Mary Patland on 1st January 1806.

In witness whereof I have hereunto signed my name and affixed my Seal, this Third day of October 1957

Signed in the presence of

J. W. Moss

J. W. Pells

Registrar General



NOTIFICATIONS OF CAVEATS IN CONNECTION WITH THE LAND ABOVE DESCRIBED.

Table with 4 columns: No. of Caveat, Land, Date of Entry, Signature of Registrar General. Contains 20 rows of caveats with dates ranging from March to August 1957.

NOTIFICATIONS REQUIRED BY

Encumbrance for Transmission Lines affecting part of Lot 211 above described created by Transfer No. 0632672 and more fully set out therein.

Encumbrance appurtenant to Lots 1 to 207 inclusive affecting the sites of proposed easements for sewage drainage 10 feet wide within the Public Garden and Recreation Space containing 5 acres 2 rods 10 1/2 perches as shown in Deposited Plan No. 26908 created by Transfer No. 0702154.

J. W. Pells



Number of Instrument	Name of Instrument	Date of Instrument	Names of Parties	Particulars of Property	Date and Time of Registration	Memo. of Cancellation and Reference to fresh Certificate.	Fresh Certificate		Signature of Registrar General or Deputy Registrar General.
							Vol.	Folio.	
4732	W/X			Caveat No. G729856 has been withdrawn see G924732	Entered 2nd May 1958	Cancelled as regards this Transfer			J. W. Pells
4733	Transfer	25th March 1958	By Annie Beaungrève.	Lot 55 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	53	J. W. Pells
4734	Transfer	25th March 1958	William Thistle Davidson and Elsie Davidson	Lot 148 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	54	J. W. Pells
4735	W/X			Caveat No. G729859 has been withdrawn see G924735	Entered 2nd May 1958	Cancelled as regards this Transfer			J. W. Pells
4736	Transfer	25th March 1958	Ernest Foster and Phyllis Foster as joint tenants	Lot 153 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	55	J. W. Pells
4737	W/X			Caveat No. G712459 has been withdrawn see G924737	Entered 2nd May 1958	Cancelled as regards this Transfer			J. W. Pells
4738	Transfer	25th March 1958	James Ernest Graham and Sarah Ann Graham as joint tenants	Lot 112 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	56	J. W. Pells
4739	Transfer	25th March 1958	Robert James Greene and Vera Greene as joint tenants	Lot 189 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	48	J. W. Pells
4740	W/X			Caveat No. G6683835 has been withdrawn see G924740	Entered 2nd May 1958	Cancelled as regards this Transfer			J. W. Pells
4741	Transfer	25th March 1958	John Henry Harding	Lot 138 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	49	J. W. Pells
4742	Transfer	25th March 1958	Louise Hendry	Lot 14 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	50	J. W. Pells
4743	Transfer	25th March 1958	Annie Hippiersley and Mabel Hippiersley as joint tenants	Lot 197 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	226	J. W. Pells
4744	W/X			Caveat No. G620398 has been withdrawn see G924744	Entered 2nd May 1958	Cancelled as regards this Transfer			J. W. Pells
4745	Transfer	25th March 1958	George McAllen	Lot 137 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	51	J. W. Pells
4746	Transfer	25th March 1958	Ma. J. McCormack and Helen Catherine McCormack as joint tenants	Lot 147 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	52	J. W. Pells
4747	Transfer	25th March 1958	Ruby Cecilia Pendergast	Lot 102 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	47	J. W. Pells
4748	Transfer	25th March 1958	Samuel James Smith and Elizabeth Rose Smith as joint tenants	Lot 201 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	46	J. W. Pells
4749	W/X			Caveat No. G6683836 has been withdrawn see G924751	Entered 2nd May 1958	Cancelled as regards this Transfer			J. W. Pells
4750	Transfer	25th March 1958	Mabel Adeline Smith	Lot 193 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	44	J. W. Pells
4751	W/X			Caveat No. G717200 has been withdrawn see G924753	Entered 2nd May 1958	Cancelled as regards this Transfer			J. W. Pells
4752	Transfer	25th March 1958	Arthur Leslie Smith and Ada Smith as joint tenants	Lot 169 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	45	J. W. Pells
4753	W/X			Caveat No. G729854 has been withdrawn see G924755	Entered 2nd May 1958	Cancelled as regards this Transfer			J. W. Pells
4754	Transfer	25th March 1958	Arthur James Turner and Maryona Ethel Turner as joint tenants	Lot 151 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	43	J. W. Pells
4755	Transfer	25th March 1958	Alfred John Watson and Lilyan Eme Watson as joint tenants	Lot 82 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	42	J. W. Pells
4756	W/X			Caveat No. G562825 has been withdrawn see G924758	Entered 2nd May 1958	Cancelled as regards this Transfer			J. W. Pells
4757	Transfer	25th March 1958	Winifred Anne Williams	Lot 127 D.P. 26908 Subject to covenant	Entered 2nd May 1958	Cancelled as regards this Transfer	7489	41	J. W. Pells

7369-50-2

Number of Instrument.	Name of Instrument.	Date of Instrument.	Names of Parties.	Particulars of Property.	Date and Time of Registration.	Memo. of Cancellation and Reference to Fresh Certificate.	Fresh Certificate.		Signature of Registrar General or Deputy Registrar General.
							Vol.	Folio.	
G929760	Transfer	25 th March 1958	Olive Woods and Anna Christina Woods as joint tenants	Lot 126 D.P. 26908 Subject to covenant	Entered 2 nd May 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	7489	40	J. H. Pells
G928935	Transfer	26 th March 1958	Gladys Mary Nolan	Lot 95 D.P. 26908 Subject to covenant	Entered 2 nd May 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	7489	38	J. H. Pells
G930355	Transfer	2 nd April 1958	Archibald Henry Handley	Lot 71 D.P. 26908 Subject to covenant	Entered 2 nd May 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	7489	33	J. H. Pells
G931317	Transfer		Caveat No. G844306 has been withdrawn see G931317		Entered 2 nd May 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer			J. H. Pells
G931318	Transfer	28 th March 1958	Gladys Frances Wisbey	Lot 181 D.P. 26908 Subject to covenant (Subject to covenant)	Entered 2 nd May 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	7489	32	J. H. Pells
G936144	Transfer	28 th March 1958	George Lammage Talor	Lot 107 D.P. 26908 Subject to covenant	Entered 10 th May 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G945449 Lot 1493	228	J. H. Pells
G954726	Transfer	28 th March 1958	Archie Richard Goldrick and Kathleen Mary Goldrick as joint tenants	Lot 144 D.P. 26908	Entered 26 th May 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G950581 Lot 154 D.P. 26908	244	J. H. Pells
G965868	Transfer	28 th May 1958	Alexander William Weston and Lily Weston } as joint tenants	Lot 171 D.P. 26908	Entered 10 th June 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G950581 Lot 154 D.P. 26908	204	J. H. Pells
G965869	Transfer	28 th May 1958	Ray Cameron William Knight and Ethel Marjorie Knight } as joint tenants	Lot 84 D.P. 26908 (Subject to covenant)	Entered 10 th June 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G950581 Lot 154 D.P. 26908	204	J. H. Pells
G960676	Transfer	28 th March 1958	Thomas Raymond Jobling	Lot 134 D.P. 26908 (Subject to covenant)	Entered 20 th June 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G954724 Lot 141 R		J. H. Pells
G972438	Transfer	21 st May 1958	Bernard Douglas Laughlan and Dorothy May Laughlan as joint tenants	Lot 94 D.P. 26908 (Subject to covenant)	Entered 12 th July 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G960676 Lot 134 R	17	J. H. Pells
G972439	Transfer	21 st May 1958	Sarah Jane Kaylar	Lot 173 D.P. 26908 (Subject to covenant)	Entered 11 th July 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G960676 Lot 134 R	16	J. H. Pells
G9718819	Transfer	20 th Dec 1957	Edward Vincent Painter and Gladys Lucy Painter as joint tenants	Lot 79 D.P. 26908	Entered 11 th July 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G965868 Lot 171 R		J. H. Pells
G9874807	Transfer	30 th March 1958	Ernest Leslie Wright and Joan Wright as joint tenants	Lot 174 D.P. 26908 (Subject to covenant)	Entered 22 nd July 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G972438 Lot 94 D.P. 26908 R		J. H. Pells
G97312	Transfer	25 th March 1958	Frank Macpherson Nepean and Mary Eith Nepean } as joint tenants	Lot 100 AP 26908 (Subject to covenant)	Entered 21 st August 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G979959 Lot 154 R		J. H. Pells
G97313	Transfer	28 th March 1958	Gregory Wilfred Lane	Lot 56 AP 26908 (Subject to covenant)	Entered 21 st August 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G985352 M on		J. H. Pells
G97314	Transfer	28 th March 1958	St. Mary's Community Advancement Co-operative Society Limited	Lot 182 AP 26908 (Subject to covenant)	Entered 21 st August 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G986634 Lot 179 R		J. H. Pells
G973603	Transfer	28 th March 1958	Frank Alfred Johnson and Beeryl Johnson } as joint tenants	Lot 125 AP 26908 (Subject to covenant)	Entered 21 st August 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G987487 Lot 174 R		J. H. Pells
G973729	Transfer	28 th March 1958	Leslie Arthur Hargrave and Rosalie Ellen Hargrave } as joint tenants	Lot 184 AP 26908 (Subject to covenant)	Entered 21 st August 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G992723 Lot 152 R		J. H. Pells
G977783	Transfer	30 th June 1958	Keith Walter and Eime June Walker } as joint tenants	Lot 52 AP 26908 (Subject to covenant)	Entered 21 st August 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	H 307 617 R		J. H. Pells
G950581	Transfer	28 th March 1958	St. Mary's Community Advancement Co-operative Society Limited	Lot 12 AP 26908	Entered 21 st August 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	H 653 Lot 175 R		J. H. Pells
H6478	Transfer	30 th June 1958	William Richard Hisket	Lot 23 AP 26908 (Subject to covenant)	Entered 21 st August 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	H 650		J. H. Pells
H1382	Transfer	23 rd July 1958	Kenneth Dawson Brynes	Lot 171 AP 26908 (Subject to covenant)	Entered 21 st August 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	H 6478 Lot 175 R		J. H. Pells
H1385	Transfer	30 th March 1958	Robert William Gilbert	Lot 119 AP 26908 (Subject to covenant)	Entered 21 st August 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	H 11745 Lot 27 R		J. H. Pells
H1145	Transfer	27 th July 1958	Robert Charles Stewart	Lot 27 AP 26908 (Subject to covenant)	Entered 21 st August 1958 10 at mts o'clk in the noon	Cancelled as regards this Transfer	G1352 Lot 177 R		J. H. Pells
H23647	Transfer		Withdrawal of Caveat No. 5429855	Entered 10 th September 1958	10 at mts o'clk in the noon	Cancelled as regards this Transfer	H23647		J. H. Pells

Number of Instrument	Name of Instrument	Date of Instrument	Name of Parties	Particulars of Property	Date and Time of Registration	Memo. of Cancellation and Reference to fresh Certificate.	Fresh Certificate.		Signature of Registrar General or Deputy Registrar General.
							Vol.	Folio.	
H 25548	Transfer	24 th June 1958	Bert Smith Rowe	Lot 152, D.P. 26908	Entered 10 th September 1958 19 at mts. o'clk. in the noon	H 25647 R - 8 T M C - 50 M M C Cancelled as regards this Transfer	7568	226	Jawatson
H 38137	Transfer	25 th June 1958	Bertha Springett	Lot 165 D.P. 26908 (subject to covenant)	Entered 30 th September 1958 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 38137 Lot 165 R	7576	200	Jawatson
H 35964	Transfer	24 th June 1958	See caveat to G 712458 is hereby withdrawn	Lot 179 D.P. 26908 (subject to covenant)	Entered 8 th October 1958 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 36336 Lot 179 R	7580	24	Jawatson
H 26336	Transfer	30 th June 1958	Donald Morrison Reginald Gordon Richards & Cecile Agnes Richards as joint tenants	Lot 198 D.P. 26908	Entered 23 rd November 1958 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 35964 WX (G 712458) R H 57808 Lot 123 R	7608	168	Jawatson
H 59858	Transfer	1 st September 1958	Ernest James Morley and Lina May Morley as joint tenants	Lot 123 D.P. 26908 (subject to covenant)	Entered 15 th November 1958 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 66864 Lot 92 R	7607	199	Jawatson
H 80859	Transfer	15 th September 1958	Arthur Walter Signall	Lot 40 D.P. 26908 (subject to covenant)	Entered 8 th December 1958 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer T 466868 Lot 99 R	7615	65	Jawatson
H 90961	Transfer	10 th September 1958	Blaise Leslie Harding	Lot 155 D.P. 26908 (subject to covenant)	Entered 8 th December 1958 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 71081 Lot 11 R	7615	52	Jawatson
H 6684	Transfer	1 st September 1958	John Stuart Johnson Patrick Thomas Fitzpatrick and Heather Bern Fitzpatrick as joint tenants	Lot 97 D.P. 26908 (subject to covenant)	Entered 30 th December 1958 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 7061 Lot 99 R - 3 T M C - 20 T M C	7615	52	Jawatson
H 7681	Transfer	19 th December 1958	Thomas James Willis and Ethel May Willis, as joint tenants	Lot 11 D.P. 26908 (subject to covenant)	Entered 6 th January 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 79118 Lot 117 R	7628	43	Jawatson
H 8404	Transfer	10 th December 1958	Ray Winger	Lot 156 D.P. 26908	Entered 4 th February 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 90961 Lot 155 R	7628	43	Jawatson
H 49829	Transfer	28 th March 1958	James Richard Archer	Lot 175 D.P. 26908 (subject to covenant)	Entered 4 th February 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 96591 Lot 25 R - 2 M M C	7642	43	Jawatson
H 96591	Transfer	10 th January 1958	John Paul Mason	Lot 25 D.P. 26908	Entered 11 th February 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 98404 Lot 150 R H 93172 Lot 150 R - 3 M C	7642	43	Jawatson
H 129260	Transfer	18 th June 1958	Thomas Patrick O'Brien	Lot 44 D.P. 26908 (subject to covenant)	Entered 12 th February 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 119537 Lot 178 R - 5 T M C	7642	64	Jawatson
H 138140	Transfer	11 th January 1959	William Edward Manning and Nellie Redyker Manning as joint tenants	Lot 73 D.P. 26908 (subject to covenant)	Entered 12 th February 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 114415 Lot 91 D.P. 26908 R	7642	64	Jawatson
H 138141	Transfer	11 th January 1959	Reginald Ralph Reddyker and Beal Emily Margaret Reddyker as joint tenants	Lot 80 D.P. 26908 (subject to covenant)	Entered 12 th February 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 129260 Lot 44 R - 5 T M C	7642	64	Jawatson
H 138142	Transfer	11 th January 1959	Burgaret Egan	Lot 90 D.P. 26908 (subject to covenant)	Entered 12 th February 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 138142 Lot 113 R - 2 M M C	7642	64	Jawatson
H 138143	Transfer	11 th January 1959	John Oliver and Leslie Irene Oliver as joint tenants	Lot 117 D.P. 26908 (subject to covenant)	Entered 12 th February 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 138143 Lot 113 R - 2 M M C	7642	64	Jawatson
H 76061	Transfer	15 th September 1958	Douglas Sylvester Stewart	Lot 99 D.P. 26908 (subject to covenant)	Entered 6 th March 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 155318 WX (Pte) R - 3 M M C	7656	57	Jawatson
H 109537	Transfer	10 th November 1958	Beata Alexis Lane as joint tenants	Lot 178 D.P. 26908	Entered 13 th March 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 176595 WX Lot 91 R	7656	130	Jawatson
H 55318	Transfer	29 th September 1958	Nicholas James Little	Lot 145 D.P. 26908 (subject to covenant)	Entered 6 th April 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 176595 WX Lot 91 R	7656	130	Jawatson
H 155318	Transfer	29 th September 1958	See caveat to H 55318 is now withdrawn	Lot 145 D.P. 26908 (subject to covenant)	Entered 6 th April 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 176595 WX Lot 91 R	7656	130	Jawatson
H 155319	Transfer	19 th September 1958	Rayal May Savell	Lot 145 D.P. 26908 (subject to covenant)	Entered 17 th April 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 189275 Lot 130 R	7679	213	Jawatson
H 176595	Transfer	19 th September 1958	See caveat to H 55318 is now withdrawn	Lot 145 D.P. 26908 (subject to covenant)	Entered 17 th April 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer	7679	213	Jawatson
H 114415	Transfer	1957	Mabelle John McAlman and Dulcie Gene McAlman as joint tenants	Lot 91 D.P. 26908 (subject to covenant)	Entered 17 th April 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer	7679	213	Jawatson

1969-50-3

Number of Instrument.	Name of Instrument.	Date of Instrument.	Name of Parties.		Particulars of Property.	Date and Time of Registration.	Memo. of Cancellation and Reference to fresh Certificate.	Fresh Certificate.		Signature of Registrar General or Deputy Registrar General.
			The Commonwealth of Australia to					Vol.	Folio.	
H189275	Transfer	25th March 1959	Harry Gordon Cairnes and Edith Marie Cairnes as joint tenants		(Subject to Covenant) Lot 130 in DP 26908	Entered 20th May 1959 19 at mts. o'clk. in the noon	H 213313 Lot 195 R		Jawatson	
H213313	Transfer	30th April 1959	Vaclav Frank Bohanka		(Subject to Covenant) Lot 195 DP 26908	Entered 10th June 1959 18 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 213094 Lot 128 R	131	Jawatson	
H215084	Transfer	15th April 1959	Terence Stephen Brimeen		(Subject to Covenant) Lot 24 D.P. 26908	Entered 6th July 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer T.H 220178 Lot 191 R	7707 97	Jawatson	
H226338	Transfer	30th April 1959	Leticia Cronin and Emma Dorothy Cronin as joint tenants		(Subject to Covenant) Lot 128 D.P. 26908	Entered 15th July 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer M. 180 M/c	7724 130	Jawatson	
H225340	Transfer	30th April 1959	Leonard William Christian and Maureen Evelyn Christian as joint tenants		(Subject to Covenant) Lot 42 D.P. 26908	Entered 15th July 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 225229 Lot 199 R	7728 39	Jawatson	
H225341	Transfer	30th April 1959	John Walter Harriehood and Bruce Harriehood as joint tenants		(Subject to Covenant) Lot 7 D.P. 26908	Entered 15th July 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 226338 Lot 128 R	7728 40	Jawatson	
H225209	Transfer	18th May 1959	Leticia Jack Handing		Subject to Covenant Lot 105 DP 26908	Entered 29th July 1959 18 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 226339 Lot 77 R	7734 90	Jawatson	
H237863	Transfer	13th May 1959	Sylvester Edward Heary		(Subject to Covenant) Lot 99 DP 26908	Entered 30th July 1959 18 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 226340 Lot 42 R	7734 90	Jawatson	
H277192	Transfer	Caveat No. 666494 has been withdrawn see H 277192					Entered 17th September 1959 19 at mts. o'clk. in the noon	H 226341 Lot 7 R	Jawatson	
H226339	Transfer	13th May 1959	Emma Thelma Ferguson		(Subject to Covenant) Lot 77 in DP 26908	Entered 17th September 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 226341 Lot 7 R		Jawatson	
H300487	Transfer	14th September 1959	William James Kelly and Elizabeth Winter Kelly as joint tenants		(Subject to Covenant) Lot 168 D.P. 26908	Entered 29th October 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 237163 Lot 64 R		Jawatson	
H306488	Transfer	11th September 1959	John Patrick Bussen and Iris May Bussen as joint tenants		(Subject to Covenant) Lot 131 D.P. 26908	Entered 29th October 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 262026 Lot 192 R		Jawatson	
H306489	Transfer	14th September 1959	Norma Joan Bevege		(Subject to Covenant) Lot 2 D.P. 26908	Entered 29th October 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 277192 (H 262026) R		Jawatson	
H297913	Transfer	15th April 1959	Helen Amy Hugg		(Subject to Covenant) Lot 196 D.P. 26908	Entered 29th October 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 258615 Lot 114 R		Jawatson	
H295874	Transfer	6th August 1959	Kilian Scully Oxenham		(Subject to Covenant) Lot 61 D.P. 26908	Entered 29th October 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 295874 Lot 61 DP 26908 R		Jawatson	
H301571	Transfer	13th May 1959	Daphne Stirling Mc Lehon		(Subject to Covenant) Lot 75 D.P. 26908	Entered 29th October 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 295874 Lot 61 DP 26908 R		Jawatson	
H331447	Transfer	7th August 1959	Lesly Thomas Lunnell and Morna Winifred Lunnell as joint tenants		(Subject to Covenant) Lot 167 D.P. 26908	Entered 8th December 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 297101 Lot 156 R		Jawatson	
H297101	Transfer	3rd June 1959	Eric Stanley Jones and Ruby Joan Jones as joint tenants		Subject to Covenant Lot 166 D.P. 26908	Entered 17th December 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 297101 Lot 156 R		Jawatson	
H262424	Transfer	Caveat No. 6757846 has been withdrawn.					Entered 22nd December 1959 19 at mts. o'clk. in the noon	H 297913 Lot 196 R	Jawatson	
H252425	Transfer	30th April 1959	James Wilkinson		Lot 192, DP. 26908	Entered 22nd December 1959 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 297913 Lot 196 R		Jawatson	
H357031	Transfer	11th September 1959	Lynsey Victor Parmenter and Thelma Olive Parmenter as joint tenants		(Subject to Covenant) Lot 141, D.P. 26908	Entered 7th January 1960 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 301571 Lot 75 R		Jawatson	
H3599656	Transfer	30th April 1959	Lynn James Shearn and June Clara Shearn as joint tenants		(Subject to Covenant) Lot 159, D.P. 26908	Entered 7th January 1960 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 306487 Lot 65 R		Jawatson	
H331084	Transfer	19th October 1959	Peter Roy Howell and Francis Valda Howell		Lot 19 D.P. 26908	Entered 20th January 1960 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 306487 Lot 65 R		Jawatson	
H288655	Transfer	13th May 1959	Marian Bertha Eva Bond		(Subject to Covenant) Lot 114 D.P. 26908	Entered 28th January 1960 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 288655 Lot 131 R		Jawatson	
H360387	Transfer	25th July 1959	Kathleen Ellen Shepherd		(Subject to Covenant) Lot 19 D.P. No. 26908	Entered 16th February 1960 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 360387 Lot 19 R		Jawatson	
H360525	Transfer	12th November 1959	Betty Griffiths		(Subject to Covenant) Lot 18, D.P. 26908	Entered 16th February 1960 19 at mts. o'clk. in the noon	Cancelled as regards this Transfer H 360525 Lot 18 R		Jawatson	

REGISTRATION MEMORIALS OF TRANSFERS, ETC., IN CONNECTION WITH THE

Number of Instrument	Name of Instrument	Date of Instrument	Name of Parties	Particulars of Property	Date and Time of Registration	Memo. of Cancellation and Reference to fresh Certificate.	Fresh Certificate.		Signature of Registrar General or Deputy Registrar General.
							Vol.	Folio.	
			Commonwealth of Australia						
50527	Transfer	12th November 1959	Peter Wilson	Lot 200 D.P. 26908 (subject to covenant)	Entered 16th February 1960 10 at mts. o'clk. in the noon	H 331447 lot 167 R Cancelled as regards this Transfer		Jawatson	
50588	Transfer	12th November 1959	Cecil Allaw Smith	Lot 162, D.P. 26908 (subject to covenant)	Entered 16th February 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
50529	Transfer	12th November 1959	Cyril Stone and Peryl Stone as joint tenants	Lot 35, D.P. 26908 (subject to covenant)	Entered 16th February 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
50530	Transfer	12th November 1959	Benjamin Woods and Edith Woods as joint tenants	Lot 108, D.P. 26908 (subject to covenant)	Entered 16th February 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
7822	Transfer		Caveat No. G683837 has been withdrawn			Entered 11th March 1960 10 at mts. o'clk. in the noon		Jawatson	
7823	Transfer	2nd March 1959	John George Dennis Jarrett	Lot 68 D.P. 26908 subject to covenant	Entered 11th March 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
7824	Transfer	2nd March 1959	William Carlton Pary and Alice Elizabeth Pary as joint tenants	Lot 143 D.P. 26908 subject to covenant	Entered 11th March 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
24999	Transfer	27th July 1959	John Cadman and May Cadman as joint tenants	Lot 30 D.P. 26908 (subject to covenant)	Entered 17th March 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
20198	Transfer	10th May 1959	Rebecca Norman Jackson and Betty Lavina Jackson as joint tenants	Lot 191 D.P. 26908 subject to covenant	Entered 29th March 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
423466	Transfer	27th January 1960	Carl William McLothry and Joyce Elizabeth McLothry as joint tenants	Lot 154 D.P. 26908	Entered 8th April 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
443601	Transfer		Caveat No. G 72 2157 has been withdrawn			Entered 27th April 1960 10 at mts. o'clk. in the noon		Jawatson	
444655	Transfer	29th September 1959	Bridget Rosa Pittness	Lot 164 D.P. 26908 subject to covenant	Entered 27th April 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
773350	Transfer	30th April 1959	Percival Albert McLenon	Lot 19 in D.P. 26908	Entered 29th April 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
	Transfer		Caveat No. H331084 has consented to the Registration of Transfer No. H 397350			Entered 29th April 1960 10 at mts. o'clk. in the noon		Jawatson	
4482667	Transfer	8th April 1960	St. Mary's Community Development Co-operative Society Limited	Lot 183 D.P. 26908 joint tenants of Lot 115, or 21, 26908. Subject to Covenant.	Entered 7th June 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
447315	Transfer	12th May 1960	William Bernard Morrison and Mary Sophie Morrison	Lot 53 D.P. 26908 subject to covenant.	Entered 9th June 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
4490889	Transfer	10th March 1960	Thomas Faulks		Entered 5th July 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
4509291	Transfer	1st June 1960	David Fletcher and Alice Fletcher as joint tenants	Lot 76 D.P. 26908 (subject to covenant)	Entered 13th July 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
4509292	Transfer	1st June 1960	Peter John Chapman and Ramona Edith Chapman as joint tenants	Lot 16 D.P. 26908 (subject to covenant)	Entered 13th July 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
4517770	Transfer	18th April 1960	Glice Edwards, Leonard Stanley Howlett and Marie Ellen Howlett as joint tenants	Lot 3 D.P. 26908 (subject to covenant)	Entered 20th July 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
4544013	Transfer	1st July 1960	Walter Woods, William and John Williams as joint tenants	Lot 100 on D.P. No. 26908 (Subject to Covenant)	Entered 8th September 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
4544015	Transfer	1st July 1960	Walter Woods, William and John Williams as joint tenants	Lot 122 on D.P. No. 26908 (Subject to Covenant)	Entered 8th September 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
4544016	Transfer	1st July 1960	Charles Vincent Parker	Lot 1 on D.P. No. 26908 (Subject to Covenant)	Entered 8th September 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	
4544019	Transfer	20th May 1960	Doreen Foster	Lot 64 D.P. 26908	Entered 11th October 1960 10 at mts. o'clk. in the noon	Cancelled as regards this Transfer		Jawatson	

7369-50

Number of Instrument.	Name of Instrument.	Date of Instrument.	Names of Parties.		Particulars of Property.	Date and Time of Registration.	Memo. of Cancellation and Reference to fresh Certificate.	Fresh Certificate.		Signature of Registrar General or Deputy Registrar General.
			The Commonwealth of Australia to					Vol.	Folio.	
H574311	Transfer	15th July 1960	Caveat No. G 581279 has been withdrawn see H574311		Subject to covenant Lot 72 D.P. 26908	Entered 27th October 1960	H509795 Lot 115 DP 26908 R		Jenkinson	
H574312	Transfer	28th April 1960	Robert Raymond Green		Lot 93, D.P. 26908	Entered 27th October 1960	Cancelled as regards this Transfer H509295 Lot 70	8020 210	Jenkinson	
H494603	Transfer	18th May 1960	Frank Templeton		Lot 43, D.P. 26908	Entered 28th October 1960	Cancelled as regards this Transfer 4 Lot 16	8020 168	Jenkinson	
H513176	Transfer	16th June 1960	Laurence James Cook and Mary Emmeline Cook as joint tenants		Lot 43, D.P. 26908	Entered 28th October 1960	Cancelled as regards this Transfer H509291 Lot 45	8020 166	Jenkinson	
H522470	Transfer	8th August 1960	Patrick Joseph Brady and Marie May Brady as joint tenants		Lot 62, D.P. 26908	Entered 28th October 1960	Cancelled as regards this Transfer H513176 Lot 43 R	8020 187	Jenkinson	
H578532	Transfer	30th August 1960	John Edward Roberts		Lot 80 DP 26908 (subject to covenant)	Entered 1st November 1960	Cancelled as regards this Transfer H517790 Lot 31	8020 193	Jenkinson	
H596547	Transfer	1st September 1960	James William Cook		Lot 32 D.P. 26908	Entered 15th November 1960	Cancelled as regards this Transfer H522470 Lot 62		Jenkinson	
H609359	Transfer	12th June 1960	Stanley Eric Smith and Ethel Victoria Smith as joint tenants		Lot 161 DP 26908	Entered 15th November 1960	Cancelled as regards this Transfer H544013 Lot 160		Jenkinson	
H639366	Transfer	27th June 1960	Theresa Kennedy and Roy Holmsby as joint tenants of		Lot 176 in D.P. 26908	Entered 7th December 1960	Cancelled as regards this Transfer 4 " 140		Jenkinson	
H578546	Transfer	18th October 1960	Nerlie Ellerson		Lot 101 in D.P. 26908	Entered 13th December 1960	Cancelled as regards this Transfer 5 " 122	8059 182	Jenkinson	
H647299	Transfer	10th September 1960	David Henry Johnston		Lot 172 in DP 26908	Entered 29th December 1960	Cancelled as regards this Transfer H574311 w x 6551279		Jenkinson	
H615551	Transfer	10th November 1960	Franceslda Elizabeth Wood		Lot 139 in DP 26908	Entered 29th December 1960	Cancelled as regards this Transfer 2 Lot 7 DP 26908		Jenkinson	
H658022	Transfer	10th November 1960	Charles Edward Elliott Smith and Winifred Florence Smith as joint tenants		Lot 13 in D.P. 26908	Entered 29th December 1960	Cancelled as regards this Transfer 4 m JAC	8068 139	Jenkinson	
H658023	Transfer	10th November 1960	James Crispin Bayley		subject to covenant	Entered 29th December 1960	Cancelled as regards this Transfer H576629 Lot 4	8068 142	Jenkinson	
H633193	Transfer	1st July 1960	Caveat No. G717199 has been withdrawn		Lot 160 in D.P. 26908	Entered 29th December 1960	Cancelled as regards this Transfer 30 M JAC	8068 140	Jenkinson	
H544014	Transfer	10th November 1960	Edward Alexander Faunt and Olga Monica Faunt as joint tenants		Lot 158 on D.P. 26908	Entered 29th December 1960	Cancelled as regards this Transfer 2 m JAC	8068 140	Jenkinson	
H657191	Transfer	10th November 1960	Frederick Grenville Harvey and Annette Clare Harvey as joint tenants		(Subject to covenant)	Entered 30th December 1960	Cancelled as regards this Transfer H596546 Lot 161 DP 26908	8068 140	Jenkinson	
H668368	Transfer	17th November 1960	Caveat Produced 17th November 1960 as regards Lot 19 in D.P. 26908			Entered 31st January 1961	Cancelled as regards this Transfer H609359 Lot 161	8069 20	Jenkinson	
H697316	Transfer	18th October 1960	H 658368 has been withdrawn. See H 697316			Entered 1st February 1961	Cancelled as regards this Transfer H610742 M JAC	8070 54	Jenkinson	
H699454	Transfer	25th January 1961	Walter James Alexander Waterhouse		Lot 26, D.P. 26908 (subject to covenant)	Entered 17th February 1961	Cancelled as regards this Transfer H615551 Lot 12 DP 26908	8070 54	Jenkinson	
H715329	Transfer	10th March 1961	Raymond Edward Laver and Mavis Gillian Laver as joint tenants		Lot 44, D.P. 26908 (subject to covenant)	Entered 3rd March 1961	Cancelled as regards this Transfer H69359 Lot 161	8069 20	Jenkinson	
H736654	Transfer	10th April 1961	Caveat Produced 2nd March 1961 as regards Lot 48 in D.P. 26908			Entered 13th March 1961	Cancelled as regards this Transfer H610742 M JAC	8070 54	Jenkinson	
H72424	Transfer	24th February 1961	Wilma Iris Hall		Lot 206 in D.P. 26908 (subject to covenant)	Entered 9th May 1961	Cancelled as regards this Transfer H633193 H x P (G7199) R	8106 248	Jenkinson	
H750608	Transfer	10th April 1961	Edmond Richard Donovan		Lot 107 in DP 26908	Entered 7th June 1961	Cancelled as regards this Transfer H639366 Lot 176 DP 26908 R	8113 179	Jenkinson	
H774121	Transfer	3rd June 1961	WILLIAM MICHAEL TRUCE		Lot 88 in D.P. 26908	Entered 30th June 1961	Cancelled as regards this Transfer 67 T JAC		Jenkinson	
H805802	Transfer	12th July 1961	Philip Allan Dredge and Daisy Elizabeth Dredge as joint tenants		Lot 33, D.P. 26908	Entered 12th July 1961	Cancelled as regards this Transfer H658368 Lot 199 DP 26908	8134 211	Jenkinson	

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			The Commonwealth of	Hustralia.			Vol.	Folio.			
H539	Transfer	30 th May 1961	Commonwealth of	Hustralia.	Lot 124 in D.P. 26908. Subject to Covenant.	Entered 17 th July, 1961.	Cancelled as regards this Transfer	8254 221			Jawatson
H208	Transfer	25 th January 1961	Commonwealth of	Hustralia.	Lot 121 in D.P. 26908. Subject to Covenant.	Entered 18 th July, 1961	Cancelled as regards this Transfer	8256 69			Jawatson
H20882	Transfer	30 th May 1961	Commonwealth of	Hustralia.	Lot 59 D.P. 26908.	Entered 28 th July 1961	Cancelled as regards this Transfer	8268 132			Jawatson
H3538	Transfer	30 th May 1961	Commonwealth of	Hustralia.	Lot 37 in D.P. 26908. Subject to Covenant.	Entered 9 th August 1961	Cancelled as regards this Transfer	8281 31			Jawatson
H28552	Transfer	3 rd May 1961	Commonwealth of	Hustralia.	Lot 51 D.P. 26908	Entered 18 th August 1961	Cancelled as regards this Transfer	8289 18			Jawatson
H28553	Transfer	3 rd May 1961	Commonwealth of	Hustralia.	Lot 205 D.P. 26908. Subject to Covenant.	Entered 18 th August 1961	Cancelled as regards this Transfer	8291 40			Jawatson
H28554	Transfer	3 rd May 1961	Commonwealth of	Hustralia.	Lot 106 D.P. 26908	Entered 18 th August 1961	Cancelled as regards this Transfer	8289 19			Jawatson
H28555	Transfer	10 th April 1961	Commonwealth of	Hustralia.	Lot 54 D.P. 26908	Entered 18 th August 1961	Cancelled as regards this Transfer	8289 20			Jawatson
H43766	Transfer	20 th February 1961	Commonwealth of	Hustralia.	Lot 32 in D.P. 26908. Subject to Covenant.	Entered 22 nd August, 1961.	Cancelled as regards this Transfer	8293 44			Jawatson
H24074	Transfer	3 rd May 1961	Commonwealth of	Hustralia.	Lot 48 D.P. 26908. (Subject to Covenant)	Entered 29 th August 1961	Cancelled as regards this Transfer	9002 242			Jawatson
H24075	Transfer	3 rd May 1961	Commonwealth of	Hustralia.	Lot 48 D.P. 26908.	Entered 29 th August 1961	Cancelled as regards this Transfer	9002 242			Jawatson
H261526	Transfer	24 th February 1961	Commonwealth of	Hustralia.	Lot 111 in D.P. 26908. Subject to Covenant.	Entered 26 th September 1961	Cancelled as regards this Transfer	9018 170			Jawatson
H743765	Transfer	10 th August 1961	Commonwealth of	Hustralia.	Lot 199 in D.P. 26908. Subject to Covenant.	Entered 26 th September 1961	Cancelled as regards this Transfer	9018 170			Jawatson
H886941	Transfer	31 st August 1961	Commonwealth of	Hustralia.	Lot 149 D.P. 26908. Subject to Covenant.	Entered 27 th October 1961	Cancelled as regards this Transfer	9040 144			Jawatson
H87617R	Transfer	31 st August 1961	Commonwealth of	Hustralia.	Lot 120 D.P. 26908. Subject to Covenant.	Entered 27 th October 1961	Cancelled as regards this Transfer	9040 143			Jawatson
H876173	Transfer	3 rd August 1961	Commonwealth of	Hustralia.	Lot 185 D.P. 26908	Entered 27 th October 1961	Cancelled as regards this Transfer	9040 95			Jawatson
H8726747	Transfer	2 nd July 1961	Commonwealth of	Hustralia.	Lot 132 D.P. 26908. Subject to Covenant.	Entered 29 th November, 1961	Cancelled as regards this Transfer	9067 234			Jawatson
H910875	Transfer	23 rd October 1961	Commonwealth of	Hustralia.	Lot 110 D.P. 26908. Subject to Covenant.	Entered 29 th November, 1961	Cancelled as regards this Transfer	9067 235			Jawatson
H910876	Transfer	23 rd October 1961	Commonwealth of	Hustralia.	Lot 4 D.P. 26908	Entered 29 th November, 1961	Cancelled as regards this Transfer	9067 236			Jawatson
H928071	Transfer	3 rd August 1961	Commonwealth of	Hustralia.	Lot 4.137 26908. Subject to Covenant.	Entered 19 th December, 1961	Cancelled as regards this Transfer	9079 23			Jawatson
H928072	Transfer	3 rd August 1961	Commonwealth of	Hustralia.	Lot 203 D.P. 26908	Entered 19 th December, 1961	Cancelled as regards this Transfer	9079 24			Jawatson
H924534	Transfer	3 rd May 1961	Commonwealth of	Hustralia.	Lot 140 D.P. 26908	Entered 19 th December, 1961	Cancelled as regards this Transfer	9081 30			Jawatson
H909710	Transfer	3 rd May 1961	Commonwealth of	Hustralia.	See H409710	Entered 19 th December, 1961	Cancelled as regards this Transfer	9079 20			Jawatson
H899087	Transfer	20 th July 1961	Commonwealth of	Hustralia.	Lot 118 D.P. 26908. Subject to Covenant.	Entered 19 th December 1961	Cancelled as regards this Transfer	908R 21			Jawatson
H80556	Transfer	20 th July 1961	Commonwealth of	Hustralia.	Lot 67 D.P. 26908	Entered 19 th December 1961	Cancelled as regards this Transfer	908R 21			Jawatson

7369-50

Number of Instrument	Name of Instrument	Date of Instrument	Names of Parties	Particulars of Property	Date and Time of Registration	Memo. of Cancellation and Reference to fresh Certificate	Fresh Certificate		Signature of Registrar General or Deputy Registrar General
							Vol.	Folio.	
H872491	Withdrawal Transfer		Caveat No. G722515	See H872491	Entered 19th December, 1961	H870170 lot 202			
H872492	Transfer	10th January, 1961	Adrian Sydney Maurice Bentley and Hazel Christina Bentley	Lot 31 D.P. 26908	Entered 19th December, 1961	-171 lot 147			
H876170	Transfer	1961	Harry Edgar Clarke	Lot 202 D.P. 26908	Entered 19th December, 1961	-172 lot 120			
H938921	Transfer		Caveat No. H482667	has been withdrawn	Entered 11th January, 1962	H894298 lot 149			
H886941	Transfer	1961	Walter Edmund Laker	Lot 199 D.P. 26908	Entered 11th January, 1962	908K 22			
H988142	Transfer	3rd November 1961	Richard May and Raine May as Joint Tenants	Lot 116 D.P. 26908 (Subject to Covenant)	Entered 2nd March 1962	908K 23			
H927444	Transfer	26th July 1961	Marjorie Irene Prendergast Ernest Valentine Creek and Agnes Ellen Creek as joint tenants	Lot 135 in D.P. 26908 Subject to Covenant.	Entered 2nd March 1962	908K 24			
H960345	Transfer	19 October 1961	St. Mary's Community Advancement Co. Operative Society Limited	Lot 20 D.P. 26908	Entered 14th March 1962	908K 25			
H943491	Transfer	16th November 1961	THE WITHIN CAVEAT No. G451567 HAS LAPSED. See H439601	Lot 180 D.P. 26908	Entered 18th April 1962	908K 26			
H939601	Transfer	13th March 1962	THE WITHIN CAVEAT No. G451567 HAS LAPSED. See H439601	Lot 180 D.P. 26908	Entered 3rd May 1962	908K 27			
J21321	Transfer	15th March 1962	Stanley Eugene Mahoney and Kathleen Mahoney as joint tenants	Lot 104 D.P. 26908	Entered 23rd May 1962	908K 28			
J31890	Transfer	13th March 1962	Thomas Featherstone and Joan Featherstone as joint tenants	Lot 15 in D.P. 26908	Entered 29th June 1962	908K 29			
J46409	Transfer	13th March 1962	Albert Cyril Thomas Todd and Clara Todd as joint tenants	Lot 57 in D.P. 26908	Entered 3rd July 1962	908K 30			
J46408	Transfer	14th March 1962	John Charles Murphy and Marion Catherine Murphy as joint tenants	Lot 157 in D.P. 26908	Entered 28th August, 1962	908K 31			
J53222	Transfer	14th March 1962	Luric May Gilbert	Lot 136 in D.P. 26908	Entered 28th August, 1962	908K 32			
J92226	Transfer	8th June 1962	Maeline Mary Lyons	Lot 36 in D.P. 26908	Entered 28th August, 1962	908K 33			
J92227	Transfer	8th June 1962	Raymond Henry Jmicson	Lot 65 in D.P. 26908	Entered 28th August, 1962	908K 34			
J92228	Transfer	20th June 1962	Arthur Harry Williams and Olive Lilian Williams	Lot 89 in D.P. 26908	Entered 28th August, 1962	908K 35			
J92229	Transfer	20th June 1962	Jean Blamore Jones	Lot 170 D.P. 26908	Entered 29th August, 1962	908K 36			
J92230	Transfer	27th March 1962	Evelyn Brad M' Brien	Lot 9 in D.P. 26908 (Subject to covenant)	Entered 10th December, 1962	908K 37			
J67777	Transfer	3rd August 1962	Louise Olive Mackland	Lot 13 in D.P. 26908 (Subject to covenant)	Entered 10th December, 1962	908K 38			
J181976	Transfer	3rd August 1962	Constance Mackland as joint tenants	Lot 13 in D.P. 26908 (Subject to covenant)	Entered 10th December, 1962	908K 39			
J181977	Transfer	3rd August 1962	William Christopher Didjman and his wife	Lot 153 in D.P. 26908 (Subject to covenant)	Entered 10th December, 1962	908K 40			
J181978	Transfer	3rd August 1962	William Christopher Didjman and his wife	Lot 153 in D.P. 26908 (Subject to covenant)	Entered 10th December, 1962	908K 41			

J293060 lot 145
 J293060 lot 146
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 J293060 lot 199
 J293060 lot 200

APPENDIX E

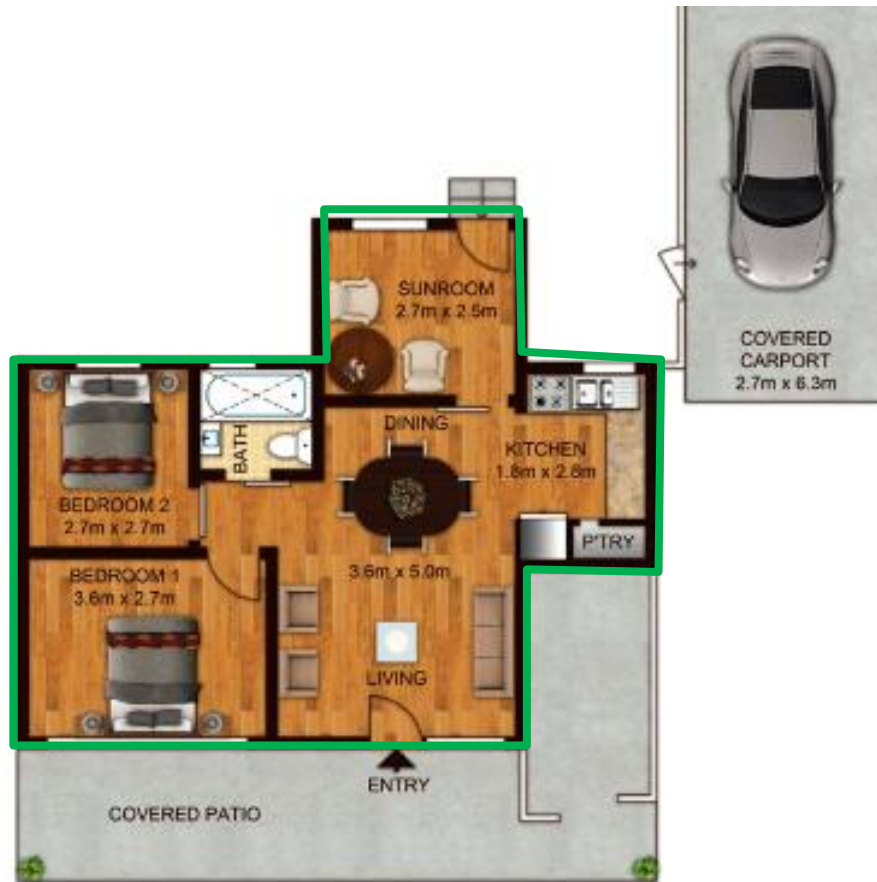
Layout of the Duration Cottages advertised at Real Estate websites

- 17 Benalong Avenue, St Marys
- 13 Araluen Avenue, St Marys
- 37 Carinya Avenue, St Marys
- 73 Carinya Avenue, St Marys
- 49 Carinya Avenue, St Marys
- 10 Kungala Street, St Marys

DRAFT

17 Benalong Avenue, St Marys

Source: Real Estate, accessed [online] <https://www.realestate.com.au/property/17-benalong-st-st-marys-nsw-2760>



INTERNAL : 55 m²



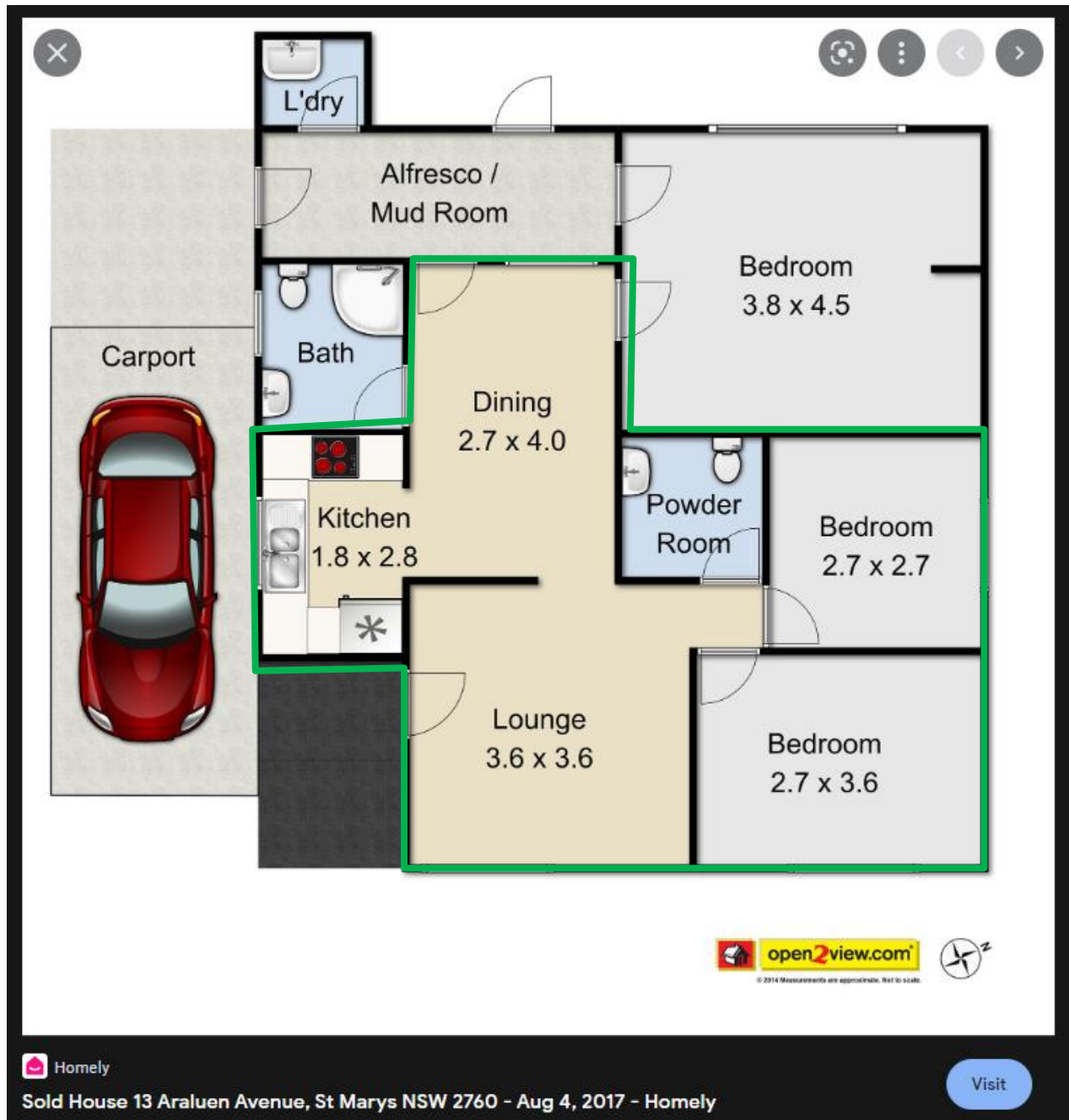
Scale shown in metres. All dimensions herein are approximate and gathered from sources believed to be reliable. Whilst every effort is made for the accuracy of our floor plans, interested parties should rely on their own enquiries. Floor Plans by Industrie Media | industriemedia.tv

17 Benalong Street, St Marys



13 Araluen Avenue, St Marys

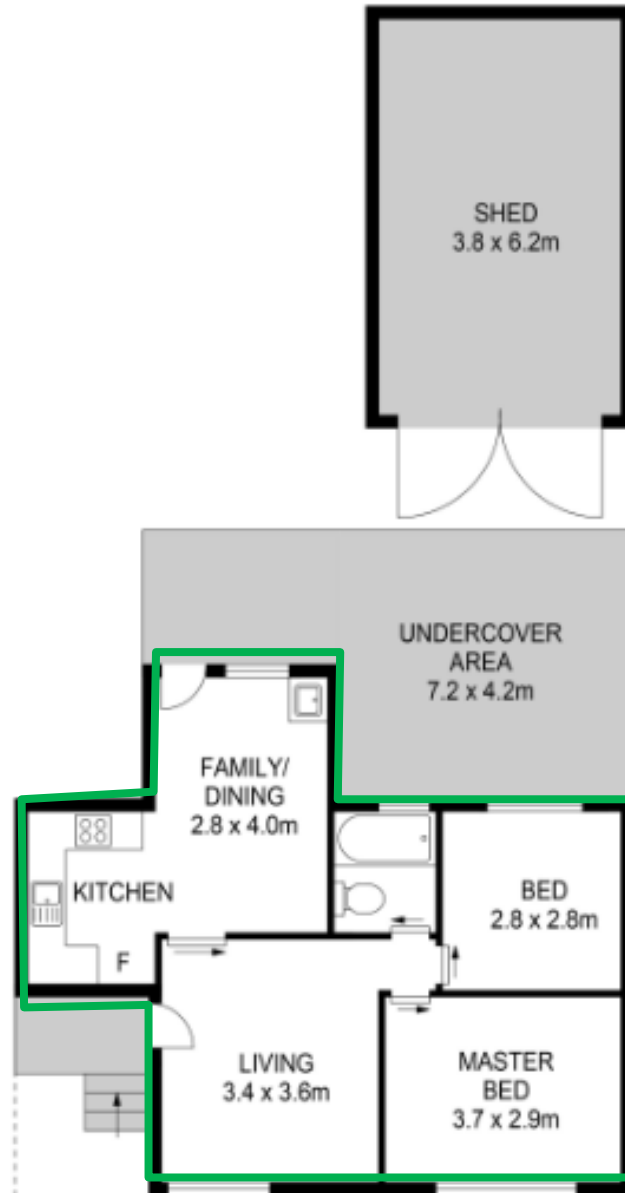
Source: Real Estate, accessed [online] <https://www.realestate.com.au/property/13-araluen-ave-st-marys-nsw-2760>



37 Carinya Avenue, St Marys

Source: Homely, accessed [online] <https://www.homely.com.au/homes/37-carinya-avenue-st-marys-nsw-2760/8545228>

37 Carinya Avenue, St Marys



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

Peter Diamantidis
0404 051 702
peter.d@raywhite.com

73 Carinya Avenue, St Marys

Source: All Homes, accessed [online] <https://www.allhomes.com.au/73-carinya-avenue-st-marys-nsw-2760>



73 Carinya Avenue, St Marys

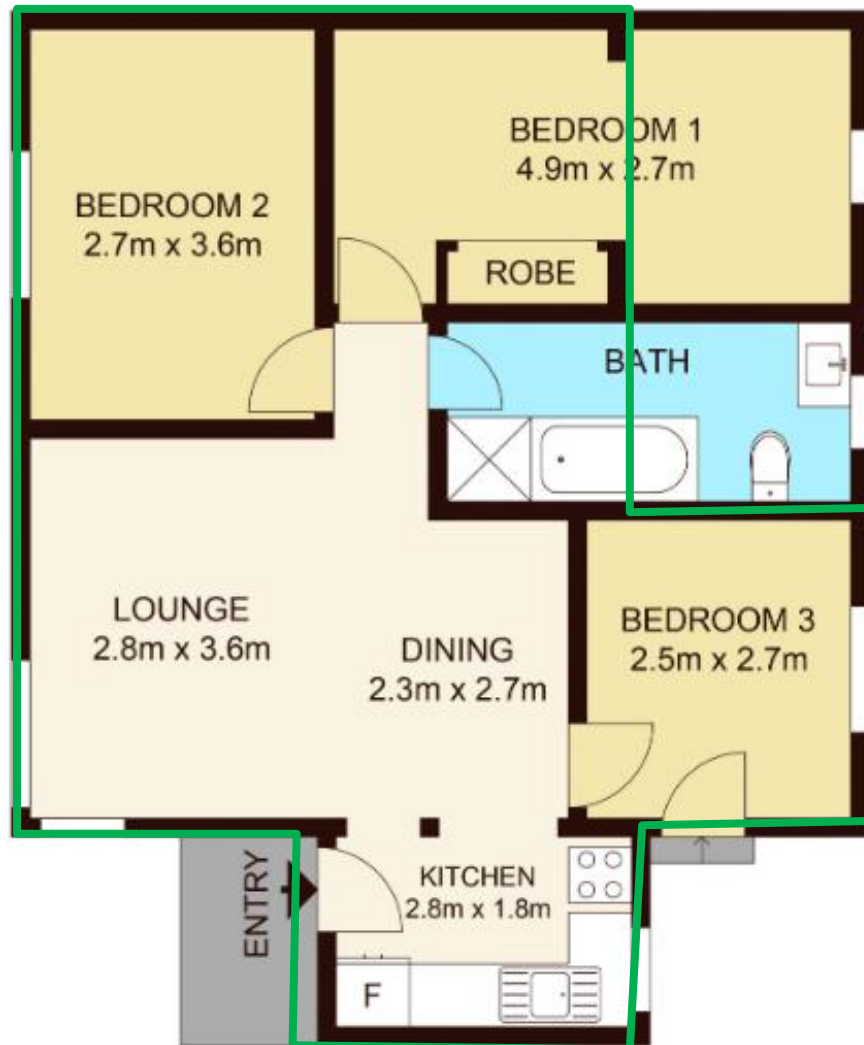


Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries.

Plan by: Touché Media

49 Carinya Avenue, St Marys

Source: Laing + Simmons, accessed [online] <https://lsre.com.au/property/house-nsw-st-marys-1p1927/>



49 Carinya Avenue, ST MARYS

Not to scale • All measurements are approximate • Drawn for marketing purposes only • Floorplan by ©