

**PRELIMINARY
CONTAMINATION ASSESSMENT
ROZELLE VILLAGE**

Prepared for:

Icare Project Management Pty Ltd
Suite 104,
8 Clarke Street
CROWS NEST NSW 2065

1 November, 2011

Project Ref: UES086.R01



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No. of Copies	Reference	Status	Date Issued	Prepared for:	Initials
1	UES086.R01	Final	1/11/11	Icare Project Management	
1	UES086.R01	Final	1/11/11	Urban Environmental	

PREPARED BY

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Principal Consultant – Director

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EXECUTIVE SUMMARY

Urban Environmental Services Pty Ltd was commissioned by Icare Project Management Pty Ltd, to undertake a Stage 1 preliminary contamination assessment of the properties comprising the proposed Rozelle Village Development.

A preliminary contamination assessment as per the *NSW EPA (1997) Guidelines for Consultants Reports* – Stage 1 assessment was undertaken to determine potential contamination issues associated with the future redevelopment of the site. The objective of the assessment is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55 in accordance with Director General's Requirement's (DGR) Application No: MP11_0015 dated 5 April, 2011.

The site is currently the Balmain League Club with car parking, former commercial properties along Darling Street and Victoria Road.

Review of the geological setting, DLWC Soil Landscape Series Sydney Sheet 9130 (2004) indicates the site forms part of the Gymea erosional soil landscape consisting of undulating to rolling rises and low hills on Hawkesbury Sandstone.

Review of the DLWC Acid Sulfate Soil Risk Map – Prospect/Parramatta River, Edition 2, 1997 indicates the site is in an area of no known occurrence. Acid sulfate soils are not known or expected to occur in these environments. The environmental risk is described as land management activities not likely to be affected by acid sulfate soil materials.

Review of the DLWC (1998) Groundwater Availability Map for the Hawkesbury – Nepean Catchment indicates no detailed groundwater availability information is available for this part of the Sydney Basin. The map notes indicate the Hawkesbury Sandstone Formation groundwater is mainly present in fracture systems and bedding associated structures. Bore yields tend to be fairly small, between 0.2 - 2.0 litres per second. Elevated salinity levels occur in some parts of the Hawkesbury Sandstone Aquifer. The Department of Natural Resources database for groundwater bore data indicates that there are no registered bores within a 1 km radius of the site.

Review of historical titles information indicates that various portions of the site have had a potential history of commercial use with occupants described as a brass founder, garage proprietor and butchers. These activities may have been conducted on site and have potential for contaminating activity.

Review of historical aerial photography indicates that the subject site appears as a mix of commercial and residential properties from 1930 to 1961. The site in its current form is evident from 1968 to the present.

A search of the NSW EPA website register indicated that there are no notices pertaining to environmental issues under the Contaminated Land Management Act (1997) for the site.

Urban Environmental concludes that based on the historical evaluation of site usage, the subject site has been potentially used for commercial activity as a brass foundry, garage and butchers which have potential for contaminating activity. A Stage 2 detailed investigation is recommended for the site to confirm if these past activities have not resulted in contamination. Contamination issues do not preclude the redevelopment of the site.

1 INTRODUCTION

1.1 Background

Urban Environmental Services Pty Ltd was commissioned by Icare Project Management Pty Ltd, to undertake a Stage 1 preliminary contamination assessment of the properties comprising the proposed Rozelle Village Development. Survey diagrams are contained in Appendix A.

1.2 Objectives

The objective of the assessment is to demonstrate compliance that the site is suitable for the proposed use in accordance with SEPP 55 in accordance with Director General's Requirement's (DGR) Application No: MP11_0015 dated 5 April, 2011. The likelihood of site contamination was undertaken via a Stage 1 preliminary contamination assessment as per the *NSW EPA (1997) Guidelines for Consultants Reports*.

1.3 Scope of Works

To achieve the objective, the following work scope was undertaken:

- Site review and discussions with the client;
- Review of background geological and hydrogeological information;
- Review of historical title deeds associated with the property;
- Review of historical aerial photography;
- Review of readily available reports and records;
- Preparation of a report detailing the findings of the assessment.

2 BACKGROUND INFORMATION

2.1 Site Identification

The property is situated in a commercial/residential area of Rozelle. The subject site is described as comprising Lots A & B DP 436153, Lot 2 DP 323480, Lot 1 DP 109047, Lot 1 DP 528045, Lot 36 DP 190866, Lots 37 & 38 DP 421, Lot 101 & 102 DP 629133 and Lot 104 DP 733658 within the local government area of Leichhardt. A diagram showing the subject site is contained in Appendix A.

2.2 Regional Geology

Review of the DLWC Soil Landscape Series Sydney Sheet 9130 (2004) indicates the site forms part of the Gymea erosional soil landscape consisting of undulating to rolling rises and low hills on Hawkesbury Sandstone. Soils comprise shallow to moderately deep yellow earths and earthy sands on crests, localised podsollic soils on shale lenses and shallow to moderately deep silicious and leached sands along drainage lines. The soils are described as having, high erosion hazard, shallow highly permeable soil and very low soil fertility.

Review of the DLWC Acid Sulfate Soil Risk Map – Prospect/Parramatta River, Edition 2, 1997 indicates the site is in an area of no known occurrence. Acid sulfate soils are not known or expected to occur in these environments. The environmental risk is described as land management activities not likely to be affected by acid sulfate soil materials.

2.3 Regional Hydrology and Hydrogeology

The nearest surface water feature is Iron Cove which occurs 500m to the west.

Review of the Department of Land & Water Conservation (1998) Groundwater Availability Map for the Hawkesbury - Nepean Catchment indicates no detailed groundwater availability information is available for this part of the Sydney Basin. The map notes indicate the Hawkesbury Sandstone Formation groundwater is mainly present in fracture systems and bedding associated structures. Bore yields tend to be fairly small, between 0.2 - 2.0 litres per second. Elevated salinity levels occur in some parts of the Hawkesbury Sandstone Aquifer. The poorer quality groundwater is found in the lower structural part of the Sydney Basin which broadly encompasses the Cumberland Plain west of Sydney.

A review of the Department of Natural Resources database for groundwater bore data indicates that there are no registered bores within a 1 km radius of the site. A copy of correspondence is contained in Appendix A.

2.4 Site Condition and Surrounding Environment

The site is currently comprises the Balmain League Club with car parking, former commercial properties along Darling Street and Victoria Road. The surrounding environment comprises:

- School and commercial properties to the north of Victoria Road;
- Commercial and Residential properties to the south;
- Commercial properties and Darling Street to the east;
- Residential properties to the west.

3 SITE HISTORY

3.1 Site Title Deeds

The site title deeds indicated the properties have evolved as follows based on the following:

Lots A & B DP 436153

Between 1880 to the present these properties were held by individuals likely for residential purposes.

Lot 2 DP 323480

From 1881 to recently the property is held by individuals including service station proprietor from 1927 – 1950 and Swinnertons Pty Ltd (Brass Founder) from 1960 – 1989.

Lot 1 DP 109047

From 1900 to recently the property is held by individuals including service station proprietor from 1958 – 1977 and Balmain Engineering from 1998 – 2000. Commercial uses are indicated.

Lot 1 DP 528045

From 1890 to 1966 the property was held by various individuals. The Balmain Leagues Club occupies this property from 1966 to the present.

Lot 36 DP 190866

From 1899 to 1979 the property was held by various individuals. The Balmain Leagues Club occupies this property from 1979 to the present.

Lots 37 & 38 DP 421

From 1883 to 1979 the property was held by various individuals. The Balmain Leagues Club occupies this property from 1979 to the present.

Lot 101 & 102 DP 629133

From 1882 to 1966 the property was held by various individuals. From 1966 to the present the property has had various commercial leases mainly to Byers Properties who ran a wholesale butchery.

Lot 104 DP 733658

From 1892 to 1944 the property was held by various individuals. From 1944 to 1966 Byers Butchery occupies the property. Various commercial leases occur from 1966 to the present.

Detailed title information is contained in Appendix B.

Review of historical titles information indicates that various portions of the site have had a potential history of commercial use with occupants described as a brass founder, garage proprietor and butchers. These activities may have been conducted on site and have potential for contaminating activity.

3.2 Aerial Photography

Review of historical aerial photographs held by the Department of Land & Water Conservation indicates the site has undergone the following changes since 1930. A summary of photographs reviewed is outlined below:

- *Sydney 1:16,000 2004 Run 5 Photo 44-57*

The site comprises the Balmain League Club with car parking and commercial properties along Darling Street and Victoria Road.

- *Sydney Harbour 1:6,000 1999 Run 5 Photo 116-144*

As above

- *Sydney 1:25,000 1991 Run 10 Photo 132*

As above

- *Sydney 1:16,000 1982 Run 22 Photo 3241-142*

As above

- *Port Jackson No Scale 1972 Run 8 Photo 2011-5014*

The site appears as above with residential properties evident instead of car parking in Lot 36 DP 190866, Lots 37 & 38 DP 421 and Lot 101 DP 629133.

- *Sydney 1:8,000 1968 Run 4 Photo 1561-5070*

The site appears as above though the current car park appears as vacant lots.

- *Cumberland Series 1961 Run 34 Photo 1050-5096*

The Balmain Leagues Club is not evident with a warehouse and residences evident. The site comprises a mix of commercial and residential properties.

- *Sydney 12"12,200 1951 Run 12 Photo 467-122*

As above

- *Sydney 1930 No Run Map 3422*

As above

The site appears as a mix of commercial and residential properties from 1930 to 1961. The site in its current form is evident from 1968 to the present.

A copy of select aerial photography is contained in Appendix C.

3.3 Notices, Permits and Licences

A search of the NSW EPA website register indicated that there are no notices pertaining to environmental issues under the Contaminated Land Management Act (1997) for the site.

4 CONCLUSIONS

Based on the results of the preliminary stage 1 site assessment, Urban Environmental Services Pty Ltd concludes the following:

- The site is currently the former Balmain Leagues Club and car park along with various commercial properties.
- Review of the DLWC Soil Landscape Series Sydney Sheet 9130 (2004) indicates the site forms part of the Gynea erosional soil landscape consisting of undulating to rolling rises and low hills on Hawkesbury Sandstone.
- Review of the DLWC Acid Sulfate Soil Risk Map – Prospect/Parramatta River, Edition 2, 1997 indicates the site is in an area of no known occurrence.
- Review of historical title deeds indicates that various portions of the site have had a potential history of commercial use with occupants described as a brass founder, garage proprietor and butchers. These activities may have been conducted on site and have potential for contaminating activity.
- Review of aerial photography indicates that the subject site appears as a mix of commercial and residential properties from 1930 to 1961. The site in its current form is evident from 1968 to the present.
- A search of the NSW EPA website register indicated that there are no notices pertaining to environmental issues under the Contaminated Land Management Act (1997) for the site.

- Urban Environmental concludes that based on the historical evaluation of site usage, the subject site has been potentially used for commercial activity as a brass foundry, garage and butchers which have potential for contaminating activity. A Stage 2 detailed investigation is recommended for the site to confirm if these past activities have not resulted in contamination. Contamination issues do not preclude the redevelopment of the site.

5 REFERENCES

NSW Department of Mineral Resources (1983). Sydney Geological Series Sheet 9130 (Edition 1) 1:100,000 scale.

Department of Land and Water Conservation (2004) Penrith Soil Landscape Series Sheet 9130

Department of Land & Water Conservation (1998) Groundwater Availability Map for the Hawkesbury – Nepean Catchment.

DLWC (1997) Acid Sulphate Soil Risk Map – Parramatta, Edition 2

NSW EPA (1997). Guidelines for Consultants Reporting on Contaminated Sites.

NEPC (1999). The National Environment Protection – Assessment of Site Contamination Measure (NEPM), National Environment Protection Council, December 1999.

DISCLAIMER

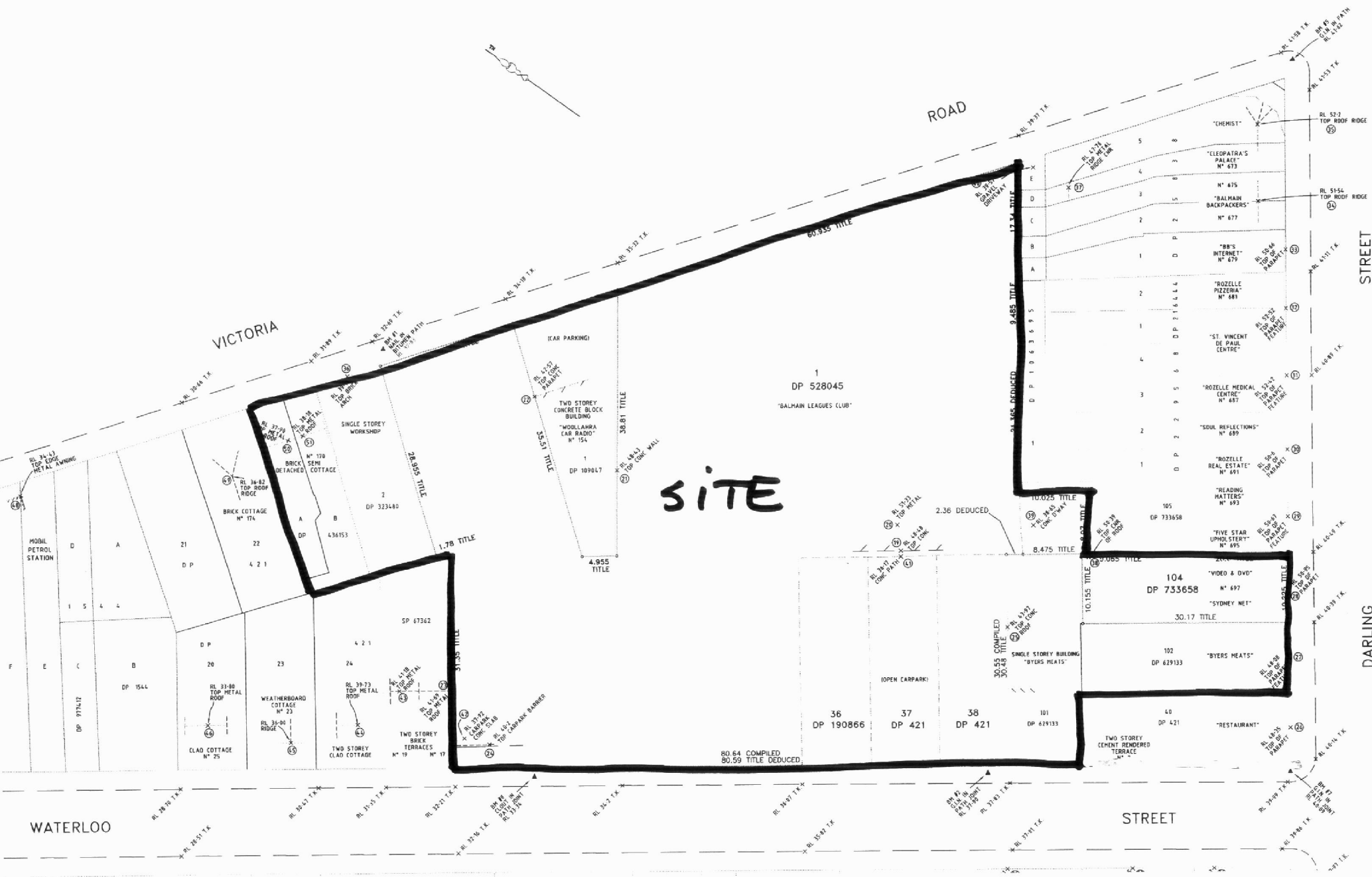
Urban Environmental Services Pty Ltd have conducted work concerning the environmental status of the property which is the subject of this report, and has prepared this report on the basis of that assessment.

The work was conducted, and the report has been prepared, in response to specific instructions from the client to whom this report is addressed, within the time and budgetary requirements of the client, and in reliance on certain data and information made available to Urban Environmental Services Pty Ltd. The analyses, evaluations, opinions and conclusions presented in this report are based on that information, and they could change if the information is in fact inaccurate or incomplete.

Urban Environmental Services Pty Ltd will not update the report and has not taken into account events occurring after the time its assessment was conducted.

This report is intended for the sole use of the client and only for the purpose for which it was prepared. Any representation contained in the report is made only to the client. Any third party who relies on the report or on any representation contained in it does so at their own risk.

APPENDIX A
BACKGROUND RECORDS



SITE

1
DP 528045
"BALMAIN LEAGUES CLUB"

104
DP 733658

30.17 TITLE

102
DP 629133

40
DP 421

80.64 COMPILED
80.59 TITLE DEDUCED

30.55 COMPILED
30.48 TITLE DEDUCED

38
DP 421

37
DP 421

36
DP 190866

105
DP 733658

"READING MATTERS"
N° 893

"SYDNEY NET"

"VIDEO & DVD"
N° 697

"BYERS MEATS"

"RESTAURANT"

TWO STOREY CEMENT RENDERED TERRACE

"FIVE STAR UPHOLSTERY"
N° 895

"ROZELLE REAL ESTATE"
N° 699

"SOUL REFLECTIONS"
N° 887

"ROZELLE MEDICAL CENTRE"
N° 687

"ST. VINCENT DE PAUL CENTRE"

"ROZELLE PIZZERIA"
N° 681

"BB'S INTERNET"
N° 679

"BALMAIN BACKPACKERS"
N° 677

N° 675

"CLEOPATRA'S PALACE"
N° 673

"CHEMIST"

VICTORIA

ROAD

WATERLOO

STREET

DARLING

STREET

Urban Environmental

From: "SSC Bore Data SSC Bore Data" <SSCboredata@dipnr.nsw.gov.au>
To: <urban.environmental@bigpond.com>
Sent: Tuesday, 8 August 2006 10:48 AM
Subject: bore search - Rozelle

Hi Franco, I have completed your 1km bore search at Rozelle. There were no bores within this radius.

Minimum charge applies

Regards

Sofie Tanner

This message is intended for the addressee named and may contain confidential/privileged information. If you are not the intended recipient, please delete it and notify the sender.
Views expressed in this message are those of the individual sender, and are not necessarily the views of the Department.

You should scan any attached files for viruses.

APPENDIX B
TITLE RECORDS

ADVANCE LEGAL SEARCHERS PTY LIMITED

(ACN 47 943 842)
ABN 82 147 943 842

PO Box 149
Yagoona NSW 2199

Telephone: +612 9754 1590
Mobile: 0412 169 809
Facsimile: +612 9754 1364
Email: alsearch@optusnet.com.au

21st October, 2011

URBAN ENVIRONMENTAL SERVICES PTY LTD

PO Box 1070
ROZELLE NSW 2039

Attention: Franco Fuccenecco

**RE: Rozelle Village,
Rozelle**

Note 1:	Lot A DP 436153	(page 2)
Note 2:	Lot B DP 436153	(page 4)
Note 3:	Lot 1 DP 109047	(page 7)
Note 4:	Lot 1 DP 528045	(page 9)
Note 5:	Lot 36 DP 190866	(page 14)
Note 6:	Lot 37 DP 421	(page 16)
Note 7:	Lot 38 DP 421	(page 17)
Note 8:	Lot 101 DP 629133	(page 18)
Note 9:	Lot 104 DP 733658	(page 20)
Note 10:	Lot 102 DP 629133	(page 23)

Note 1:

Current Search

Folio Identifier A/436153 (title attached)
DP 436153 (plan attached)
Dated 17th October, 2011
Registered Proprietor:
ROZELLE VILLAGE PTY LIMITED

Title Tree Lot A DP 436153

Folio Identifier A/436153

Certificate of Title Volume 6523 Folio 143

Certificate of Title Volume 4301 Folio 171

(a)

(b)

CTVol 512 Folio 155

CTVol 544 Folio 171

**Summary of Proprietor(s)
Lot A DP 436153**

Year	Proprietor
	(Lot A DP 436153)
2011 – todate	Rozelle Village Pty Limited
2000 – 2011	Macelo Urquijo Alvarev
2000 – 2000	Diane Williams
1989 – 2000	Anora Williams
	(Lot A DP 436153 – Area 5 Perches – CTVol 6523 Fol 143)
1984 – 1989	Anora Williams
1980 – 1984	Sandra Marcukaitis, typist
1980 – 1980	Peter Phillimore Turner, solicitor
1969 – 1980	Ronald Arthur Nicols, transport officier
1958 – 1969	Douglas Alphonse Herbrand, company director
1952 – 1958	Benjamin Thomas Fox, tram conductor Valerie Grace Amelia Fox
	(Lot 25 and part Lot 26 DP 421 – Area 11 ¼ Perches – CTVol 4301 Fol 171)
1948 – 1952	Louis Osborne Swinnerton, engineer
1947 – 1948	William Thomas Smith, railway employee
1929 – 1947	Sarah Ann Kelly, married woman

See Notes (a) & (b)

Note (a)

	(Lot 25 DP 421 – Area 11 ¼ Perches – CTVol 512 Fol 155)
1917 – 1929	Sarah Ann Kelly, married woman
1880 – 1917	Theophilus Murray, shipwright

Note (b)

	(Lot 26 DP 421 – Area 11 ¼ Perches – CTVol 544 Fol 171)
1927 – 1929	Louis Osborne Swinnerton, engineer Louisa Norah Swinnerton
1920 – 1927	James Hutchinson Bradshaw, stonemason
1885 – 1920	Edward Upton, labourer Elizabeth Upton

Note 2:

Current Search

Folio Identifier B/436153 (title attached)
DP 436153 (plan attached)
Dated 17th October, 2011
Registered Proprietor:
TRANSPORT NSW

Title Tree Lot B DP 436153

Folio Identifier B/436153

Certificate of Title Volume 6521 Folio 21

Certificate of Title Volume 4301 Folio 171

(a)

(b)

CTVol 512 Folio 155

CTVol 544 Folio 171

**Summary of Proprietor(s)
Lot B DP 436153**

Year	Proprietor
	(Lot B DP 436153)
2011 – todate	Transport NSW
2009 – 2011	Sydney Metro ABN 26923659838
2003 – 2009	Michael Anthony Lambourne Laraine Davis
2002 – 2003	Stuart Christopher Lambourne Laraine Davis
1997 – 2002	Laraine Davis William George Lambourne
1990 – 1997	Stephen Charles Townsend Julia Helen Townsend
1989 – 1990	Helmut Rohde
	(Lot B DP 436153 – CTVol 6521 Fol 21)
1989 – 1989	Helmut Rohde
1975 – 1989	Swinnerton Pty Limited
1960 – 1975	Leslie Louis Osborne Swinnerton, brass founderer
1952 – 1960	Louis Osbourne Swinnerton, engineer
	(Lot 25 and part Lot 26 DP 421 – Area 11 ¼ Perches – CTVol 4301 Fol 171)
1948 – 1952	Louis Osborne Swinnerton, engineer
1947 – 1948	William Thomas Smith, railway employee
1929 – 1947	Sarah Ann Kelly, married woman

See Notes (a) & (b)

Note (a)

	(Lot 25 DP 421 – Area 11 ¼ Perches – CTVol 512 Fol 155)
1917 – 1929	Sarah Ann Kelly, married woman
1880 – 1917	Theophilus Murray, shipwright

Note (b)

	(Lot 26 DP 421 – Area 11 ¼ Perches – CTVol 544 Fol 171)
1927 – 1929	Louis Osborne Swinnerton, engineer Louisa Norah Swinnerton
1920 – 1927	James Hutchinson Bradshaw, stonemason
1885 – 1920	Edward Upton, labourer Elizabeth Upton

Note 3:

Current Search

Folio Identifier 1/109047 (title attached)
DP 109047 (plan attached)
Dated 17th October, 2011
Registered Proprietor:
ROZELLE VILLAGE PTY LIMITED

Title Tree
Lot 1 DP 109047

Folio Identifier 1/109047

Certificate of Title Volume 13284 Folio 103

Certificate of Title Volume 7486 Folio's 228 to 230

Certificate of Title Volume 3209 Folio 141

Certificate of Title Volume 670 Folio 10

**Summary of Proprietor(s)
Lot 1 DP 109047**

Year	Proprietor
	(Lot 1 DP 109047)
2010 – todate	Rozelle Village Pty Limited
2000 – 2010	Balmain Leagues Club Limited
1998 – 2000	Balmain Engineering Pty Limited
1990 – 1998	Tak Kong Foster, company director
1988 – 1990	Tak Kong Foster Ute Helen Foster
<i>(1988 – todate)</i>	<i>(various commercial leases see Historical Folio 1/109047)</i>
	(Lot 1 DP 109047 – CTVol 13284 Fol 103)
1986 – 1988	Tak Kong Foster Ute Helen Foster
1977 – 1986	John James Conway, salesman Kathleen Therese Conway
<i>(1977 – 1988)</i>	<i>(various commercial leases see CTVol 13284 Fol 103)</i>
	(Lot 33 Section 46 of the Balmain Estate – Area 15 Perches – CTVol 7486 Fol's 228 to 230)
1977 – 1977	John James Conway, salesman Kathleen Therese Conway
<i>(1972 – 1977)</i>	<i>(lease to Dunlop Tyre Services (NSW) Pty Limited)</i>
1958 – 1977	Gustave Leopold Du Chateau, service station proprietor Fleurie Alphonse Du Chateau, service station proprietor Lillian Elizabeth Du Chateau, spinster
	(Lot 33 Section 46 of the Balmain Estate – Area 15 Perches – CTVol 3209 Fol 141)
1943 – 1958	Rose Ann Conaghan, spinster
1921 – 1943	Hugh Michael Conaghan, clerk in holy orders
	(Lot 33 Section 46 of the Balmain Estate – Area 15 Perches – CTVol 670 Fol 10)
1907 – 1921	Janet Livingstone Haldane, married woman
1900 – 1907	James Haldane, wood & coal merchant

Note 4:

Current Search

Folio Identifier 1/528045 (title attached)
 DP 528045 (plan attached)
 Dated 17th October, 2011
 Registered Proprietor:
ROZELLE VILLAGE PTY LIMITED

Title Tree Lot 1 DP 528045

Folio Identifier 1/528045

Certificate of Title Volume 11029 Folio 36

See Notes (a), (b), (c), (d), (e), (f), (g), (h) & (i)

(a)	(b)	(c)
CTVol 752 Folio 53	CTVol 3378 Folio 18	CTVol 3596 Folio 218
****	CTVol 513 Fol 203	****

(d)	(e)	
CTVol 8076 Folio 49	CTVol 8258 Folio' 216 & 217	
CTVol 650 Fol 108	CTVolume 3922 Folio 81	
****	****	
(f)	(g)	
CTVol 10206 Folio 115	CTVol 10206 Fol 116	
CTVol 658 Folio 248	CTVol 672 Fol 81	
****	****	

**Summary of Proprietor(s)
Lot 1 DP 528045**

Year	Proprietor
	(Lot 1 DP 528045)
2010 – todate	Rozelle Village Pty Limited
1988 – 2010	Balmain Leagues Club Limited
<i>(1988 – todate)</i>	<i>(various current commercial leases see Folio Identifier 1/528045)</i>
<i>(1988 – todate)</i>	<i>(various commercial leases see Historical Folio 1/528045)</i>
	(Lot 1 DP 528045 – CTVol 11029 Fol 36)
1969 – 1988	Balmain Leagues Club Limited
<i>(1969 – 1988)</i>	<i>(various commercial leases see CTVol 11029 Fol 36)</i>

See Notes (a), (b), (c), (d), (e), (f) & (g)

Note (a)

	(Lots 34 & 35 DP 421 – Area 24 Perches – CTVol 752 Fol 53)
1966 – 1969	Balmain Leagues Club Limited
1961 – 1966	Robert James Garrick, company director Robert Dunn, company director
1918 – 1961	Frederick William Chalker, milk vendor
1912 – 1918	John Alfred Chalker, milk vendor
1910 – 1912	James Alexander Chalker, milk vendor
1907 – 1910	John Berg, vanman
1890 – 1907	Bridget Berg, wife of omnibus proprietor
1889 – 1890	Edward Milner Stephen, official assignee

Note (b)

	(Lot 31 DP 421 – CTVol 3378 Fol 18)
1966 – 1969	Balmain Leagues Club Limited
1946 – 1966	William Sydney Tollett
1946 – 1946	John Ginnsby Tollett, labourer William Sydney Tollett, driver
1922 – 1946	Mary Elizabeth Tollett, wife of tailor
1922 – 1922	Arthur George Broadhurst, blacksmith
	(Lot 31 DP 421 – Area 12 Perches - CTVol 513 Fol 203)
1916 – 1922	Arthur George Broadhurst, blacksmith
1909 – 1916	Thomas Griffiths, engineer
1904 – 1909	Charles Cox, carpenter

Note (c)

	(Part Lot 1 Section 46 of the Balmain Estate – Area 21 ¾ Perches – CTVol 3596 Fol 218)
1966 – 1969	Balmain Leagues Club Limited
1959 – 1966	Ethel May Voyce, widow Frederick Arthur Voyce
1926 – 1959	Frederick Voyce, engineer
1924 – 1926	Stanley Leichhardt Swinnerton

Note (d)

	(Lot 32 of a subdivision of Lots 2 & 11 and part Lots 3 & 10 Section 46 of the Balmain Estate – Area 12 Perches – CTVol 8076 Fol 49)
1966 – 1969	Balmain Leagues Club Limited
1960 – 1966	Maud Webster, spinster
1959 – 1960	Stack's Auto Securities Pty Limited
1959 – 1959	Chris Collison, cooper
	(Lot 32 of a subdivision of Lots 2 & 11 and part Lots 3 & 10 Section 46 of the Balmain Estate – Area 12 Perches – CTVol 650 Fol 108)
1924 – 1959	Chris Collison, cooper
1920 – 1924	David Thomas Roberts, blacksmith
1910 – 1920	John Glasson, sawyer
1910 – 1910	Mary Joseph, widow James Henry Smith, storekeeper
1883 – 1910	Edward Joseph, labourer

Note (e)

	(Lot 1 Section 46 of the Balmain Estate – Area 23 ¾ Perches – CTVol 8258 Fol's 217 & 218)
1961 – 1969	Balmain Leagues Club Limited
<i>(1967 – 1969)</i>	<i>(lease to Sydney County Council of substation No 1732)</i>
1961 – 1961	Raymond Hugh Byers, motor mechanic Bessie Dorothy Maclean
	(Lot 1 Section 46 of the Balmain Estate – Area 23 ¾ Perches – CTVol 3922 Fol 81)
1943 – 1961	Thomas Barrie, accountant
1943 – 1943	Thomas Barrie, accountant Sydney George Barrie, master butcher
1926 – 1943	Hugh Lambert Byers, master butcher
1926 – 1926	Bessie Byers, wife of master butcher

Note (f)

	(Lot 29 DP 421 – CTVol 10206 Fol 115)
1966 – 1969	Balmain Leagues Club Limited
	(Lot 29 DP 421 – Area 12 Perches – CTVol 658 Fol 248)
1965 – 1966	Balmain Leagues Club Limited
1965 – 1965	Agnes Conaghan, spinster Catherine Dorothy Duncan, married woman
1965 – 1965	Agnes Conaghan, spinster
1955 – 1965	Agnes Conaghan, spinster Mary Gallagher, widow
1922 – 1955	Hugh Conaghan, gentleman
1907 – 1922	Mary Bolus, wife of school master
1907 – 1907	Jane Glossop, widow
1883 – 1907	Edwin Glossop, title cutter

Note (g)

	(Lot 30 DP 421 – CTVol 10206 Fol 116)
1966 – 1969	Balmain Leagues Club Limited
	(Lot 30 DP 421 – Area 13 ³/₄ Perches – CTVol 658 Fol 248)
1965 – 1966	Balmain Leagues Club Limited
1965 – 1965	Agnes Conaghan, spinster Catherine Dorothy Duncan, married woman
1965 – 1965	Agnes Conaghan, spinster
1955 – 1965	Agnes Conaghan, spinster Mary Gallagher, widow
1922 – 1955	Hugh Conaghan, gentleman
1907 – 1922	Mary Bolus, wife of school master
1907 – 1907	Jane Glossop, widow
1883 – 1907	Edwin Glossop, title cutter

Note 5:

Current Search

Folio Identifier 36/190866 (title attached)
DP 190866 (plan attached)
Dated 17th October, 2011
Registered Proprietor:
ROZELLE VILLAGE PTY LIMITED

Title Tree Lot 36 DP 190866

Folio Identifier 36/190866

Certificate of Title Volume 3163 Folio 250

Certificate of Title Volume 439 Folio 202

**Summary of Proprietor(s)
Lot 36 DP 190866**

Year	Proprietor
	(Lot 36 DP 190866)
2010 – todate	Rozelle Village Pty Limited
1990 – 2010	Balmain Leagues Club Limited
	(Lot 36 of a subdivision of Lots 2, 3, 10 & 11 Section 46 of the Balmain Estate – Area 12 Perches – CTVol 3163 Fol 250)
1979 – 1990	Balmain Leagues Club Limited
1973 – 1979	Beryl Frances Wilson, married woman
1934 – 1973	Annie Mary Campbell, widow
1921 – 1934	Walter Campbell, wire worker Annie Mary Campbell
	(Lot 36 of a subdivision of Lots 2, 3, 10 & 11 Section 46 of the Balmain Estate – Area 12 Perches – CTVol 439 Fol 202)
1917 – 1921	Henrietta Elizabeth Everingham, wife of solicitor
1916 – 1917	Francis Stafford, contarctor
1916 – 1916	Hugh Francis Roose, insurance superintendant
1899 – 1916	Bridget Stafford, married woman

Note 6:

Current Search

Folio Identifier 37/421 (title attached)
 DP 421 (plan attached)
 Dated 17th October, 2011
 Registered Proprietor:
ROZELLE VILLAGE PTY LIMITED

Title Tree Lot 37 DP 421

Folio Identifier 37/421

Certificate of Title Volume 1576 Folio 123

Summary of Proprietor(s) Lot 37 DP 421

Year	Proprietor
	(Lot 37 DP 421)
2010 – todate	Rozelle Village Pty Limited
1994 – 2010	Balmain Leagues Club Limited
	(Lot 37 DP 421 – Area 12 Perches – CTVol 1576 Fol 123)
1989 – 1994	Balmain Leagues Club Limited
1988 – 1989	Caroline Rhoda Farnsworth Stuart White
1972 – 1988	Frank Boyce, hatter
1954 – 1972	Frank Boyce, hatter Hilda Lillian Boyce
1954 – 1954	James William Boyce, gentleman
1929 – 1954	Martha Isabella Singleton, wife of rubber worker
1928 – 1929	Alfred Henry Thomas Farness, railway employee
1905 – 1928	George Samuel Kay, book binder
1904 – 1905	Mary Ann Martha Green, widow

Note 7:

Current Search

Folio Identifier 38/421 (title attached)
 DP 421 (plan attached)
 Dated 17th October, 2011
 Registered Proprietor:
ROZELLE VILLAGE PTY LIMITED

Title Tree Lot 38 DP 421

Folio Identifier 38/421

Certificate of Title Volume 11443 Folio 101

Certificate of Title Volume 678 Folio 244

Summary of Proprietor(s) Lot 38 DP 421

Year	Proprietor
	(Lot 38 DP 421)
2010 – todate	Rozelle Village Pty Limited
1989 – 2010	Balmain Leagues Club Limited
	(Lot 38 DP 421 – CTVol 11443 Fol 101)
1979 – 1989	Balmain Leagues Club Limited
1970 – 1979	Raymond John Wilson, master butcher Francis Raymond Firth, chartered accountant
	(Lot 38 DP 421 – Area 12 Perches – CTVol 678 Fol 244)
1947 – 1970	John Thomas Wilson, butcher
1886 – 1947	Martha Maria Wilson, wife of labourer
1883 – 1886	William Henry Paling, esquire

Note 8:

Current Search

Folio Identifier 101/629133 (title attached)
 DP 629133 (plan attached)
 Dated 17th October, 2011
 Registered Proprietor:
ROZELLE VILLAGE PTY LIMITED

Title Tree Lot 101 DP 629133

Folio Identifier 101/629133

Certificate of Title Volume 14971 Folio 226

(a)	(b)	(c)
CTVol 10458 Folio 188	CTVol 10468 Folio 59	CTVol 11443 Folio 102
CTVol 4561 Folio 126	CTVol 431 Folio 27	CTVol 478 Folio 17
CTVol 446 Fol 133	****	****

Summary of Proprietor(s) Lot 101 DP 629133

Year	Proprietor
	(Lot 101 DP 629133)
2010 – todate	Rozelle Village Pty Limited
2005 – 2010	Balmain Leagues Club Limited
1998 – 2005	Byers Properties Pty Ltd
1988 – 1998	Hugh Kirkpatrick Byers
	(Lot 101 DP 629133 – CTVol 14971 Fol 226)
1983 – 1988	Hugh Kirkpatrick Byers

See Notes (a), (b) & (c)

Note (a)

	(Lot 42 DP 421 – CTVol 10458 Fol 188)
1966 – 1983	Hugh Kirkpatrick Byers
<i>(1966 – 1983)</i>	<i>(various commercial leases see CTVol 10458 Fol 188)</i>
	(Lot 42 DP 421 – Area 12 Perches – CTVol 4561 Fol 126)
1944 – 1966	William Archibald Byers, wholesale butcher
1938 – 1944	Bessie Byers, widow
<i>(1938 – 1966)</i>	<i>(various commercial leases shown on CTVol 4561 Fol 126)</i>
	(Lot 42 DP 421 – Area 12 Perches – CTVol 446 Fol 133)
1918 – 1938	Bessie Byers, wife of butcher
<i>(1918 – 1938)</i>	<i>(various commercial leases shown on CTVol 446 Fol 133)</i>
1913 – 1918	William Parker, engineer
1892 – 1913	George Clubb, auctioneer

Note (b)

	(Lot 41 DP 421 – CTVol 10468 Fol 59)
1972 – 1983	Hugh Kirkpatrick Byers
1967 – 1972	William Archibald Byers, butcher
	(Lot 41 DP 421 – Area 12 Perches – CTVol 431 Fol 27)
1918 – 1967	Bessie Byers, wife of butcher
1894 – 1918	William Parker, milling engineer
<i>(1894 – 1967)</i>	<i>(various commercial leases shown on CTVol 431 Fol 27)</i>

Note (c)

	(Lot 39 DP 421 – CTVol 11443 Fol 102)
1980 – 1983	Hugh Kirkpatrick Byers
1970 – 1980	Raymond John Wilson, master butcher Francis Raymond Firth, chartered accountant
	(Lot 39 DP 421 – Area 12 Perches – CTVol 478 Fol 17)
1947 – 1970	John Thomas Wilson, butcher
1923 – 1947	Martha Wilson, wife of night watchman
1923 – 1923	John Hine, hairdresser
1879 – 1923	Peter Hine, labourer

Note 9:

Current Search

Folio Identifier 104/733658 (title attached)
DP 733658 (plan attached)
Dated 17th October, 2011
Registered Proprietor:
ROZELLE VILLAGE PTY LIMITED

Title Tree Lot 104 DP 733658

Folio Identifier 104/733658

(a)

CTVol 14971 Folio 228

CTVol 10458 Folio 188

CTVol 4561 Folio 126

CTVol 446 Fol 133

(b)

CA 12286

Conv Bk 3490 No 688

Conv Bk 3181 No 926

Conv Bk 3124 No 766

Conv Bk 2956 No 387

Conv Bk 2556 No 227

Conv Bk 1386 No 915

**Summary of Proprietor(s)
Lot 104 DP 733658**

Year	Proprietor
	(Lot 104 DP 733658)
2010 – todate	Rozelle Village Pty Limited
2000 – 2010	Balmain Leagues Club Limited
1986 – 2000	Talspar Pty Limited
1986 – 1986	Fernleigh Estates Pty Limited
1986 – 1986	Coles Myer Ltd Fernleigh Estates Pty Limited
<i>(1986 – todate)</i>	<i>(various commercial leases see Historical Folio 104/733658)</i>

See Notes (a) & (b)

Note (a)

	(Lot 103 DP 629133 – CTVol 14971 Fol 288)
1983 – 1986	Fernleigh Estates Pty Limited
1983 – 1983	Hugh Kirkpatrick Byers
	(Lot 42 DP 421 – CTVol 10458 Fol 188)
1966 – 1983	Hugh Kirkpatrick Byers
<i>(1966 – 1983)</i>	<i>(various commercial leases see CTVol 10458 Fol 188)</i>
	(Lot 42 DP 421 – Area 12 Perches – CTVol 4561 Fol 126)
1944 – 1966	William Archibald Byers, wholesale butcher
1938 – 1944	Bessie Byers, widow
<i>(1938 – 1966)</i>	<i>(various commercial leases shown on CTVol 4561 Fol 126)</i>
	(Lot 42 DP 421 – Area 12 Perches – CTVol 446 Fol 133)
1918 – 1938	Bessie Byers, wife of butcher
<i>(1918 – 1938)</i>	<i>(various commercial leases shown on CTVol 446 Fol 133)</i>
1913 – 1918	William Parker, engineer
1892 – 1913	George Clubb, auctioneer

Note (b)

	(Part Lot 1 Section 46 of Balmain Estate – Conv Bk 3490 No 688)
1981 – 1986	G J Coles & Coy Limited
	(Part Lot 1 Section 46 of Balmain Estate – Conv Bk 3181 No 926)
	(Lot 42 DP 421 – CTVol 10458 Fol 188)
1975 – 1981	Ajoad Pty Limited
	(Part Lot 1 Section 46 of Balmain Estate – Conv Bk 3124 No 766)
1973 – 1975	Rogers Productions Pty Limited
	(Part Lot 1 Section 46 of Balmain Estate – Conv Bk 2956 No 387)
1969 – 1973	Hugh Kirkpatrick Byers, butcher Pamela Carlotta Byers
	(Part Lot 1 Section 46 of Balmain Estate – Conv Bk 2556 No 227)
1960 – 1969	Raymond Hugh Byers, motor driver Bessie Dorothy Byers
1958 – 1960	Thomas Barrie, executor Hugh Lambert Byers, estate
1939 – 1958	Thomas Barrie, executor Sydney George Byers, executor Hugh Lambert Byers, estate
	(Part Lot 1 Section 46 of Balmain Estate – Conv Bk 1386 No 915)
1924 – 1939	Hugh Lambert Byers, esquire

Note 10:

Current Search

Folio Identifier 102/629133 (title attached)

DP 629133 (plan attached)

Dated 17th October, 2011

Registered Proprietor:

ROZELLE VILLAGE PTY LIMITED

Title Tree

Lot 102 DP 629133

Folio Identifier 102/629133

Certificate of Title Volume 14971 Folio 227

Certificate of Title Volume 10468 Folio 59

Certificate of Title Volume 431 Folio 27

**Summary of Proprietor(s)
Lot 102 DP 629133**

Year	Proprietor
	(Lot 102 DP 629133)
2010 – todote	Rozelle Village Pty Limited
2005 – 2010	Balmain Leagues Club Limited
1998 – 2005	Byers Properties Pty Ltd
1988 – 1998	Hugh Kirkpatrick Byers
	(Lot 102 DP 629133 – CTVol 14971 Fol 227)
1983 – 1988	Hugh Kirkpatrick Byers
	(Lot 41 DP 421 – CTVol 10468 Fol 59)
1972 – 1983	Hugh Kirkpatrick Byers
1967 – 1972	William Archibald Byers, butcher
	(Lot 41 DP 421 – Area 12 Perches – CTVol 431 Fol 27)
1918 – 1967	Bessie Byers, wife of butcher
1894 – 1918	William Parker, milling engineer
<i>(1894 – 1967)</i>	<i>(various commercial leases shown on CTVol 431 Fol 27)</i>

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04 August 2006

Urban Environmental Consultants Pty Ltd
PO Box 1070
ROZELLE NSW 2039

Attention Franco Fuccenecco

**RE: Victoria Road, Rozelle
Mobil Service Station**

Note 1: Folio Identifier 2/323480
Note 2: Auto Consol 7277-145 (Lots A-H DP 1544)

Note 1:
Current Search

Folio Identifier 2/323480 (attached)
DP 323480 (plan attached)
Dated 02 August 2006
Registered Proprietor:
ROBERT JOHN GAULT
YOSHIKO GAULT

Title Tree
Lot 2 DP 323480

Folio Identifier 2/323480

Certificate of Title Volume 4301 Folio 173

Certificate of Title Volume 544 Folio 171

Summary of Proprietors
Lot 2 DP 323480

Year	Proprietor
	(Lot 2 DP 323480)
1989 – todate	Robert John Gault Yoshiko Gault
	(Lot 26 DP 421 Parish Petersham- Area 11 ¼ Perches- CT Vol 4301 Fol 173)
1989 – 1989	Robert John Gault Yoshiko Gault
1976 – 1989	Swinnertons Pty Limited
1960 – 1976	Leslie Louis Osborne Swinnerton, brass founder
1939 – 1960	Louis Osborne Swinnerton
1929 – 1939	Louis Osborne Swinnerton, garage proprietor Louisa Norah Swinnerton
	(Lot 26 DP 421 parish Petersham- Area 11 ¼ Perches- CT Vol 544 Fol 171)
1927 – 1929	Louis Osborne Swinnerton, garage proprietor Louisa Norah Swinnerton
1920 – 1927	James Hutchinson Bradshaw, stonemason
1885 – 1920	Edward Upton, labourer Elizabeth Upton
1881 – 1885	Elizabeth Murray, wife of shipwright

Note 2:

Current Search

Auto Consol 7277-145 (attached)

Lots A-H DP 1544 (plan attached)

Dated 02 August 2006

Registered Proprietor:

VACUUM OIL COMPANY PROPRIETARY LIMITED

Title Tree
Lots A to H DP 1544

Auto Consol 7277-145

Certificate of Title Volume 7277 Folio 145

See (a) to (f)

(a)	(b)	(c)	(d)
CT Vol 1016-49	CT Vol 1106 – 249	CT Vol 1220 – 231	CT Vol 1237 – 175
***	***	***	***
(e)	(f)		
CT Vol 1352 – 132	CT Vol 3181 – 74		
***	CT Vol 1230 – 229		

Summary of Proprietors Lots A – H DP 1544

Year	Proprietor
	(Lots A-H DP 1544- A/C 7277-145)
1989 – todate	Vacuum Oil Company Proprietary Limited
	(Lots A-H DP 1544 Parish Petersham -Area 1 Rood 16 ¾ Perches- CT Vol 7277 Fol 145)
1959 – 1989	Vacuum Oil Company Proprietary Limited
<i>(1960 – 1988)</i>	<i>(Lease to Goodway Service Station (Rozelle) Pty Limited)</i>
1957 – 1959	John Goodwin Pty Limited

See (a) to (f)

Note (a)

	(Lot B DP 1544 Parish Petersham -Area 9 ¾ Perches- CT Vol 1016 Fol 49)
1956 – 1957	John Goodwin Pty Limited
<i>(1951 – 1956)</i>	<i>(Lease to John Goodwin Pty Limited)</i>
1948 – 1956	Rhoda Ellen Magnusson, married woman
1948 – 1948	Elsie May Streatfeild, married woman
<i>(1935 – 1949)</i>	<i>(Lease to John Goodwin Limited)</i>
<i>(1925 – 1935)</i>	<i>(Lease to Albert Samuel Phillips, gentleman & Leah Clara Phillips & Leah Lenore Phillips, spinster)</i>
1919 – 1948	Mary Ann Goodwin, wife of merchant
1914 – 1919	William Mesher, builder
1898 – 1914	Pietro Filippo Marich
1896 – 1898	The Perpetual Trustee Company Limited
1891 – 1896	William Henry Paling, gentleman

Note (b)

	(Lots A & D DP 1544 Parish Petersham -Area 11 ½ Perches- CT Vol 1106 Fol 249)
1956 – 1957	John Goodwin Pty Limited
<i>(1951 – 1956)</i>	<i>(Lease to John Goodwin Pty Limited)</i>
1948 – 1956	Rhoda Ellen Magnusson, married woman
1948 – 1948	Elsie May Streatfeild, married woman
<i>(1935 – 1949)</i>	<i>(Lease to John Goodwin Limited)</i>
<i>(1925 – 1935)</i>	<i>(Lease to Albert Samuel Phillips, gentleman & Leah Clara Phillips & Leah Lenore Phillips, spinster)</i>
1893 – 1948	Mary Ann Goodwin, wife of merchant

Note (c)

	(Lot E DP 1544 Parish Petersham -Area 8 ¼ Perches- CT Vol 1220 Fol 231)
1956 – 1957	John Goodwin Pty Limited
<i>(1951 – 1956)</i>	<i>(Lease to John Goodwin Pty Limited)</i>
1948 – 1956	Rhoda Ellen Magnusson, married woman
1948 – 1948	Elsie May Streatfeild, married woman
<i>(1935 – 1949)</i>	<i>(Lease to John Goodwin Limited)</i>
<i>(1925 – 1935)</i>	<i>(Lease to Albert Samuel Phillips, gentleman & Leah Clara Phillips & Leah Lenore Phillips, spinster)</i>
1899 – 1948	John Goodwin, merchant
1897 – 1899	Alfred Horan Cunningham, gentleman

Note (d)

	(Lots G & H DP 1544 Parish Petersham- Area 14 ¾ Perches – CT Vol 1237 Fol 175)
1956 – 1957	John Goodwin Pty Limited
<i>(1951 – 1956)</i>	<i>(Lease to John Goodwin Pty Limited)</i>
1949 – 1956	Rhoda Ellen Magnusson, married woman
1948 – 1949	Elsie May Streatfeild, married woman
<i>(1935 – 1949)</i>	<i>(Lease to John Goodwin Limited)</i>
<i>(1925 – 1935)</i>	<i>(Lease to Albert Samuel Phillips, gentleman & Leah Clara Phillips & Leah Lenore Phillips, spinster)</i>
1898 – 1948	John Goodwin, merchant
1898 – 1898	Andrew Holliday, minister William John Laws, clerk
1897 – 1898	Neil Larson, drayman

Note (e)

	(Lot F Section G DP 1544 Parish Petersham- Area 8 Perches- CT 1352 Fol 132)
1956 – 1957	John Goodwin Pty Limited
<i>(1951 – 1956)</i>	<i>(Lease to John Goodwin Pty Limited)</i>
1948 – 1956	Rhoda Ellen Magnusson, married woman
1948 – 1948	Elsie May Streatfeild, married woman
<i>(1935 – 1949)</i>	<i>(Lease to John Goodwin Limited)</i>
<i>(1925 – 1935)</i>	<i>(Lease to Albert Samuel Phillips, gentleman & Leah Clara Phillips & Leah Lenore Phillips, spinster)</i>
1901 – 1948	John Goodwin, merchant
1901 – 1901	George Washington Howard, gas fitter

Note (f)

	(Lot Section G DP 1544 Parish Petersham- Area 4 ½ Perches- CT Vol 3181 Fol 74)
1956 – 1957	John Goodwin Pty Limited
<i>(1951 – 1956)</i>	<i>(Lease to John Goodwin Pty Limited)</i>
1949 – 1956	Rhoda Ellen Magnusson, married woman
1949 – 1949	Elsie May Streatfeild, married woman
<i>(1935 – 1949)</i>	<i>(Lease to John Goodwin Limited)</i>
<i>(1925 – 1935)</i>	<i>(Lease to Albert Samuel Phillips, gentleman & Leah Clara Phillips & Leah Lenore Phillips, spinster)</i>
1921 – 1949	Mary Ann Goodwin, wife of lime cement merchant
	(Lot C Section G DP 1544 Parish Petersham Area 4 ½ Perches- CT Vol 1230 Fol 229)
1897 – 1921	Mary Ann Goodwin, wife of lime cement merchant

APPENDIX C
AERIAL PHOTOGRAPHY



SYDNEY HARBOUR 1:6,000 2004 RUN 5 PHOTO 116-144



CUMBERLAND SERIES

1961

RUN 34

PHOTO 1050-5096