

STATEMENT OF HERITAGE IMPACT FOR PROPOSED RURAL SUBDIVISION OF 292 ROSEMONT ROAD AND 46 MOUNTAIN ASH ROAD BRISBANE GROVE (GOULBURN) NSW

prepared by

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For

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ISSUE 3
21171
15 June 2022

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1. INTRODUCTION

The areas being considered for rural subdivision is consistent with the Goulburn Mulwaree Council Planning Scheme but as one site is adjacent the heritage listed 46 Mountain Ash Road a Statement of Heritage Impact has been requested.

This report has been prepared by Eric Martin AM and Bronwynne Jones of Eric Martin & Associates.

Thanks are extended to John Taylor for collating and providing all the background and history of the subdivision and amalgamation.

The heritage listed sites of Homeden and Nooga are located as shown in Figure 1.

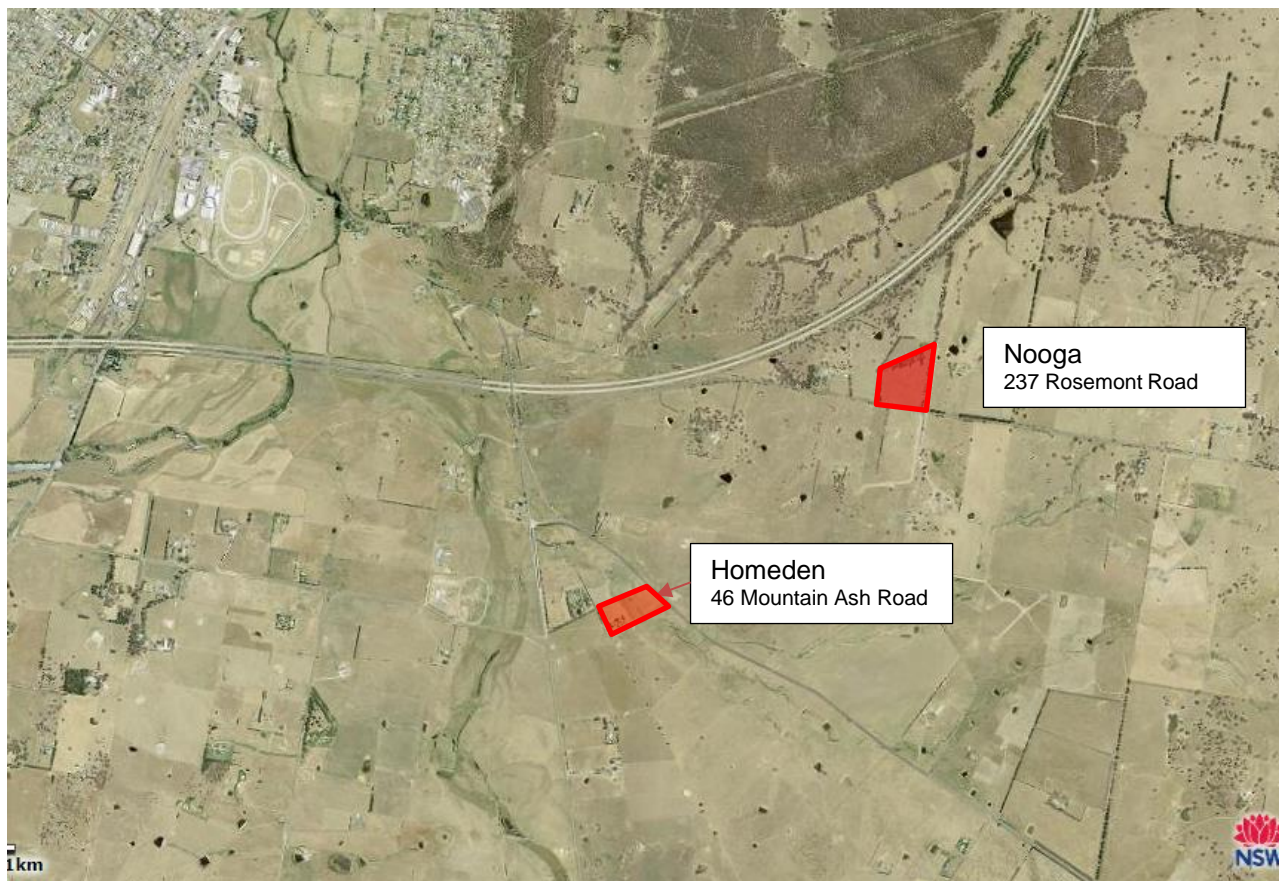


Figure 1: Location of Homeden and Nooga

The location plan of the two subdivision sites is shown in Figure 2.

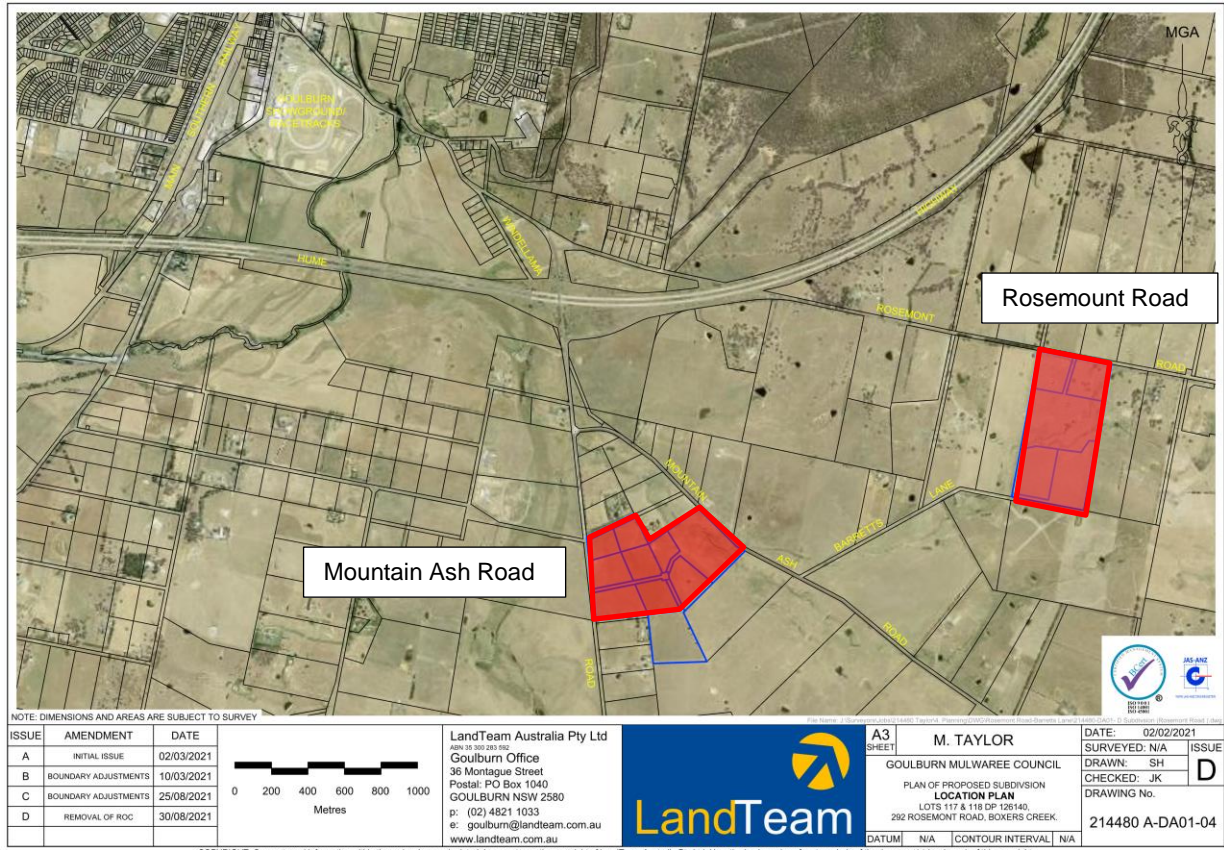


Figure 2: Plan showing the two sites

Source: Land Team

2. HERITAGE STATUS

The two sites for subdivision are not listed on any heritage register.

The "Homeden" residence at 46 Mountain Ash Road is listed on the Goulburn Mulwaree Council Local Environment Plan 2009 as Item 1014 as a building with its significance stated as:

"Homeden" was built by the Taylor brothers as a residence for Samuel Taylor c. 1890. "Homeden" is of local heritage significance because of its association with Samuel Taylor and his brother William who built the residences of "Weston" and "Homeden" in 1890. This property continues to reflect the colonial rural ambience so prominent in the Brisbane Grove area. Together with substantial gardens, this property provides a good and intact example of the areas history / heritage.

A copy of the citation is in Attachment 1.

There is little detail in the citation and the exact curtilage is not defined but it is considered to be the homestead and immediate sheds and gardens and a rural ambience.

Nooga at 237 Rosemont Road is opposite the proposed subdivision. It is listed on the Goulburn Mulwaree Council Local Environment Plan 2009 as item 1004 as a building with the following significance:

Shamrock Lodge / Nooga is of local heritage significance for its association with the Gooley family. Further, it is testimony to the cultural values held by early Irish settlers on the Gundary Plains and the often thwarted efforts of commercial enterprise due to changes in road locations.



It is a substantial home that appears to have had a number of alterations over the years in an attempt to modernise the facade.

Outbuildings add to the significance of the item in a rural setting.

A copy of the citation is at Attachment 1.

There is little detail in the citation and an exact curtilage is not defined but it is considered to be the homestead and historical associations and partly a rural setting with outbuildings.



3. HISTORY¹

3.1 Indigenous

The plains around Goulburn were known to provide game and fishing for a number of traditional aboriginal peoples, with corroboree grounds on the river flats at Bungonia Road. The aboriginal name for the area is Burgong.

The two properties are removed from the river flats where there would have been greater activity by indigenous people or where interaction between indigenous people and European settlers would have occurred.

3.2 European History of Goulburn

Goulburn was named by James Meehan, Government Surveyor for Henry Goulburn, under secretary for war and colonies.

European explorers first visited the area c1798 but was largely unexplored till revisited by Hamilton Hume and James Meehan in 1818 and was incorporated into NSW in 1826. Settlers first arrived c 1823 and this introduction of livestock together with a influenza epidemic in 1847 largely killed or forced the local indigenous people to leave the area.

Meehan surveyed the first town site in 1828 with the location revised in 1833. First settlement was in c1838 and the town grew quickly so that by 1841 the population of 1200 was served by a courthouse, police barracks, several churches and a hospital. Sheep farming thrived in the area and gold was discovered in the 1850s leading to further growth of the township.

The railway to Sydney was opened in 1869 and by the late 19th century Goulburn had become a great Victorian City. A number of banks, insurance houses and the like established early in the 20th century but the decline of the wool industry in the 1960s halted this development.

3.3 Lansdowne Estate and the Bradley Family

Lansdowne Estate is closer to Goulburn City but Bradly was associated with Lansdowne and the area of the proposed subdivision.

Lansdowne estate is part of 300acres granted to Jonas Bradley and his sons William and Thomas on 8 March 1831 with other parts in Windsor, Sydney and Parramatta.

¹ Robin Graham, Lansdowne Subdivision Heritage Impact Statement 2016



Bradley held a commission with the corps and was one of the few allowed to stay in the colony when the corps were sent home in 1810. His family settled on part of his grant at Windsor Road where he bred cattle for meat to the Government Stores and initiated the growing of tobacco. It was the need for quality land for tobacco that led him to apply for grants in Goulburn. He was granted 100 acres just southeast of the present location of Goulburn and his sons were each granted adjacent 100 acre plots. In 1825 he was granted a further 2000 acres just south of these three grants. He was the first farmer to plant tobacco in the Goulburn district and in 1836 is recorded as harvesting 1.5 tons from Lansdowne.

While Bradley's wife Catherine stayed in Sydney the 1828 census show Jonas and 21 other people living at the property. It is believed that the front weatherboard sections of the existing U-shaped farmhouse and the semi-detached cottages north of the house were erected at this time.

Bradley's son William also stayed in the area marrying Emily Hovell in 1831 and having a family here.

In 1833 the initial 3 blocks were amalgamated and ownership transferred to William, with Bradley returning to Sydney. On his death in 1841 all lands passed to William.

William Bradley became one of the largest landholders in this part of the colony. He took up grazing runs on the Monaro eventually owning 20 runs over 300,000 acres. On the property in Goulburn he was running 10,000 sheep. On his death in 1868 he had increased to 32,000 acres and 40,000 sheep.

In 1836 he started building an industrial complex in partnership with William Shelley which included a flour mill, malt house and a brewery just west and downhill of the "Lansdowne" homestead, between it and the township. Most of these structures remain to this day. It appears he lived at "Lansdowne" until about 1836, thereafter he moved to a new house in the town which still stands.

William is reputed to have developed a nicotine-based treatment for scab in sheep that led to the eradication of scab from NSW flocks, and he also is known for the introduction of the first Southdown (coarse haired) sheep to NSW in the Monaro. His work on scab and catarrh for the sheep industry is ranked equal in importance to that of Farrar's for rust in the wheat industry. He was also the founding member and provisional director of The Great Southern and Western Railway Company, and director of two other railway companies formed in 1849 and 1850, all of which were involved in establishment of the Sydney to Goulburn railway line which opened in 1869. William contributed in part paying for the survey work and donating 10 acres of land for the terminus.

The extent of Bradley's holdings limited the growth of Goulburn.

After Williams death, the mill complex was sold to Messrs Walford, Sparks & Solomon Emanuel and Emanuel also purchased Lansdowne and took up residence. Between 1868 and 1882 the Solomon Family sold off much of the land, retaining only some 700 acres in and around the house, and the adjacent 31.5 acre property known as Willow Grove.

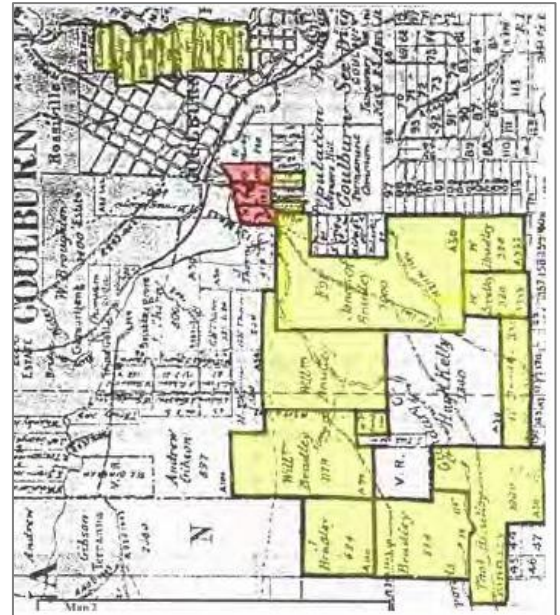


Figure 3: Map of the Bradbury Grants (the original 3 grants are shown in red)



Figure 4: William Bradley

Source: Google Images



3.4 History of the Sites

The areas of the subdivisions have undergone many changes over the years but were originally divided into several lots.

Refer Figure 5 and Figure 6.

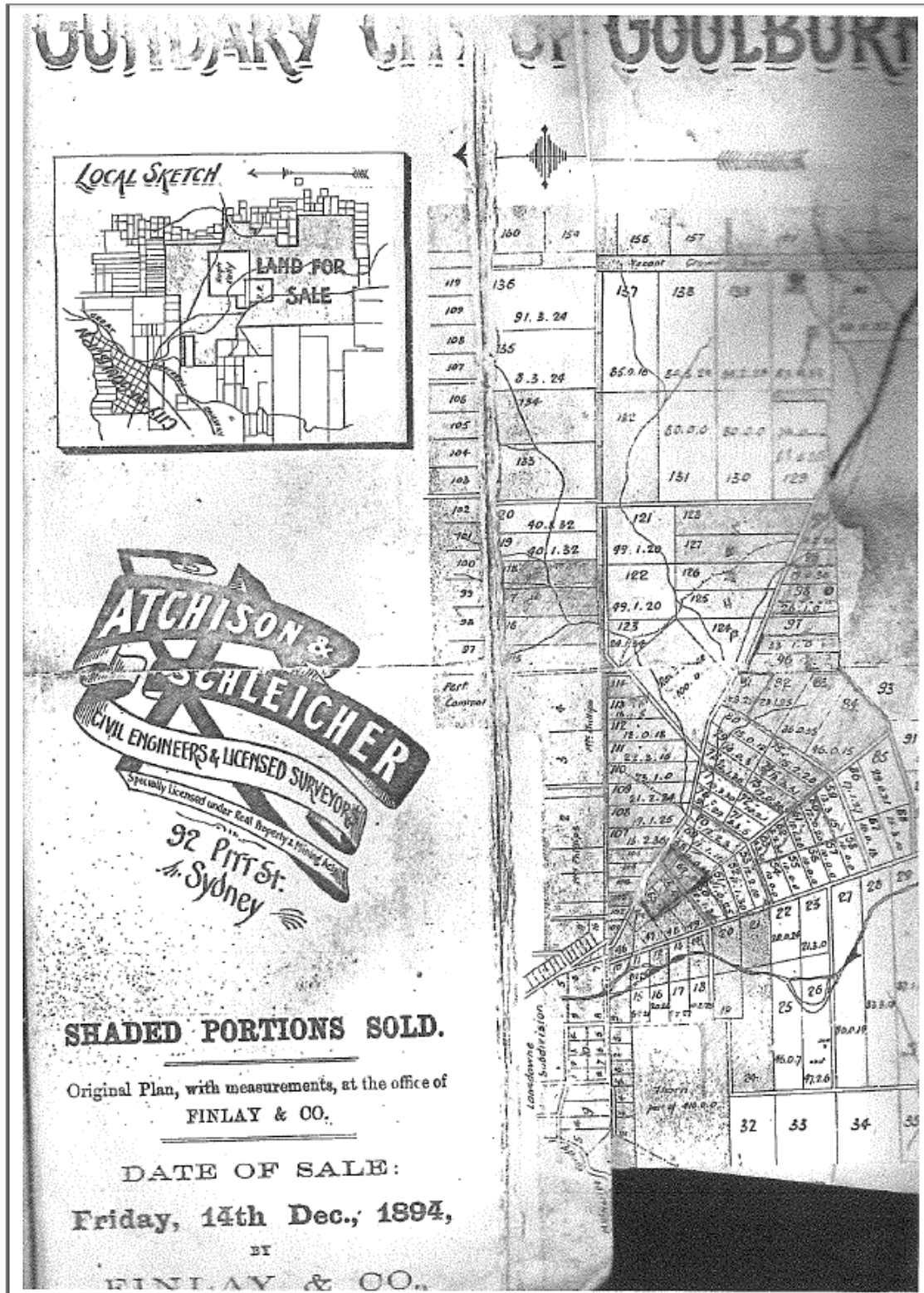


Figure 5

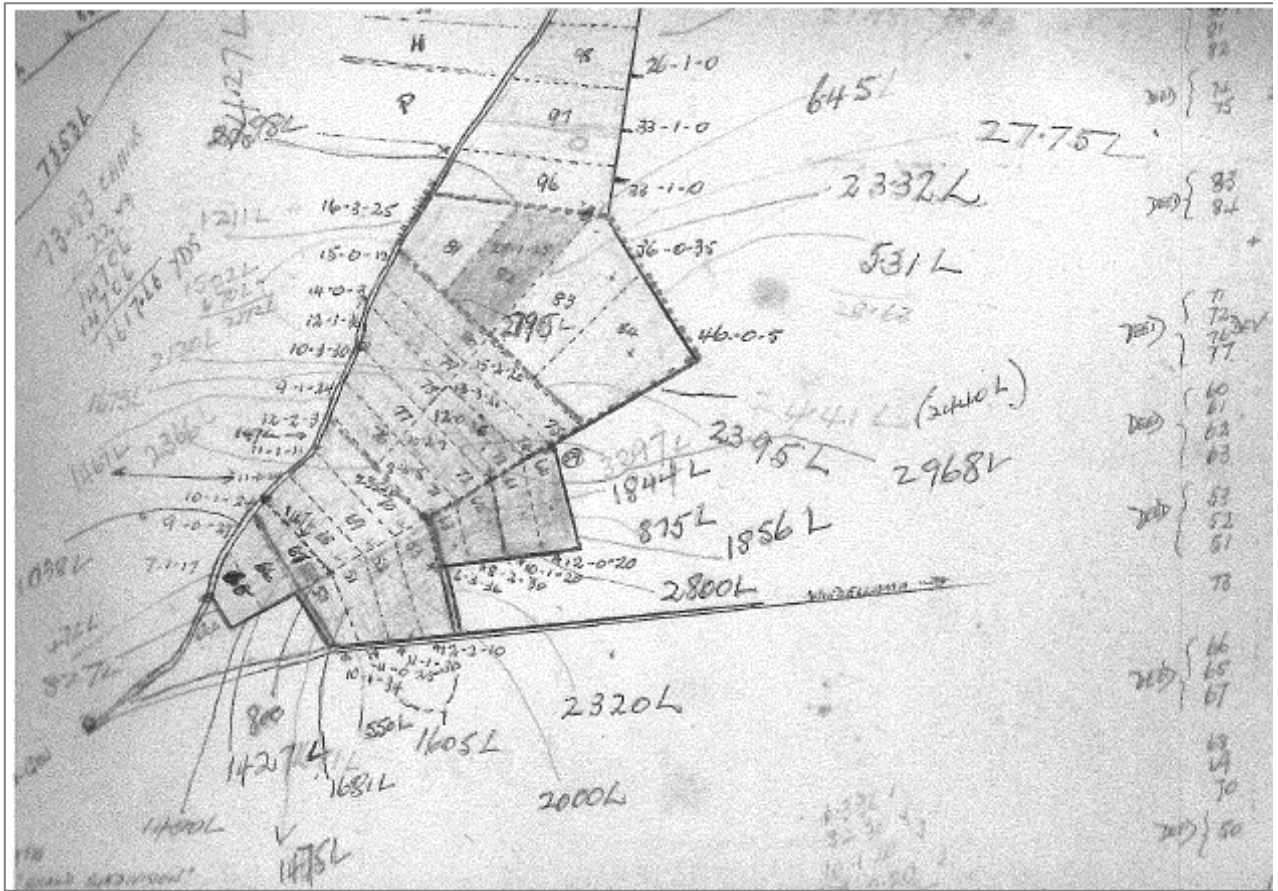


Figure 6

3.4.1 Bradley Land and Gundry Estate

The following timeline details the changes in ownership of this land.

15 March 1831	2000 acres of land (to be called Landsdowne) was granted to Jonas Bradley and his heirs by Ralph Darling, Governor of the Colony. The land grant was bounded on the south by a part of Hugh Kelly's and by William Bradley's lands. Jonas and Catherine had two sons, Thomas and William. Thomas dies c1834 at Gundry. ²
4 August 1837	Following the death of Jonas Bradley the estate was distributed with an annuity of £100 to his wife, Catherine Bradley, payment of outstanding debts and the remainder to his William Bradley.
October 1841	Jonas Bradley dies.
February 1842	The will was proved in the Supreme Court of NSW.
October 1863	William Bradley's will states that the estate was to be distributed to Severin Kanute Salting William Pitt Faithfull, Nicholas Charles Phillips and Alexander McDonald upon trust. Salting, Faithfull and McDonald were established as executors.

² Statutory declaration by John Keely, resident of Goulburn who worked for Jonas Bradley.

11 October 1862	Marriage of Andrew Gibson Finlay
April 1864	Will changed by Codicil to Alexander McDonald, Charles Smith and Edward Knox.
19 December 1864	Marriage of Joseph Smithers Hayes
April 1868	William Bradley dies.
May 1868	Probate of William Bradley's will is granted to McDonald, Smith and Knox.
September 1876	William Barnard Walford, William Edward Spark and Solomon Emanuel purchase the land for £24,776 6s3p.
December 1887	The land is purchased (by indenture) by Joseph Smithers Hayes and Andrew Gibson Finlay for £30,000. Mortgage is one part Hayes and Finlay and the British and Australasian Trust and Loan Company of the other part. Registered January 1888.
27 November 1905	William Stewart Caswell established as trust beneficiary of "derivable income" in his will until she marries or dies. Charles Henry Caswell and Ernest William Johnson and Susan Emily Caswell appointed as executors.
16 February 1909	William Stewart Caswell dies.
29 May 1915	Charles Henry Caswell dies.
25 July 1923	Susan Emily Caswell sells the land to Samuel Arthur Taylor (Goulburn) for £1,825 18s 7p.

NOTE: it is unclear if Susan Caswell receive income; also note that seven lots were sold in 1916 and 1923 and were entwined and not in two distinct blocks.

3.4.2 Acquisition of Lot 50

29 December 1887	Hayes/Finlay purchase 2000 acres.
30 December 1887	Mortgage established with the British and Australasian Trust and Loan Company.
27 March 1895	Default on the mortgage results in the land being offered for sale by public auction The British and Australasian Trust and Loan Company.
14 December 1894	Purchased at auction by Samuel Arthur Taylor for £75 6s 7p.

3.4.3 Acquisition of Lots 65, 66 and 67

21 December 1888	Patrick Ignatious Barry (one part) and Augustine Matthew Betts (other part) purchase the following lands for £100. The land includes: 10 acres 1 rood and 20 perches (part of Bradley's original 2000 acre grant) as portion 67 of Gundry Estate 16 acres 2 roods and 4 perches being portions 65 and 66 of Gundry Estate (part of Bradley's original 2000 acre grant).
29 April 1891	Mortgage one part each between Augustine Matthew Betts and the London Chartered Bank of Australia.



8 January 1894	Mortgage one part each between Augustine Matthew Betts and the London Chartered Bank of Australia.
15 November 1897	London Bank of Australia, Charles Gundry of Melbourne and Samuel Arthur Taylor in three parts citing the previous two mortgages. For absolute sale to him of several pieces of land in possession free from all encumbrances at £134 11s 3p.

3.4.4 Acquisition of Lots (various)

13 March 1895	Lots 68, 69 and 70 Default results in land being put up for sale by public auction. The British and Australasian Trust and Loan Company one part and William Stewart Caswell the other part for £261 19s 6p.
14 March 1898	Lots 62 and 63 The British and Australasian Trust and Loan Company and one part and William Stewart Caswell the other part for £152 16s.
10 May 1900	Lots 51, 52 and 53 Sale by Henry Dunn of Merilla one part to William Stewart Caswell and The British and Australasian Trust and Loan Co to secure mortgage repayment of £t23 6s 8p. The British and Australasian Trust and Loan Company one part and William Stewart Caswell the other part for £175 15s 7p.

3.4.5 Acquisition of Lots 117 and 118 (Rosemount Road)

15 November 1886	William Barnyard Walford, William Edward Spark and Solomon Emanuel (one part) and George Smith (other part) £t0t 12s 6p for 80 acres 3 roods and 4 perches as part of Jonas Bradley's 2000 acre grant.
10 November 1884	George Smith of Oak farm distributes all his property to James Smith as sole trustee and executor to invest to permit and empower his wife Isabella Smith to receive the annual income during her life and after her death to pay his daughter Mary Powell £10 sterling with the residue of the property divided equally between his sons George Smith and James Smith.
11 August 1885	Isabella Smith dies.
29 January 1889	George Smith dies.
8 May 1889	James Smith purchases the land for the mortgage debt of £340 (and all interest).
17 May 1881 (1891?)	James Smith bequeaths all his real and personal estate to his wife Annie Townsend as sole executrix.
21 December 1886	James Smith dies.
5 August 1911	Annie Townsend Smith sells lands etc to Samuel Arthur Taylor for £450.



3.4.6 Post Consolidation as Homeden

24 February 1950	In his will Samuel Arthur Taylor bequeaths Homeden, all lands and livestock as equal shares as tenants in common to his son, Rupert Fraser Taylor, and Daughter, Elisee Nelson Taylor.
14 September 1957	Samuel Arthur Taylor dies.
25 September 1959	Elisee Nelson Taylor Sells her half share of Homeden to her nephew Reece Morton Taylor.
5 May 1974	Rupert Taylor dies leaving his half share to his wife, and after her death, to his other two sons Frazer Cameron Taylor and Deven Arthur Taylor.
18 August 1981	Acknowledgement of Frazer Cameron Taylor and Deven Arthur Taylor entitlement to undivided one-half share of Homeden as tenants in common with Rece Morton Taylor.
1990	Stage 1 Subdivision of Homeden creating 3 "concessional 10 hectare blocks utilising the original lots 98, 99, 100 and a portion of 97. Subsequent sale of these three lots.
1991	Stage 2 Subdivision of Homeden consolidating may "old title" lots into 4 Torrens Title, 100 acre (40ha) blocks. These are lots 21, 22, 23 and 24. Lots 65, 66 67 (the House Paddock), 117 and 118 (The Meadow) are not included in this subdivision.
2000	Lots 22, 23 and 24 sold to other parties.
2018	Reece Morton Taylor dies leaving Lots 117 and 118 fully owned by his wife Margaret Taylor.



4. PROPOSED SUBDIVISION

The proposed subdivisions are illustrated below.

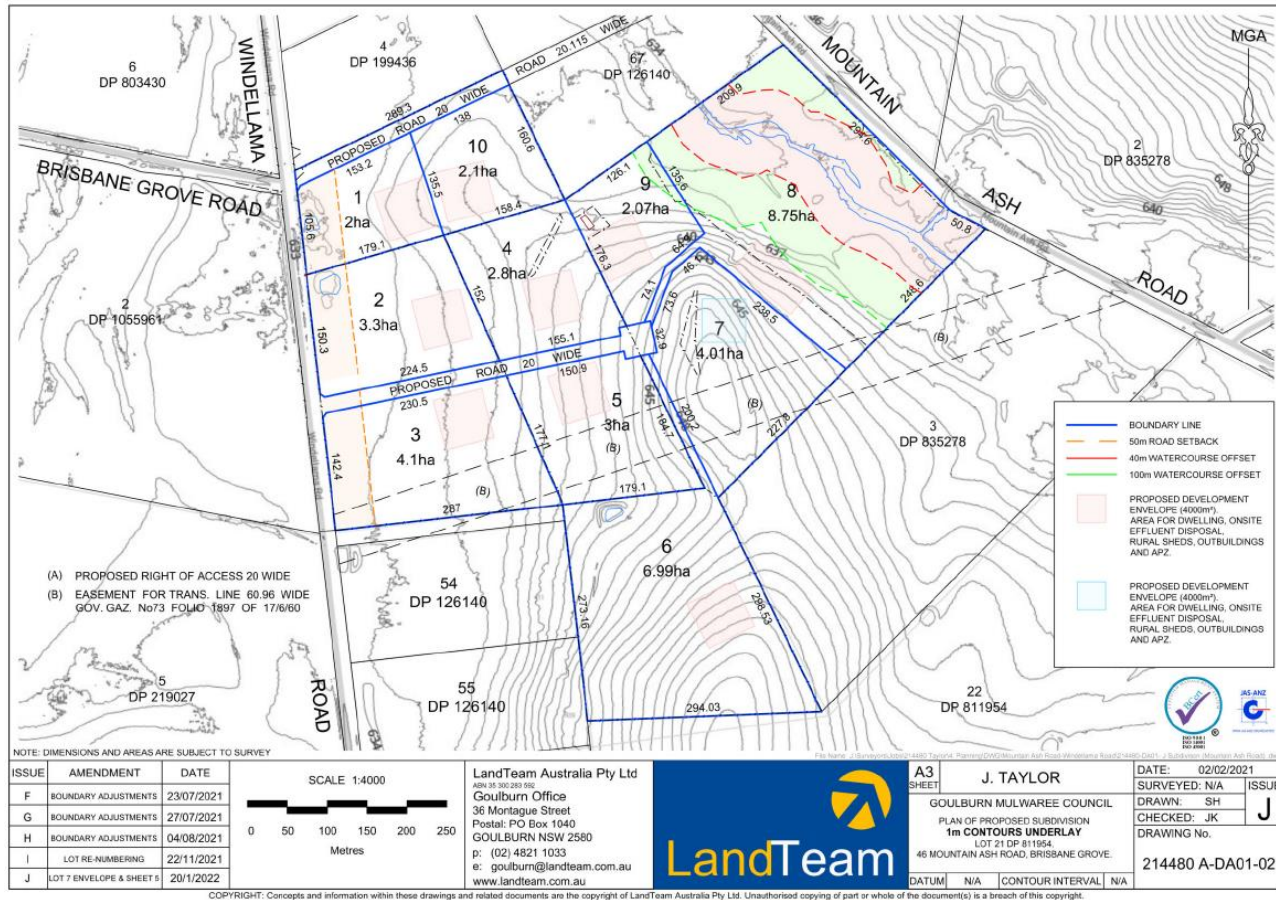


Figure 7: Mountain Ash Road Subdivision

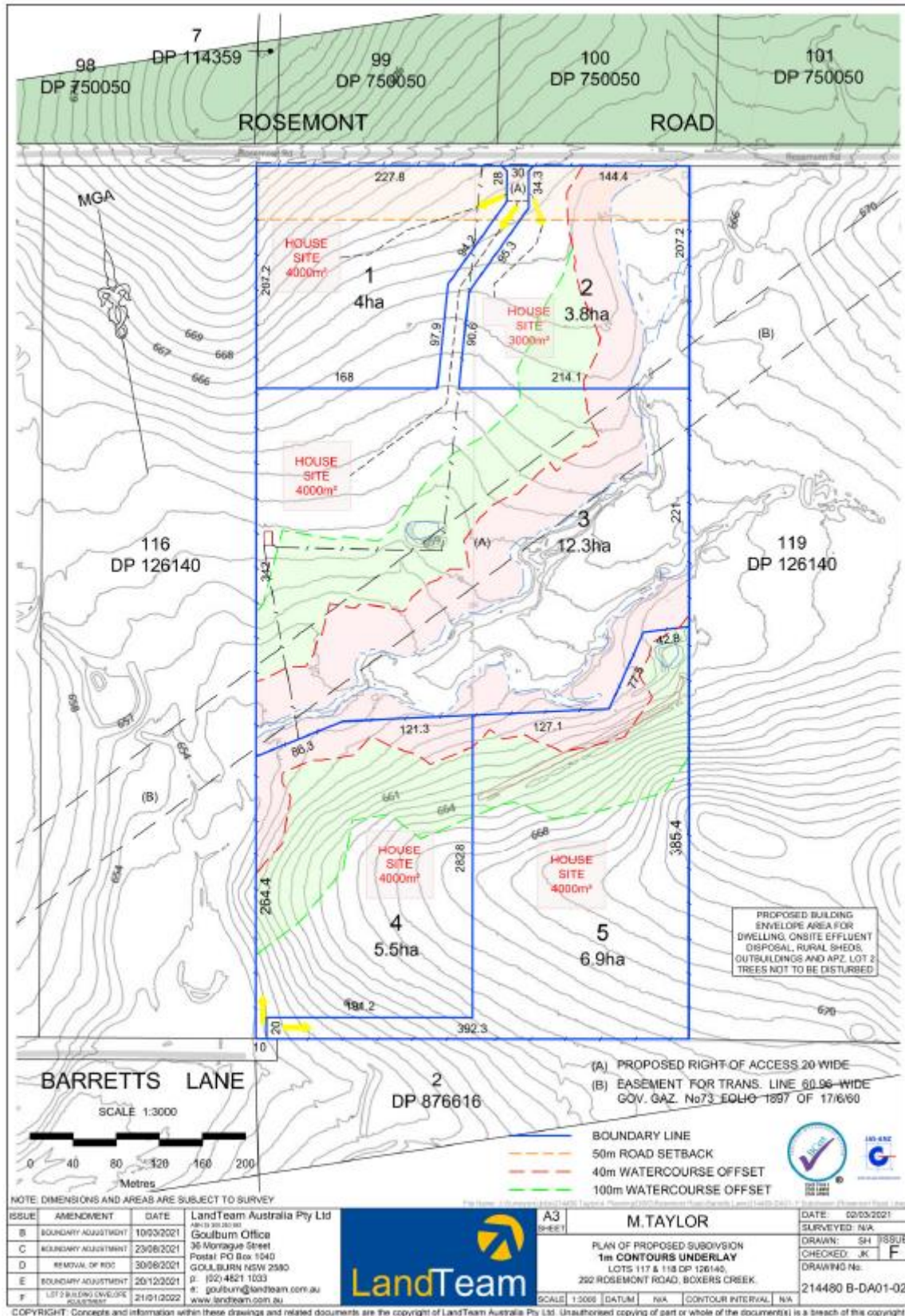


Figure 8: Rosemont Road Subdivision

5. EXISTING CONDITIONS

The existing and heritage listed Homeden is a fine homestead with some changes but retains the essential elements of the nineteen-century homestead.

Figure 9: Aerial view of the homestead



Figure 10:



Figure 11:



Figure 12:



Figure 13:

The only buildings on the sites are a large metal machinery shed on the proposed lot 3 land a small metal machinery shed on Lot 3 of the Rosemount Road site.

**Figure 14: Machinery Shed, Lot 3
Mountain Ash Road**



The area to be subdivided is open pasture with some fences, a small creek passes through each site and a main electrical easement also traverse each site. There are a few scattered trees. These are illustrated in Figure 15 to Figure 19 with further photographs in Attachment 2.

**Figure 15: View east from Homeden
over land to be subdivided**



Figure 16: View south from Mountain Ash Road



Figure 17: View north from Windellam Road



Figure 18: View South from Rosemount Road



Figure 19: View south from Rosemount Road

6. COMMENT

The proposed subdivision will not impact directly on either Homeden or Nooga but will impact on the rural ambience of Homeden as it intensifies the development on the east side of the property. The impact on the rural setting of Nooga is minimal as it is across the road and the main significance of Nooga is the historical associates which are not affected.

The area is removed from sites likely to be frequented by Aboriginals so the potential for Aboriginal finds is considered remote.

The area has been continuously grazed with pasture improvements so the likelihood of flora/fauna of significance is considered to be remote. There may be some species of interest associated with a watercourse across each site but these are protected areas from development and also include watercourse offset areas so are unlikely to be affected by the subdivision.

The breaking down of the consolidated area into smaller lots is not unlike the initial subdivision and sale illustrated in Figure 5 and Figure 6. They were consolidated to make them viable farms and today there is a demand for small rural blocks so they are returning to the smaller lots. The subdivision proposal does not replicate original lot boundaries but this is not considered significant.

The setting will also change over time with increased vegetation planted around houses and as windbreaks to the various lots.

The area has already changed with some subdivision already taken place.

The end result is that there will be some impact on the rural setting and the historical form which evolved from the idea of small rural lots to a larger, more open rural property to be viable in the area. The budlings and immediate surrounds are not affected.

The overall change is considered to have a small impact.



7. CONCLUSION

There will be a small impact on the existing rural ambiance and setting of the area as more intensive development occurs but no adverse impact on the heritage values of the heritage listed buildings of Homeden and Nooga.



ATTACHMENT 1 CITATIONS FOR HOMEDEN AND NOOGA



Item Details

Name

Dwelling Homeden

Other/Formal Names

Address

46 Mountain Ash Road BRISBANE GROVE NSW 2580

Local Govt Area

Goulburn Mulwaree

Group Name

Item Classification

Item Type

Built

Item Group

Residential buildings (private)

Item Category

House



Statement Of Significance

"Homeden" was built by the Taylor brothers as a residence for Samuel Taylor c.1890. "Homeden" is of local heritage significance because of its association with Samuel Taylor and his brother William who built the residences of "Weston" and "Homeden" in 1890. This property continues to reflect the colonial rural ambiance so prominent in the Brisbane Grove area. Together with substantial gardens, this property provides a good and intact example of the areas history / heritage.

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

01/10/2018

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette No.	Gazette Number
Local Environmental Plan	2/20/2009 12:00:00 AM	Goulburn Mulwaree Local Environmental Plan 2009	I014			

Heritage Item ID

2935962

Source

Local Government

Location

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
46	Mountain Ash Road	BRISBANE GROVE/NSW/2580	Goulburn Mulwaree	Unknown	Adaminaby	Wallace	Unknown	Primary Address

Description

Designer	Builder/Maker							
Construction Year Start & End	Circa	Period						
- 1890	YES	Unknown						
Physical Description						Updated		
Physical Condition						Updated		
Modifications And Dates								
Further Comments								

History

Historical Notes or Provenance	Updated
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Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Assessment

Criteria a)

Historical Significance	Include	Exclude
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Criteria b)

Historical Association Significance	Include	Exclude
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Criteria c)

Aesthetic/Technical Significance	Include	Exclude
----------------------------------	---------	---------

Criteria d)

Social/Cultural Significance	Include	Exclude
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Criteria e)

Research Potential	Include	Exclude
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Criteria f)

Rarity	Include	Exclude
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Criteria g)

Representative	Include	Exclude
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Integrity/Intactness

Updated

References

References

Records Retrieved: 0

Title	Author	Year	Link	Type
No Results Found				

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary

Item Details

Name

Nooga

Other/Former Names

Shamrock Lodge, Gooleys

Address

237 Rosemont Road BOXERS CREEK NSW 2580

Local Govt Area

Goulburn Mulwaree

Group Name

Item Classification

Item Type

Built

Item Group

Residential buildings (private)

Item Category

House

Statement Of Significance

Shamrock Lodge / Nooga is of local heritage significance for its association with the Gooley family. Further, it is testimony to the cultural values held by early Irish settlers on the Gundry Plains and the often thwarted efforts of commercial enterprise due to changes in road locations.

It is a substantial home that appears to have had a number of alterations over the years in an attempt to modernise the facade.

Outbuildings add to the significance of the item in a rural setting.

Assessed Significance Type

Local

Endorsed Significance

Local

Date Significance Updated

1/10/2018

Listings

Listing Name	Listing Date	Instrument Name	Instrument No.	Plan No.	Gazette Page	Gazette Number
Local Environmental Plan	20/0/2009	Goulburn Mulwaree Local Environmental Plan 2009	I004			

Heritage Item ID

2935953

Source

Local Government

Location

Addresses

Records Retrieved: 1

Street No	Street Name	Suburb/Town/Postcode	Local Govt. Area	LALC	Parish	County	Electorate	Address Type
	237 Rosemont Road	BOXERS CREEK/NSW/2580	Goulburn Mulwaree	Unknown	Towrang	Argyle	Unknown	Primary Address

Description

DesignerBuilder/Maker

Construction Year Start & EndCircaPeriod
1856YESUnknown

Physical DescriptionUpdated
Rendered brick and tile roof.

Physical ConditionUpdated

Modifications And Dates

Further Comments

History

Historical Notes or Provenance

Updated

The original building on this site was constructed as Shamrock Lodge in 1856. It was later renamed ‘Gooley’s’ after its owner, Patrick Gooley, son of Michael Gooley and Judith Byrne of Thomastown, County Kilkenny. The name Shamrock Lodge appears in the Kilkenny Ordnance Survey of 1823 as a large estate of about 500 acres, part of the townland of Cloghscregg. The resident gentry of Shamrock Lodge [Kilkenny] in 1849 was Thomas Synge, Esq., and it was to this property that Patrick Gooley went as a young man to seek employment. Whatever his experiences they must have been favourable, for when he emigrated to New South Wales, and purchased land near Goulburn, he named his residence Shamrock Lodge (Gooley, M., 2002. The Biography of Michael Gooley and Judith Byrne in County Kilkenny Biographies). Patrick Gooley had intended to use the building as a staging post for the coach road. However by the time the building construction was completed, the road has been routed over Governor’s Hill. There is no evidence of a marriage for Patrick Gooley in the NSW Registrar-Generals records. This may indicate that he was married prior to leaving Ireland, or that his marriage in NSW was not registered. Patrick and his wife Mary Gooley had six children. Patrick died in 1892 aged 74 years. Mary remained at Shamrock Lodge, and died in 1914. A window in Sts. Peter and Pauls Cathedral is a memorial to Patrick Gooley.

Historic Themes

Records Retrieved: 0

National Theme	State Theme	Local Theme
No Results Found		

Assessment

Criteria a)		
Historical Significance	Include	Exclude
Criteria b)		
Historical Association Significance	Include	Exclude
Criteria c)		
Aesthetic/Technical Significance	Include	Exclude
Criteria d)		
Social/Cultural Significance	Include	Exclude
Criteria e)		
Research Potential	Include	Exclude
Criteria f)		
Rarity	Include	Exclude
Criteria g)		
Representative	Include	Exclude
Integrity/Intactness		Updated

References

References

Records Retrieved: 0

Title	Author	Year	Link	Type
No Results Found				

Heritage Studies

Records Retrieved: 0

Title	Year	Item Number	Author	Inspected By	Guidelines Used
No Results Found					

Procedures / Workflows / Notes

Records Retrieved: 0

Application ID / Procedure ID	Section of Act	Description	Title	Officer	Date Received	Status	Outcome
No Results Found							

Management

Management

Records Retrieved: 0

Management Category	Management Name	Date Updated
No Results Found		

Management Summary



Caption: Shamrock / Nooga

Photographer: Lisa Wrightson

Copyright Owner: No Credit

Date: 11/2/2017 12:00:00 AM



Caption: Shamrock / Nooga

Photographer: Lisa Wrightson

Copyright Owner: No Credit

Date: 11/2/2017 12:00:00 AM



Caption: Shamrock / Nooga Outbuildings

Photographer: Lisa Wrightson

Copyright Owner: No Credit

Date: 11/2/2017 12:00:00 AM

ATTACHMENT 2 PHOTOGRAPHS





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