

A SHORT HISTORY OF 3 TENNIS STREET, FORSTER.



Compiled by Norman Lilley. 2025-2026

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I acknowledge the traditional custodians of the land on which I live, the Worimi and Biripi people and pay my respects to all Aboriginal and Torres Strait Islander people who now reside in the Mid-Coast Council area. I extend my respect to elders past and present, and to all future cultural-knowledge holders.

Introduction: This Brief History is designed to tell the history of the property now identified as 3 Tennis Street, Forster.NSW. I have attempted to trace the property's ownership from Pre-European times up to the present. The Forster/Tuncurry area has a wonderful history. The specific land studied has had many owners over the years. I have included information about the owners as well as documentary evidence supporting my research. I have endeavoured to be as accurate as possible, however, should anyone notice any errors, omissions, or additions, please do not hesitate to let me know.

I must stress that while I have made every effort to be accurate and complete with the research, I am sure that I have missed some information. I may also be incorrect with some interpretations of the information gleaned. Many of the old, original documents I have transcribed are written in faint, old, cursive writing and, on occasion, have been extremely difficult to read and/or interpret. Other people may have additional information that could be included in this research. So rather than this presentation be the "final destination" of the research, I encourage other people to use this as a basis for further fine tuning. If anyone would like to pursue this research further, I am more than happy to provide all of the notes and information I have accumulated as well as a digital copy of this booklet.

My main source of information was the New South Wales Land Registry Service Image Viewer. This is located at <https://nswlrs.com.au> This is an outstanding research tool for anyone researching land transactions in New South Wales from 1788 to the present. The majority of my references in this Research refer to this. Please see at the end of this Research, a brief explanation of how to use this site to view the numerous documents referred to. A further helpful source of information has been the History Section at Forster Library, as well as the Great Lakes Historical Society at Tuncurry. Also very valuable is Trove (<https://trove.nla.gov.au>) which was the site at which historic newspaper articles were sourced. www.myheritage.com.au has also been a valuable resource.

Measurements referred to in this research are all in Imperial Measurements, as were used at the time. For Conversion Information from Imperial to Metric, please see the Table at the rear of this research.

Definitions of words and terminology used in the documents can be found at the conclusion of this Research.

Throughout the research included in this project I have indicated the name of the person in possession of the land at that particular time. This may be in complete ownership of the property or under lease of the property from someone else or under mortgage. I hope that you enjoy reading this Brief History of 3 Tennis Street, Forster; My Home.

Forster's Indigenous History

The Worimi people are the Traditional Custodians of the land stretching from Port Stephens to Forster/Tuncurry. Their deep connection to this land is rooted in thousands of years of cultural practice, spiritual belief, and sustainable resource management. For the Worimi, land was not merely a physical space, but a living entity intertwined with their identity, lore, and survival.

The Worimi Nation traditionally occupied lands from Port Stephens in the south to Forster/Tuncurry in the north, and inland as far as Gloucester. This territory encompassed coastal estuaries, forests, and river systems, providing abundant resources. The Worimi lived as hunter-gatherers, moving seasonally to fish, hunt, and gather food in ways that sustained the land's natural balance.

The Worimi were divided into several local groups, known as nurras. These included the Garuagal, Maiangal, Gamipingal, Garrawerrigal, and Buraigal clans, each connected to specific parts of Worimi country. Their language, Gathang, is shared with the neighbouring Biripi people.

In the Forster region, the Worimi (sometimes referred to as Wallamba people) maintained large campsites such as Coomba Park. Archaeological evidence, including shell middens, shows that fish, shellfish, kangaroos, wallabies, and waterfowl were central to their diet. Fire was used strategically to manage the land, encourage regrowth, and support hunting. The name Tuncurry itself is derived from an Aboriginal word meaning "plenty of fish", reflecting the abundance of the waterways. The Worimi territory extended over approximately 1,500 square miles, including coastal dunes, estuaries, forests, and inland areas. Around Forster, the Worimi utilized the rich resources of Wallis Lake and the surrounding bushland. Seasonal movement was central to their land use: during winter, groups moved inland to hunt kangaroos, wallabies, and other game, while in spring and summer, they returned to the coast to fish and gather shellfish. This cyclical pattern ensured that resources were replenished naturally, reflecting a sophisticated understanding of ecological balance.¹

¹ [en.wikipedia.org], [radschool.org.au]

The Worimi diet was diverse and sustainable. Coastal areas provided abundant fish and shellfish, while the forests offered wild yams, fern roots, and fruits such as Lilly Pilly and native plums. Hunting practices targeted kangaroos, emus, and smaller animals, with every part of the animal used for food, tools, or clothing. Fishing was a highly developed skill, with women crafting lines from kurrajong bark and hooks from shells, while men employed spears made from Gynea lily stems. These practices were governed by cultural laws that prevented overharvesting and maintained harmony with the environment.²

Fire played a crucial role in Worimi land management. Controlled burning cleared undergrowth, encouraged new plant growth, and attracted game animals. This practice, often referred to as “fire-stick farming,” was a deliberate and knowledgeable method of shaping the landscape to sustain both human and ecological needs. Such techniques highlight the Worimi’s role as active managers of their environment rather than passive inhabitants.³

For the Worimi, land was inseparable from culture and spirituality. Every feature—beaches, dunes, rivers, and forests—held stories and significance. Sacred sites around Forster remain important today, and cultural practices such as storytelling, dance, and art continue to express these connections. The revival of the Gathang language and initiatives like the Worimi Conservation Lands demonstrate ongoing efforts to preserve and honor this heritage.⁴

European settlement in the 19th century disrupted Worimi life. The arrival of settlers brought displacement, disease, and violence, leading to a dramatic decline in population.

Despite colonisation, the Worimi people remain a vital presence in the Forster region. Local Aboriginal Land Councils and schools recognise Worimi heritage, and cultural practices such as language revival, art, and storytelling continue to strengthen community identity. The Worimi’s enduring connection to country is evident in the respect given to waterways, forests, and sacred sites across the Great Lakes.

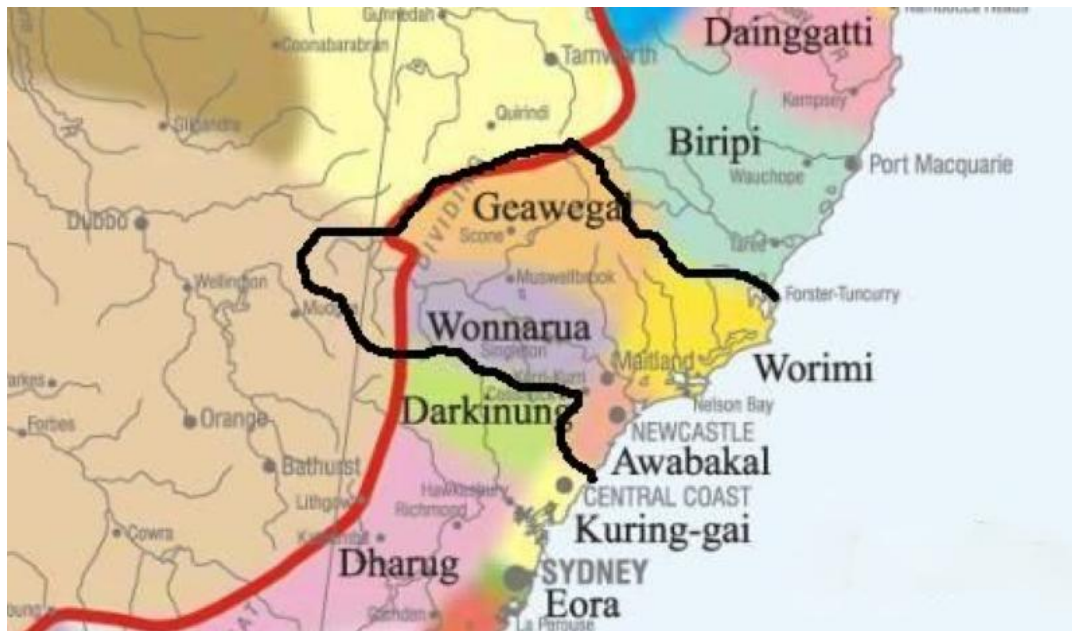
The Worimi people’s deep relationship with the land and waters around Forster reflects a history of resilience and cultural continuity. Their traditions, language, and art remain

² [[worimicons...nlands.com](#)], [[blog.fcswc.org.au](#)]

³ [[radschool.org.au](#)]

⁴ [[blog.fcswc.org.au](#)], [[worimicons...nlands.com](#)]

central to the identity of the region, ensuring that Worimi heritage continues to shape the Great Lakes community today.



Captain Cook Passes by Worimi land.

Captain James Cook's Journal of his 1770 expedition along the east coast of Australia, makes first mention of our area on Friday 11th May 1770:

"....At 8am we were abreast of a high point of land which made in 2 hillocks, this point I called Cape Hawke⁵. Lat 32 degrees, 14ft.S. Long 207 deg. 30ft W.

On Saturday 12th May, 1770, Cooks reports:

".....remarkable high hills lying contiguous to each other and not far from shore bore N.N.W. As these hills bore some resemblance to each other we called them the "Brothers"."

⁵ Cape Hawke named for Admiral Sir Edward Hawke, first Lord of the Admiralty.

Commander Matthew **Flinders**, RN also sailed this section of the coast on three separate occasions – 9 July 1799, 23 July 1802 and 12 August 1803 – and his charts (that were published in the year of his death in 1814) show mountain ridges inland from Cape Hawke.

It is fair to say the first Europeans to visit this area arrived by misadventure in that they landed as the result of ships founding off the coast but from about 1816, cedar cutters (mostly assigned convicts) moved into the waterways to extract the timber. Lieutenant John Oxley, RN led, what is considered to be the first organised land exploration of this district, with an expedition that came down the coast from Port Macquarie in 1818. The group crossed the mouth of what was later to become Wallis Lake on 25 October 1818 in a four metre row boat – from the *Jane*, one of the vessels that had founded earlier on our section of the coast and which they had discovered earlier half buried on a beach.

Maps published in the late 1820s showed Wallis Lake and not only the several rivers flowing into it but also indicated where the heads of navigation were located so it appears by this time, vessels had not only entered the lake but had journeyed beyond the present site of Nabitac.⁶

The Australian Agricultural Company and Its Land Use in Forster

The Australian Agricultural Company (AACo), founded in 1824, stands as one of the most significant enterprises in Australia's colonial history. Established under an Act of the British Parliament, AACo was granted one million acres of land in New South Wales to develop pastoral and agricultural industries, primarily for producing fine merino wool for export to Britain. While its headquarters were at Port Stephens, the company's influence extended across the Mid-North Coast, including Forster.

The Bigge Inquiry (1819–1823) recommended large-scale land grants to wealthy investors to stimulate colonial development. AACo was formed in response, with shareholders in Britain investing heavily in the venture. The company selected Port Stephens for its headquarters due to its deep-water harbor and proximity to fertile lands. Forster became part of AACo's extended grazing runs and timber operations. These lands were strategically

⁶ [A Historical Perspective - Nabitac.com](#)

chosen for their access to waterways, which facilitated transport and trade at a time when roads were underdeveloped.

On June 26th, 1825, under the company's first Superintendent, Robert Dawson, operations began. Centre of operations originally was at Carrington and Tahlee on the north shore of Port Stephens. Later their headquarters were built at Stroud.



Drawing of Tahlee House, original home of the AACo's Superintendent.

The Worimi and Biripi peoples traditionally occupied the Forster region, practicing sustainable land management through fire-stick farming and seasonal resource use. AACo's expansion disrupted these systems, leading to dispossession and conflict. Historical accounts document tensions, including resistance to land encroachment and livestock theft, as well as instances of cooperation, such as Aboriginal labor in timber cutting and stock work.

AACo's land use transformed the Forster landscape. Clearing forests for pasture reduced biodiversity, while introducing sheep and cattle led to soil compaction and erosion. Overgrazing in fragile coastal environments exacerbated these issues. However, AACo also invested in infrastructure—roads, wharves, and stockyards—that facilitated regional development and trade. Forster benefited indirectly from these improvements, becoming a hub for timber and agricultural products in the 19th century.

By the mid-19th century, AACo began to diversify beyond wool into coal mining and later cattle production. This shift coincided with growing settlement pressures along the NSW coast. As towns like Taree and Forster developed, demand for land increased, prompting AACo to subdivide and sell portions of its original grant. The company's withdrawal from the Forster area was not abrupt but part of a long process of divestment that reflected broader economic trends: the decline of convict labor, the rise of freehold farming, and the need for capital to fund northern pastoral ventures.

Neither the weather nor the soil favoured their operations. Thus, in 1830, when Sir Edward Parry took over control of the company, he called for a survey. As a result, the company passed all except 430,000 acres back to the Crown for land further inland. This area now became available for settlers.

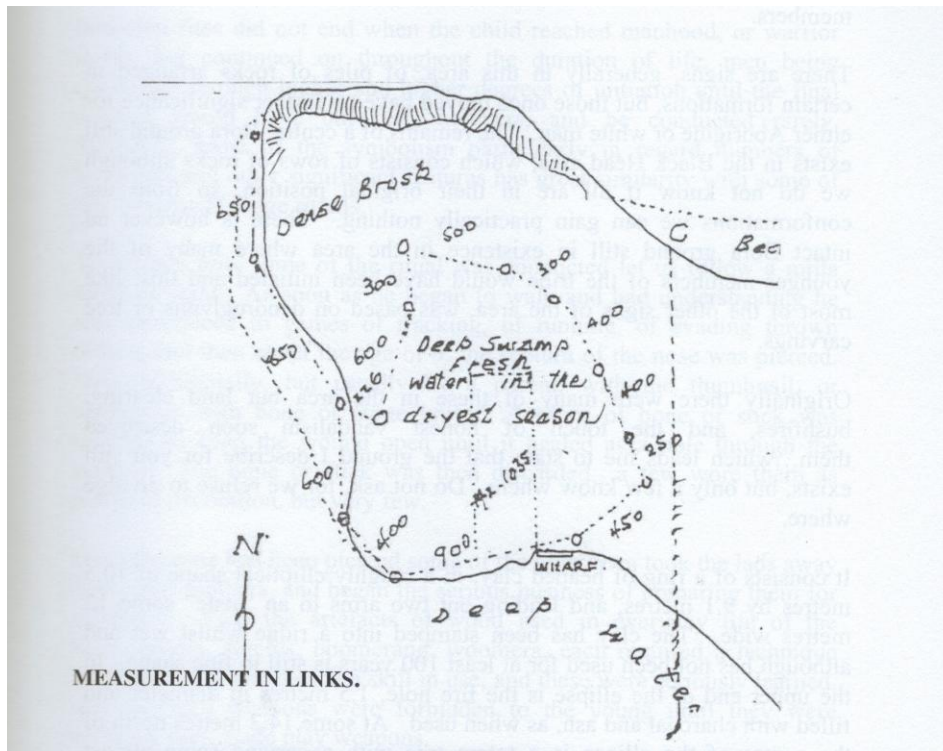
After the AACo's return of large portions of its grant to the Crown, government policy was that the land be sold by public auction rather than granted freely. AACo's divestment was a phased relinquishment of its land starting in the 1830s, with most land around Forster back under Crown control well before the mid-19th century.

The relinquishment of AACo's holdings around Forster facilitated the growth of free settlements and agricultural communities in the Mid-North Coast region. Former company lands were subdivided for dairy farming, timber production, and later tourism, shaping the economic and cultural identity of Forster and its hinterland.

The first European presence in the area was timber cutters around Cape Hawke by 1831, using local waterways to transport timber.

The First settler to arrive in the area was George Garlick Godwin in 1856. He settled on the southern end of the present Forster town.⁷

In 1869 John Hall surveyed the area and a plan for the village of Minimbah was submitted to the Lands Department. It emerged with the name changed to Forster, apparently after William Forster, ex-Premier of New South Wales and Minister for Lands.



Plan of Village of Minimbah 19 June 1869 by John Hall⁸

The Growth of Forster

The formal town survey of the area, originally named Minimbah, occurred in 1869, and the town was officially named Forster in 1870, after which land sales accelerated under government control rather than AACo ownership.

The initial settlement focused on timber and fishing industries, with most development concentrated near the waterfront and Wharf Street. Tennis Street did not exist during this period; inland areas remained largely bushland or used for grazing.

⁷ Great Lakes Advocate. Bicentennial Heritage Review. December 1988.

⁸ Plan of Minimbah by John Hall 1869. "The History of Forster" Great Lakes Historical Society. P6.

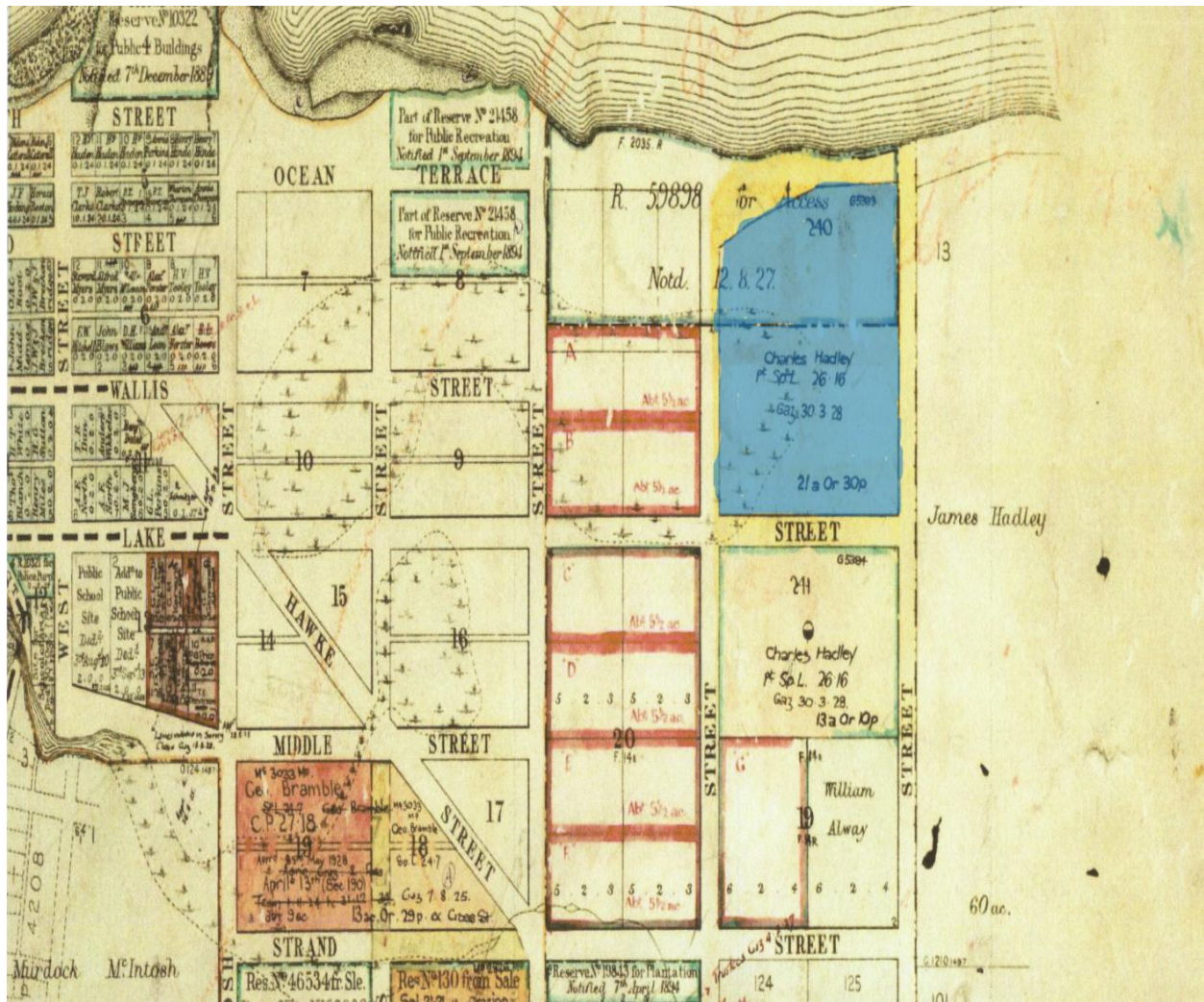


One of the early settler families to the area was the Hadleys of Cape Hawke. James Hadley (picture on the left) was born on 17 September 1841 in Mount Vincent, New South Wales and died on 28 June 1934 in Gloucester, New South Wales, at age 92. Christiana and James were married in 1861 in Maitland, New South Wales. James and his wife sought their future in the then undeveloped and heavily timbered country beyond Port Stephens. They settled in the forest range behind Cape Hawke. Mr Hadey secured work as a laborer in the local sawmill owned by John Breckenridge. The Hadleys had 19 children⁹, 14 sons and 5 daughters. They secured an allotment of land on 6 June 1911 containing 100 acres, bounded by Boundary Street and the Pacific Ocean. This land comprised of two Portions, Portion 13 being 60 acres and Portion 14 being 40 acres. The land ownership was transferred by James Hadley to his son, Denzil Milton Hadley, a dairyman, 2 June 1926. The land was then passed to Charles Hadley 17 November 1926.

⁹ Lucy(Claydon) 1859, Elizabeth 1864, Joseph Edwin 1865, Arthur 1866, Frederick 1868, Abraham 1868, Charles 1871, Isabella 1873, Christianna 1874, Robert 1876, Albert 1877, Samuel 1879, Ernest 1880, Walter 1881, Thomas 1883, Vincent 1884, Denzil 1885, Henrietta 1889

Portion 249

The parcel of land upon which this research is based is to the west of James Hadley's one hundred acres. In the above early map of the Forster district, this parcel of land is identified as Section 249. It is bordered to the east by Boundary Street (adjoining James Hadley's land); to the north by Section 240; to the south by Lake Street and to the west by Likely Street (later named Hadley Street).



Map showing the parcel of land this research is based on leased by Charles Hadley (shaded blue); bounded by Boundary Street (James Hadley's land on the east; Lake Street to the south; Likely Street (later named Hadley Street) to the west and the Pacific Ocean to the north.

Charles Hadley, son of James and Christina Hadley, was born in 1871¹⁰

Charles Hadley was granted a special Lease on the land identified as Portion 240 in 1921.

“Special Lease 1926-16, Taree, Charles Hadley – The lease shall be subject to subsections 1,2, 4 to 20, and 23 of Regulation No. 106 (notified 7th August, 1925), and to following special condition – Agriculture and erection of buildings shall be confined to the part of the land leased not within reserve for access.”

The term of Hadley’s Lease was from 1 September 1927 to 31 December 1934. His total lease was for thirty four acres, one rood. The portion of land in this research was 21 acres, 0 rods and 30 perches. Hadley was required to pay an annual rent of Two pounds and fifteen shillings, as well as an Amount of Expenses totaling twelve pounds.¹¹ The Lease was granted under the conditions of the *Crown lands Consolidation Act, 1913, (NSW)*. A copy of this legislation can be found at:

https://classic.austlii.edu.au/cgi-bin/download.cgi/au/legis/nsw/num_act/clca1913n7298

No. of Leases.	No. of Applications.	Name and Address of Lessee.	Situation and Area of Land.	Purpose of Lease.	Term of Lease.	Annual Rent.	Rent required to complete payment to 1st Dec. 1925.	Amount of expenses chargeable.	Amount already paid to Rent, Deposit, and Survey Fee.	Amount to credit of Lessee after deducting Costs and Rent to 31st Dec., 1925.	Amount required for payment of Costs and Rent to 31st Dec., 1925.	Shillings or Mounds
Leases. 1925-5063	1927-3, Moss Valley.	The Berrima School of Arts Building Trustees, of Ber- rima.	County Camden, parish and village Berrima, at the corner of Argyle and Wilshire streets. Area, 1 rood 32 perches.	Recreation (School of Arts and en- tertainment), and residence (caretaker's quarters).	1 April, 1925, to 31 Dec., 1927.	£ s. d. 1 0 0	£ s. d. 0 15 0	£ s. d. 4 6 6	£ s. d. 7 6 8	£ s. d. 2 5 0		Natal
1925-5143	1925-5, Murwillumbah.	The Tread Shire Council of Mur- willumbah.	County Ross, parish Terranora; R. 823. Area, about 12 acres (ex. roads).	Recreation and erection of buildings (re- sidence, shed, saw bench and frames).	1 Jan., 1925, to 31 Dec., 1932.	£ s. d. 7 4 0	£ s. d. 7 4 0	£ s. d. 8 1 7	£ s. d. 7 6 8		7 15 11	Tweed
1925-5003	1925-6, Parkes.	Gillanders, James William McKen- zie, of Narromie.	County Kennedy, parish Oxley, por- tion 49; K. 2,062-2,061. Area, 117 acres 3 roods.	Grazing ...	26 Nov., 1924, to 31 Dec., 1933.	£ s. d. 7 7 3	£ s. d. 15 9 0	£ s. d. 8 18 0	£ s. d. 11 0 0		13 7 0	Goobah
1927-22671	1927-7, Rylstone.	Tindale, Reginald Morton, of Scone.	County Phillip, parish Barrumbalong, portion 2; P. 2,355-2,125. Area, 340 acres.	Grazing ...	23 June, 1926, to 31 Dec., 1935.	£ s. d. 2 15 0	£ s. d. 6 13 11		£ s. d. 12 6 8	£ s. d. 5 7 9		Rylstone
1925-5007	1925-16, Taree.	Hadley, Charles, of Forster.	County Gloucester, parish and village Forster, portions 240 and 241; G. 5,353-1,457. Area, 34 acres 1 rood.	Grazing, agri- culture, and erection of buildings.	1 Sept., 1927, to 31 Dec., 1934.	£ s. d. 2 15 0	£ s. d. 3 13 4	£ s. d. 12 0 0	£ s. d. 10 0 0		5 13 4	Manni
1925-2570	1925-11, Tamworth.	Parrell, William George, of Wood- sige.	County Wyndward, parish Gilmour, por- tion 122; W. 5,591-2,119. Area, 88 acres 2 roods.	Grazing ...	23 Mar., 1925, to 31 Dec., 1941.	£ s. d. 1 0 6	£ s. d. 3 18 8	£ s. d. 8 2 9	£ s. d. 9 13 4		2 8 1	Gads

NSW Government Gazette entry indicating Special Lease to Charles Hadley Friday 30 March 1928 Page 1512

¹⁰ NSW Births, Deaths and Marriages, Register 16456/1871.

¹¹ NSW Government Gazette. 30 March 1928. Notification of Granting of Special Leases. Page 1512,

In the NSW Government Gazette, dated 12 August 1927, 8 acres 0 rods and 35 perches of Hadley's lease was resumed for public access.

In the NSW Government Gazette dated Friday June 1st, 1928, page 2575, Charles Hadley registered his cattle brand under the *Registration of Stock Brands Act 1921*. See extract below.

2/8/25, 8:59 PM Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 1 June 1928 (No.72), page 2573
Government Gazette of the State of New South Wales (Sydney, NSW : 1901 - 2001), Friday 1 June 1928 (No.72), page 2573

H&H	Burke Henry, Karingal, Mandurama	63244
H&H...	Hore Janet May and Roger Oliver, Weebo, Bungowannah	63276
H	Langdon Edgar Amos, Bocoble Gap, Pinecliff	63207
H.W.	Wellard Henry Alfred, Fernleigh, Tia	63298
J	Dunbar Clara Kathleen, Kingston, Glen Innes	63350
J.C.	Cassells William John Joseph, Omagh, Frogmore	63268
J.C.	Coates James Hooper, Stannifer	63137
J.L.	Lee John, Estellville, West Wallsend	63225
J.L.	Lee Joseph, Redhead Flats, Charlestown	63358
J.L.	Crossing Jack Sparke, Maramah, Coonamble	63227
K	Hadley Charles, Bennett's Head, Forster	63186
K	Cameron Kenneth, Noalimba, Yetman	63088
L	Lawson Annie Christina, Allendale, Lockhart	63206
L	Lipscombe George, Coldenham Estate, Picton	63332
L	Lambert Walter, Chalky Well, Tartna Point	63219
L	Logan Charles Seton, Restalrig, Towamba. (Transferred from J. R. Logan.)	63334
L	Lowrey Oliver Cromwell, Stratford	63166
L.C.	Carney Leo, Bellangry, Beechwood	63297
L.C.	Cory Cecil Arthur, Terry-hie-hie	63360
L.S.	Surrey Lloyd, Bourke	63242

National Library of Australia <http://nla.gov.au/nla.news-article219944703>
<https://trove.nla.gov.au/news/paper/nditions/nla.news-article219944703.3.html?fromopen=50eb4328f3ed140a2074714db0e47c586&print=true> 10/13

I have not been able to locate any records indicating a marriage or descendants for Charles Hadley. Nor have I been able to locate information on the year of death of Charles.

Charles Hadley did not renew his Lease of the parcel of land and as such he relinquished possession of it. Subsequently, Portions 241 and 249 were purchased by Philip James Gregory McGrath.

Philip James Gregory McGrath was born 12 May 1899 in Croydon, New South Wales. He married Eileen Hilda Madgwick (maiden name Wall) 19 October 1933. McGrath enlisted in the Australian Army 6 January 1942. McGrath was a Chartered Accountant and his office was at 11C Castlereagh Street, Sydney. He later lived at St. Ives and died 21 January 1968.

McGrath never lived at the Forster property as he saw it as an investment.



Map showing Sections 241 and 249 now shown as owned by P.J.G McGrath

The sale of land was on 23 October 1947. A copy of the document of sale can be viewed in full as Vol 5742 Folio 197.

In part, the document read as:

GRANT OF LAND PURCHASED BY CONDITIONAL SALE

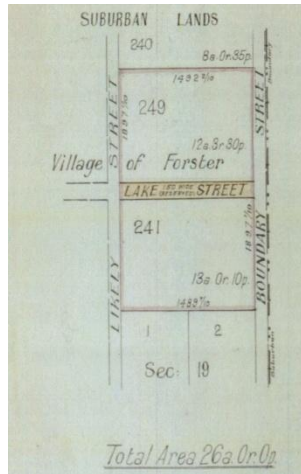
WHERE Philip James Gregory McGrath of 160 Castlereagh Street Sydney in Our State of New South Wales claims to be entitled to the Parcel of Land hereinafter described in virtue of a Conditional Purchase of the same acquired by the under the provisions of the Crown Lands Consolidation Act, 1913 of a Special Lease not being a Special Lease granted over an expired Conditional Lease the holder of which had failed to apply for extension of the term and the application for which conversion was granted by our Minister for Lands on the 29th day of October 1929 and a certificate of compliance with conditions applicable to such purchase has issues. And whereas the sum of sixty five pounds Sterling being the purchase money payable for the said land has been paid into the office of the Treasurer of Our said State.....”

The aforementioned document then describes the land purchased:

“.....hereby grant unto the said Philip James Gregory McGrath his Heirs and Assigns Subject to the Reservations and Exceptions hereinafter contained All that Piece of Land in Our State containing twenty six acres be the same more or less situated in the County of Gloucester and Parish of Forster at Forster.

Continued on next page

PORTIONS 241 AND 249



Commencing on the Western side of Boundary Street at the South Eastern corner of portion two hundred and forty of eight acres thirty five perches and bounded thence on the east by Boundary Street bearing South two minutes West eighteen chains ninety seven links and one tenth of a link on the South by the Northern boundaries of allotments two and one both of Section nineteen in all bearing West fourteen chains eighty nine links and seven tenths of a link to Likely Street on the west by Likely Street bearing North three minutes West eighteen chains ninety

seven links and one tenth of a link and on the North by the Southern boundary of Portion two hundred and forty aforesaid bearing East fourteen chains ninety two links two tenths of a link to the point of commencement. EXCLUSIVELY of Lake Street one chain fifty links wide separating portion two hundred and forty one from portion two hundred and forty nine the area of which has been deducted from the total area."

McGrath did not hold the land for very long. On 15th December 1947 the land was transferred to Hjalmar Alfred Jahnsen¹². However, it appears from records that McGrath and Jahnsen were actually business partners. The extract below is from *Dunns Gazette* Vol 80 No. 26 December 24, 1948:

REGISTERED COMPANYS

Blue Lake Ltd – Registered 7 December 1948

Capitol £10,000 in £1 shares.

Object: To carry on the business of farmers and graziers, etc.

Subscribers: Hjalmar A. Jahansen and Philip J. G. McGrath (1 share each)

Reg Office: Sydney. (Lodged by Clayton, Ultz & Co. Liverpool Street, Sydney.

Hjalmar Alfred Jahnsen was born 21 February 1892 in Gjerpen, Norway. He emigrated to Australia around 1909. He applied for naturalization on 22 February 1919 after ten years in Australia. He married Alice Sylvia Durand in 1913¹³. They lived at Coolongolook and later at Bungwahl. Hjalmar died 13 January 1961 aged 87 years.

The following Extract from *The Northern Champion* dated Saturday 19 April 1947 is the first indication of Jahnsen's proposed subdivision for Section 249.

“Messrs. H. A. Jahnsen, R. Gillespie and Underwood interviewed the Council with reference to a proposed subdivision by Mr. Jahnsen of portions 241 and 249 at Forster, and Mr. Jahnsen 's request for permission to clear Lake Street, Forster, between Boundary Street & Macintosh Street, to facilitate access to his farm at Mile Beach and Bennett's Head. As the street referred to is not a dedicated public road, Council raised no objection to the work being carried out but suggested that application be made to the Lands Department, It was also decided that Forster Urban Committee be written to in the matter. It was

¹² Vol 5742 Folio 197

¹³ See NSW Births, Deaths and Marriages record 178/1913

also decided that the Lands Department be again written to with reference to the opening up of Crown land in the vicinity of Lake Street by way of subdivision. Information which was requested with reference, to the proposed subdivision by Mr. Jahnsen was supplied verbally by the engineer.”

A report of the Stroud Council Meeting published on 19 April 1947 in the *Manning Times* refers to Jahesen’s proposed subdivision and farm:

Before proceeding with the correspondence, Messrs H. A. Jahnesen, R. Gillespie and Underwood interviewed the council with reference to a proposed subdivision by Mr. Jahnsen of portions 241 and 249 at Forster, and Mr. Jahnsen's request for permission to clear Lake St., Forster, between Boundary St. and Macintosh St., to facilitate access to his farm at Mile Beach and Bennett's Head. As the street referred to is not a dedicated public road, council raised no objection to the work being carried out, but suggested that application be made to the Lands Department. It was also decided that Forster Urban Committee be written to in the matter. It was also decided that the Lands Department be again written to with reference to the opening up of Crown Land In the vicinity of Lake St. by way of subdivision. Information which was requested with reference to the proposed 'sub-division by Mr. Jahnsen was supplied, verbally by the engineer.

In the *Northern Champion*, dated 20 August 1947, page 4, Stroud Shire Council informs Jahnsen of their acceptance of his proposal for his subdivision.

“Mr. H. A. Jahnsen interviewed the Council concerning proposals for subdivisions in East Forster and was informed that the proposals generally would be acceptable to the Council.”

Jahnsen provided Stroud Shire Council of a bond for roadworks associated with his subdivision. Extract below from *The Northern Champion* dated 1 October 1947, page 4.

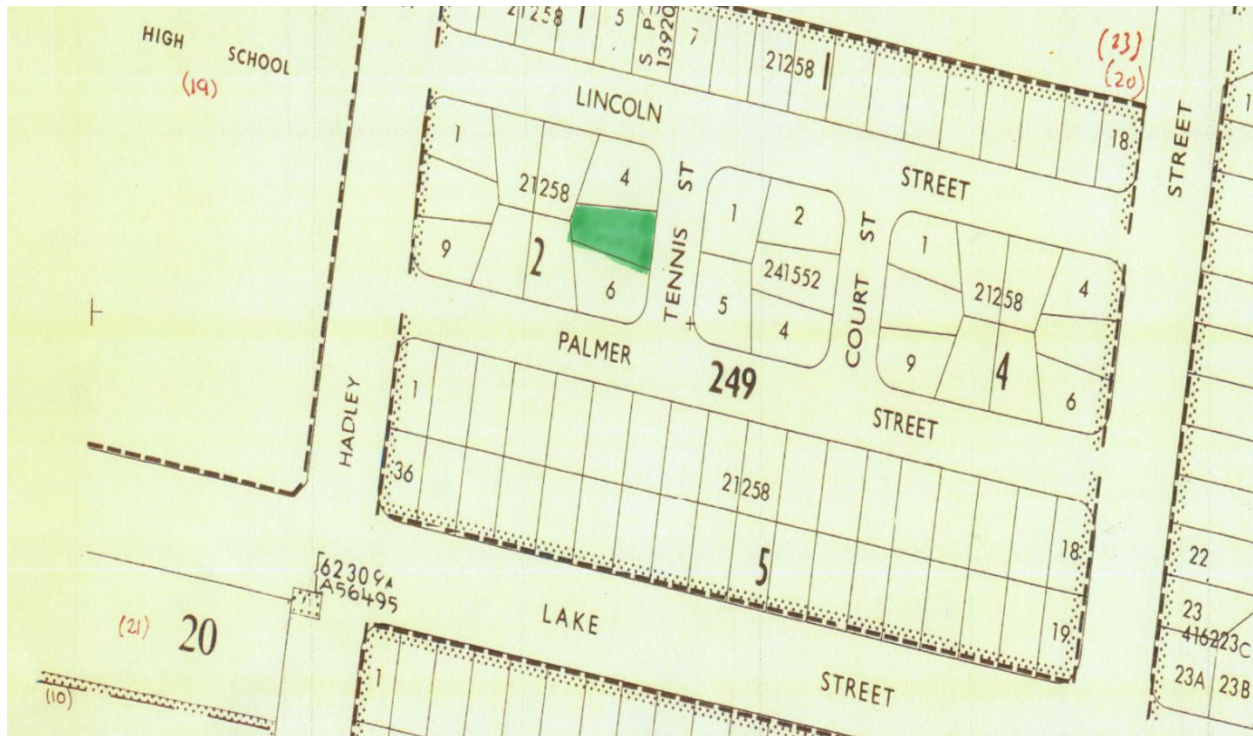
Mr H. A. Jahnsen interviewed the Council concerning proposals for roadwork in subdivision at Forster and Council agreed to accept a bond in the sum of £1,500 in respect to roadwork to be completed within the subdivision, and to apply for dedication of 'the roads in fvto enhrlttHrirtrt (NB:These final words difficult to read from original).

Jahnsen advocated vigorously for the full dedication of the length of Lake Street to enable the development of his subdivision. The following extract of correspondence to Stroud Shire Council is from the *Manning River Times* dated 25 August 1948:

From the Department of Lands, attaching notification of the dedication of certain roads within the village of Forster and advising that the portion of Lake Street extending from Cross Street to Likely Street ; has not been declared a public road as a design for disposal of crown land in the vicinity is now under consideration. Mr. H. A. Jahnsen wrote asking council to have the whole of Lake Street dedicated -to enable him to assist in the construction in connection with the development of his East Forster lands. — Resolved that the council ask the Lands Department for information as to its ultimate proposals in regard to the rest of Lake Street.

A following report in the *Northern Champion* dated Wednesday 27 October, 1948 reports on Jahnsen's application to have Lake Street extended to Likely Street.

"Mr. H. A: Jahnsen interviewed the council with reference to the required dedication of Lake Street, Forster, when it was decided on the motion of Cr. Flannery, seconded by Cr. Moore, that a letter to the District Surveyor, East Maitland, be handed to Mr. Jahnsen to deliver to The District Surveyor recommending that the undedicated portion of Lake Street between Cross and Likely Sts. be dedicated as public road."



Jahnsen's proposed subdivision of Section 249, showing, in green, the subject of this research Lot 5, Section 2, Portion 249 now identified as 3 Tennis Street, Forster.

From a report in the *Dungog Chronical* dated 3 November 1948, it shows that Jahnsen and Hadley submitted plans for the proposed subdivision to Stroud Council:

From Rome Gillespie forwarding plans of subdivisions on behalf of Mr. H. A. Jahnsen and M. Hadley. — On a motion of the President and Cr. Zeininger the following applications for subdivisions were left in the hands of the Shire Clerk and Engineer for attention: C Gooch, T. W. Forster, J. Wade, and Shultz Estate, j i. A. Jahnsen and M. Hadley

A report to Stroud Council dated 24 November 1948 shows Jahnsen's request to clear Lake Street:

From H. A. Jahnsen asking the Council's permission to proceed with the clearing of Lake Street between Likely Street and McIntosh Street, Forster.

The *Northern Champion* in a report from a meeting of Stroud Council, states how quickly the Lots in Jahnsen's subdivision sold.

Two new estates in East Forster, owned by H. Jahnsen and the other owned by G. Underwood— had recently been cut up for building purposes. Jahnsen offered 100 blocks and in five days he sold all except a few which he was retaining.

Request for electricity to the subdivision was made in 1950. Extract below from the *Manning River Times and Advocate* dated 25 January, 1950:

Bennett's Head Progress Association, Forster, wrote asking Council to supply electricity to the Jahnsen Estate Subdivision. The letter stated there were now eleven homes to be served. Seconding Machin's motion that the letter be "received," Cr. Rupprecht said the Council was anxious to give the area a service as soon as circumstances permitted.

The Wingham Chronicle and Manning River Observer reported on 30 November 1951 that electricity had been extended to Jahnsen's Estate:

Tuncurry-Forster. The extension to Jahnsen's Estate has been completed and the lines were energised on Nov. 19.

Jahnsen advertised in the *Manning River Times and Advocate* on Saturday 14th April several blocks in his Estate:

Exceptional opportunity to purchase excellent building Block on Jahnsen Estate, Forster; This Estate is rapidly expanding and is the best land at affordable price available in Forster. Nine blocks to be auctioned; Full particulars from auctioneers. JAHNSEN & RANKIN ; WHARF ST. FORSTER.

The *Wingham Chronical and Manning River Observer* reported on 10 April 1952 on a decision by Stroud Council to request street lighting for the subdivision:

Electricity Items After a letter was read from Forster Urban Committee re street lighting at Forster, it was resolved on the engineer that the matter be brought to the notice of the County Council for attention. The County Council will be asked if it is prepared to submit a plan for the street lighting of the Jahnsen Estate with approximately eight to ten lights.

The *Northern Champion* reported on Friday 19 March 1954 that “..ten street lights at Jahnsen’s Estate would be erected as soon as possible.”

Hjalmar Jahnsen was an enthusiastic and active member of the Forster community. During the 1950’s he was President of the Forster Progress Association. The extract below is from the *Manning River Times and Advocate* Wednesday 31 March 1954 reporting on a meeting of the Forster Progress Association:

Officials for the current year were, elected as under: President H. A. Jahnsen; vice-presidents, Messrs. H. Miles and J. Harrison ; treasurer, Mr. J. Harrison; secretary, Mrs. L. Middlebrook; committee, Mesdames Harrison, Beiton, Emerton, Tibby, Heath, Middlebrook, Thurling and Messrs. Jahnsen, Miles, Harrison, Heath and Middlebrook.

Jahnsen’s subdivision proved very successful financially for him and extremely popular to prospective purchasers. The following extract from the *Wingham Chronicle and Manning River Observer* reports on the success of the recently constructed subdivisions:

David McCauley, real estate agent, said the selling price of building blocks in, the Underwood and Jahnsen subdivision had increased by 200 per cent, since 1949, and at the Lakeside subdivision by 150 per cent.

In 1949, Jahnsen sold two parcels of land to Francis George Dudley Stone. These two parcels were sections 240 and 249. The subject of this research is Lot 5, Section 2, Portion 249.

Francis George Dudley Stone was born in Brunswick, Victoria in 1905¹⁴. He married Phyllis Margorie Anderson in Victoria in 1928¹⁵. The Stones are first recorded living at Stroud in the 1930 Electoral Rolls. Francis Stone was a respected member of the local community. He was an engineer for the Stroud Council.

The sale of these parcels of land , dated 16 November 1948, is recorded as Vol 5987 Folio 28. The document can be seen on the following page. An extract from this document reads:

CERTIFICATE OF TITLE

Francis George Dudley Stone of Stroud, Civil Engineer, Transferee under Instrument of Transfer No.D935658 is now the proprietor of an Estate in Fee Simple, subject nevertheless to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in Those pieces of land situated at Forster in the Shire of Stroud Parish of Forster, and County of Gloucester containing Two acres twelve and one quarter perches or thereabouts as shown in the plan hereon and therein edged in red being Lots 1 to 7 inclusive of Section 1 and Lots 1 to 10 inclusive of Section 2 in Deposited Plan 21258 and being parts of Portion 249 originally granted to Philip James Gregory McGrath by Crown Grant dated 23rd day of October 1947 Volume 5742 Folio 197.

In 1948 he applied for a Conditional Publican's Licence. The following extract is from the Northern Champion on Saturday 4th September 1948:

FORSTER COMMUNITY HOTEL PROJECT COURT GRANTS LICENSE. ... The full bench of the Licensing Court, Messrs. S. J. Noble, V. H. Wells and S. J. Bliss granted a conditional publican's licence for the community hotel proposed to be established at Forster by the Stroud Shire Council at the Taree Courthouse on Thursday of last week. It was the first application for a licence for a community hotel that the court has granted in this State. The applicant for the licence was Francis George Dudley Stone, a servant of the Stroud Shire Council.

¹⁴ Francis George Dudley Stone. Birth Registered in Victoria Ref no. 16139/1905

¹⁵ Francis Stone & Phyllis Anderson Marriage Ref No. (Victoria) 2817/1928

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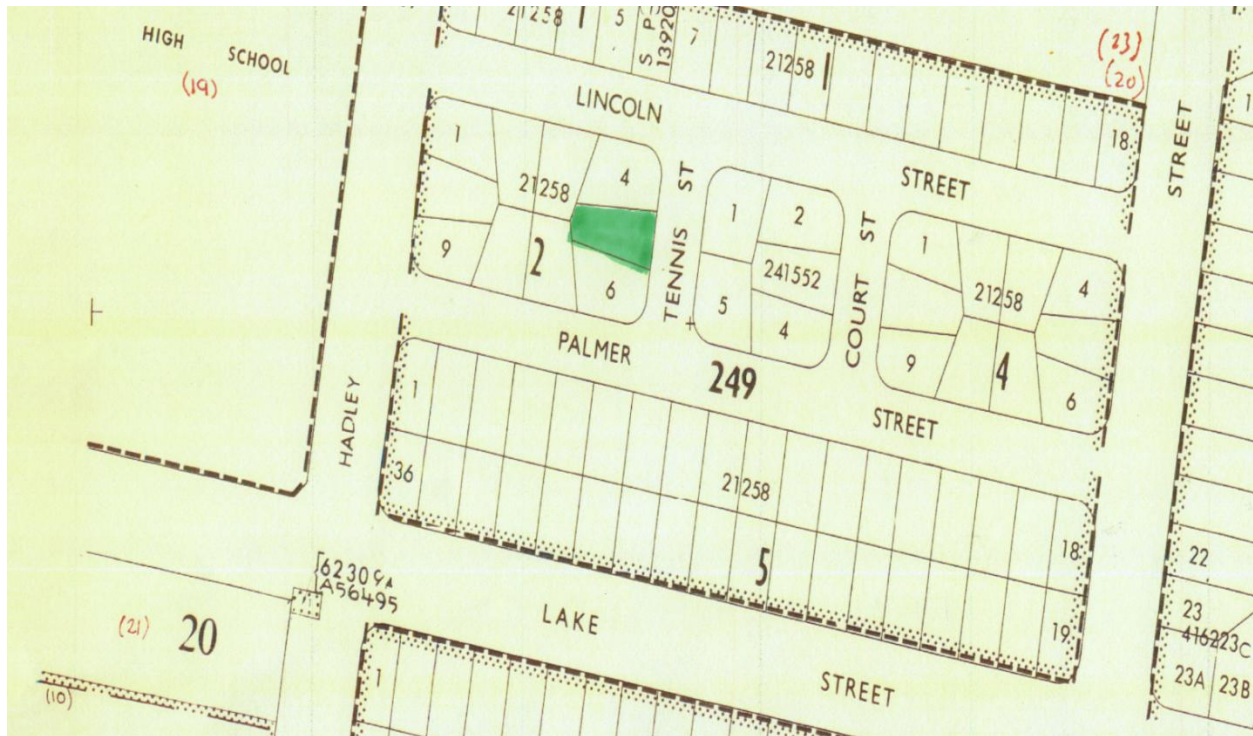
Certificate of Title to Francis George Dudley Stone of land is recorded as Vol 5987 Folio 28

24 April 1951 Stone sold Lots 4 and 5, Section 2 to **David Methvyn Rogers** on 24th April 1951. The Certificate of Title, Vol 6352 Folio 226 is shown on the following page. An extract of the Certificate reads:

CERTIFICATE OF TITLE

David Methvyn Rogers, of Forster, Builder, Transferee under Instrument of Transfer No. F457044 is now the proprietor of an Estate in fee simple subject to the reservations and conditions, if any, contained in the Grant hereinafter referred to, and also subject to such encumbrances, liens, and interests as are notified hereon, in That piece of land situated at Forster in the Shire of Stroud Parish of Forster, and County of Gloucester containing One rood two perches or thereabouts as shown in in the plan hereon and therein edged red being lots 4 and 5 of Section 2 in Deposited Plan No. 21258 and being part of Portion 249 originally granted to Philip James Gregory McGrath by Crown Grant dated 23rd day of October 1947 Volume 5742 Folio 197.

David Methvyn Rogers was born 1904 in Sydney. He married Florence Louis Roset Withers on 18 January, 1930. He appears on NSW Electoral Rolls as residing in Campbelltown 1931 to 1949. In 1949 and 1954 he is enrolled as residing at Lincoln Street, Forster. After leaving the Forster area he lived in Tweed Heads (1958 and 1963 electoral rolls) and then in Kanwal from 1977. He died in early 1985 with Probate being declared on 1 February 1985, “late of Gorokan and Tweed Heads.”



More recent map showing Lot 5 (now number 3) Tennis Street, Forster.

The property changes hands numerous times over the next decade as per Vol 6352 Folio 226.

5 November 1957 – *Anabella Emily Byrnes* of Lambton, married woman.

Anabella Emily Barden was born in 1899 in Bellingen, New South Wales¹⁶. She married Allan Byrnes, a Tramway employee, in 1917¹⁷. They are recorded in NSW Electoral Rolls as living at 17 (later recorded as 140) Womboin Road, Lambton from 1932 to 1980. Arabella died 18th August, 1993 and her ashes are interned at the Newcastle Memorial Park, Beresfield. New South Wales.

¹⁶ NSW Births Deaths and Marriage. Reference 1899/28630.

¹⁷ NSW Births Deaths and Marriage. Reference 1917/7732.

29 March 1963 – Danilo Baldovin of Hillsdale, Storeman and Giovanna Baldwin, his wife.

Danilo Baldovin was born 21 December 1919 at Lozzo DiCadore Belluno, Italy. He and his wife, migrated to Australia from Italy where they were born. Danilo arrived in Australia in 1936. See extract below:

Danilo Baldovin	
in the Fremantle, Western Australia, Passenger Lists, 1897-1963	
Detail	Source
Name	Danilo Baldovin
Departure Place	Genoa, Italy
Arrival Date	5 Jun 1936
Arrival Place	Fremantle, Western Australia, Australia
Vessel	Romolo
© 2026 Ancestry.com	

Giovanna was born 7th July, 1927.

Danilo and Giovanna married 23 September 1950

Danilo advertised in the Sydney Morning Herald on 12 March, 1954, that he intended to apply for Naturalisation:

I DANILO BALDOVIN of Italian Nationally born at Lozzo Indo-e Pro Belluno resident 17 years in Australia now residing at 26 Clovelly Road Randwick Intend to apply for Naturalisation under the Nationality and Citizenship Act 1948.

Danilo died 13th July 1979¹⁸ and is listed as “late of Hillsdale”.

Giovanna died 10 February 2011, see Funeral Notice below:

BALDOVIN, Giovanna 7/7/1927 - 10/2/2011 Beloved wife of Danilo (deceased), loving auntie to George and family and Johnny in Italy. Loving sister of Virginio and sister-in-law to Giuseppe. Rest In Peace A private funeral service was held on Wednesday, 16th February, 2011.

¹⁸ NSW Births Deaths and Marriages Reference 1979/15602

22 April 1971 – Kenneth Albert Steele of Lae, New Guinea, School teacher and Patricia Berthia Steele, his wife as joint tenants.

Kenneth Albert Steele was born 25th September 1930. Patricia Bethia Steele, nee Harkins, was born 26 August 1933. They married in 1955¹⁹ in Marrickville, New South Wales.

Steele was appointed an Officer in the Royal Australian Airforce 14 April, 1958. He resigned as a teacher in 1963 and was appointed to the position of Education Officer Grade 3 on 23 February 1967.

Kenneth and Patricia are listed in the NSW Electoral Rolls as residing at:

1958 – Lot 37/38 Cascare Street, Wentworth Falls. NSW.

1963 – 484 Parramatta Road, Petersham North. NSW.

1977 – 65 Woolner Circuit, Hawker. ACT.

1980 – 65 Woolner Circuit, Hawker. ACT.

Kenneth and Patricia had two children: A daughter named Barbara and a son named David.

Kenneth Steele died 20th May 2010.

Patricia Steele died 30 March 2023.

Significant urban growth occurred after the construction of the **Forster–Tuncurry Bridge in 1959**, which transformed Forster into a popular holiday destination and residential hub. During the 1960s–1970s, subdivision plans extended inland from the original town center, creating new residential streets. Tennis Street likely emerged during this wave of development, as part of planned subdivisions designed to accommodate permanent residents and retirees.

¹⁹ NSW Births Deaths and Marriages Reference 1955/9788

An article in the *Manning River Times and Advocate* dated Monday 13th July 1953, reports on the expansion of permanent residences in the researched area.

The same story with regard to values also applies in other parts of the town. There is every indication that further expansion will take place to the east, taking in Bennett's Head, and later spreading to the approaches to Cape Hawke. Already in this area a fairly large village is springing up, and its further growth is certain to be rapid when the building position shows any easing. There, there is no shortage of building land. In one subdivision alone there are more than 300 blocks, a number of them with ocean frontage on the highest elevation in the locality. Views from them are the most picturesque in the district, taking in beaches many miles to the north and south, as well as the lakes and their network of islands. Ocean and beach scenery along a drive from Second Beach via Bennett's Head to Cape Hawke, which skirts and dissects building sites, is paralleled in few parts of the State and must be a factor in the progress of this locality. Playing areas, including the golf links, and ideal spots for picnickers will also be an undeniable call to people making new homes.

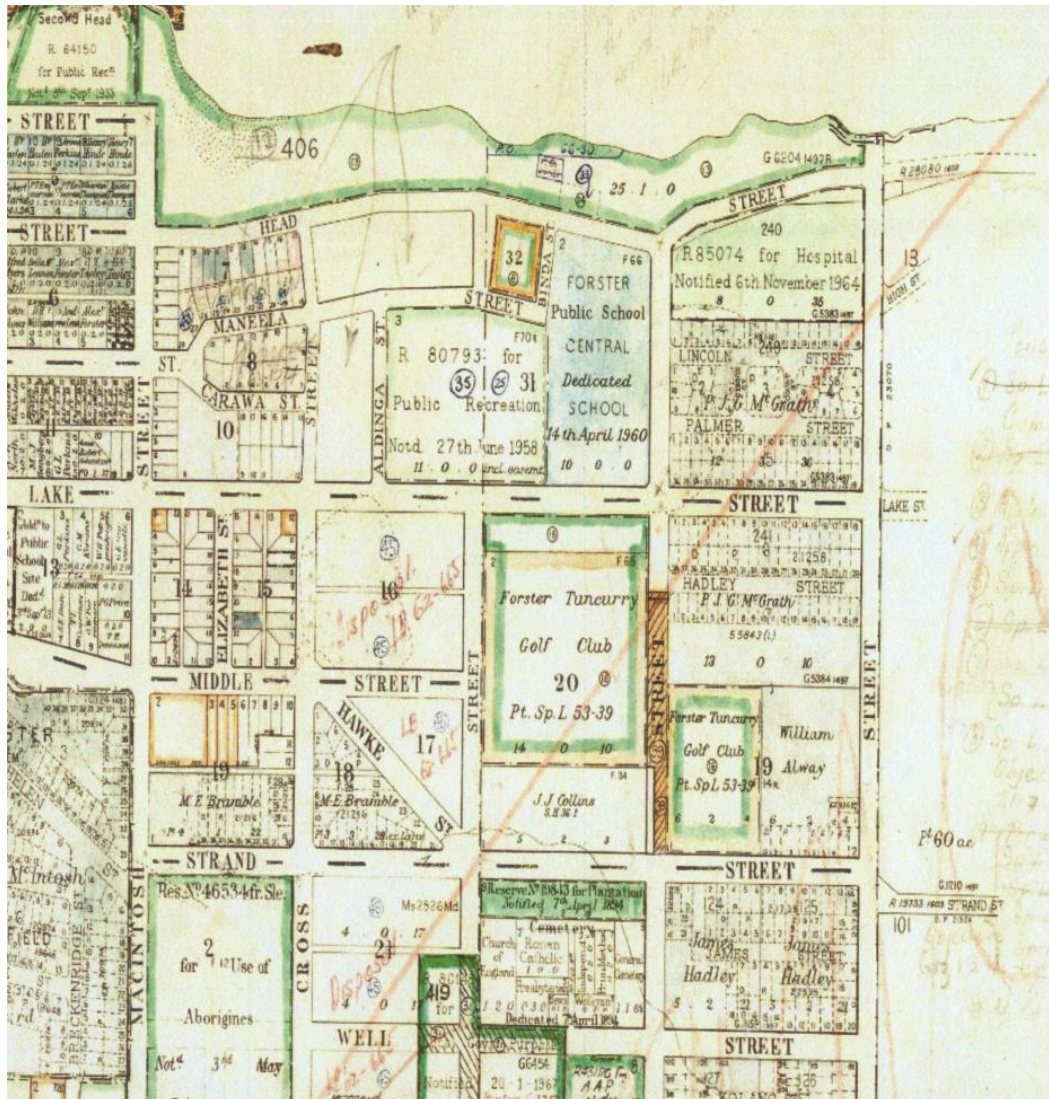
Early maps of the researched area show Likely Street, which adjoins the said land on the north-western boundary, existed from the ocean (now Head Street) all the way through the town as far as . However, following the purchase of Sections 20 and 19 for the now Forster Golf Club, part of Likely Street was resumed and closed between Hadley Street, west of Lake Street and Strand Street. The north-western part of Likely Street, adjacent to Charles Hadley's property, is now named Hadley Street. This was recorded in the NSW Government Gazette on 7th June 1968. See extract on following page:

APPLICATION FOR CLOSING OF ROADS

In pursuance of the provisions of the Public Roads Act, 1902, I, Sir Arthur Roden Cutler, Governor of the State of New South Wales, with the advice of the Executive Council, do hereby notify that the roads hereunder specified are hereby closed; that the lands comprised therein shall be freed and discharged from any rights of the public or any person to the same as highways; and that, where so mentioned, such lands are to be granted to the persons mentioned or are added to the holdings mentioned.

Land District – Taree; Shire – Stroud

Forster Tuncurry Golf Club, 1 acre 2 roods 32 perches. The public road (part Likely Street) extending from Strand Street, northerly to the westerly prolongation of the northern boundary of section 7, Deposited Plan 21258 exclusively of the westernmost half of that part of Likely Street separating allotment 1, section 20, from allotment 1, section 19, and exclusively also of the splay at the intersection of Hadley and Likely Streets, added to Special Lease 53-39 at an increase in rental of \$20 per annum and subject to existing conditions attaching to that holding, Parish and Town of Forster, County Gloucester. Rds 65-453



Map of Forster showing part of Likeley Street closed in 1968 shaded in yellow.

Manning Shire Council came into being as a result of the Local Government (Shires) Act 1905, which divided the whole state into shires with the exception of the existing municipalities and the Western Division. The first meeting of the elected Manning Shire Council took place in December 1906.

The Shire comprised three Ridings, A, B and C and included some forty-one parishes generally being:

Riding A: Cundle, Dawson, Harrington, Lansdowne, Stewart, Taree, Yarratt.

Riding B: Barnard, Bobin, Bulga, Cooplacurripa, Giro, Kerewong, Khatumbuhl, Killawarra, Knorritt, Kokomerican, Lewis, Mackay, Marlee, Marsh, Mummel, Rowley, Ward, Wingham, Wyoming.

Riding C: Belbora, Beryan, Bohnock, Bootawa, Coolongolook, Forster, Gloucester, Kundibakh, Mimi, Oxley, Talawahl, Tinonee, Tuncurry, Wang Wauk, Wollom.

Timeline of Changes to Local Government Area:

- **1907:** Formed as Stroud Shire Council.
- Stroud Shire Council was incorporated into larger amalgamations
- **1979:** Renamed Great Lakes Shire Council.
- **1993:** Became Great Lakes Council.
- **May 12, 2016:** Dissolved and merged to form the new MidCoast Council, incorporating the former Great Lakes, Greater Taree, and Gloucester Shire areas.

18 June 1985 - the land was sold to **Gary John Chipperfield** for the sum of \$28,000. This transfer of ownership is registered at Vol 15355 Folio 202 and 203. In September 1987, Chipperfield applied for a Building Permit to construct a three bedroom dwelling on the land identified as Lot 5, House Number 3, Tennis Street, Forster. The Application and subsequent permit indicates that the builder is named as Mr N.G. Blackman, Builder's Licence No. 27366. The completed cost of the building is recorded as being \$30,000. See Application and Permit on following page:

GREAT LAKES SHIRE

BUILDING APPLICATION

Application No. 580-87

B/A **580-87**

THE SHIRE CLERK
DEAR SIR,

I/We the undersigned submit this application and the attached plans and specifications for Council's approval.

OWNER G. SCHIFFER ADDRESS [REDACTED] PHONE [REDACTED]

BUILDER N.G. BLACKMAN ADDRESS [REDACTED] PHONE [REDACTED]

BLD's LIC. No. 27366

APPLICANT N.G. BLACKMAN POSTAL ADDRESS [REDACTED] PHONE [REDACTED]

LAND DETAILS:

LOT/POR: 5 SEC. [REDACTED] HOUSE No. 3 DP 21236 STREET TENNIS

TOWN or LOCALITY FORSTER PARISH GREAT LAKES

PARTICULARS OF PROPOSED BUILDING 1320.40

CLASS OF BUILDING DWELLING
(Dwelling, Garage, Boatshed, Commercial, Industrial, Additions, etc.)

MATERIALS USED — Outer Walls Brick Roof Concrete Tiles Floor Concrete

FLOOR AREA (calculated in square metres) 112.94

COMPLETED COST OF BUILDING 130,000.00

PROPOSED USE OF LAND AND BUILDING Residential

DETAILS OF EXISTING BUILDINGS

FEE ENCLOSED: \$ 505.00

Date 21-9-87

APPLICANT'S SIGNATURE N.G. Blackman

OFFICE USE ONLY

B/A FEE	\$ <u>100.00</u>	B.L.B. INS. REC. No. <u>149141</u>
S/T FEE	\$ <u>-</u>	O/B PERMIT No. <u>[REDACTED]</u>
B.L.B. INSURANCE	\$ <u>130.00</u>	LEVY PAID — YES/NO
WATER	\$ <u>230.00</u>	DATE PAID <u>21-9-87</u>
SEWER	\$ <u>45.00</u>	AMOUNT \$ <u>150.00</u>
CONTRIBUTIONS	\$ <u>[REDACTED]</u>	
TOTAL	\$ <u>505.00</u>	

Building Application No. 580-87 dated 21 September 1987

No. 580-87

SHIRE OF GREAT LAKES

BUILDING PERMIT

(Local Government Act, 1919)



THIS IS TO CERTIFY THAT the plans and specifications numbered **580-87**
being for **a dwelling** Class **I**
on Lot **5** D.P. **21258** Street **Tennis** Area **Forster**
NAME OF OWNER **Mr G.J. Chipperfield**
NAME OF BUILDER **Mr N.G. Blackman**

have been approved by the council of the Shire of Great Lakes subject to the Schedule of Conditions overleaf as are applicable, and in particular, those numbered as follows:-

1. Bedroom 2 and 3 are less than 7.5 square metres and therefore required to be redesigned so as to provide 7.5 square metres. Amended plans are to be submitted and approved prior to commencement of building work.
2. The property is to be filled to facilitate surface water drainage. The fill level is to be 3% across the footpath and 0.5% from the rear to the front of the property.
3. Vehicular access is to be constructed in accordance with Special Condition No. 12.

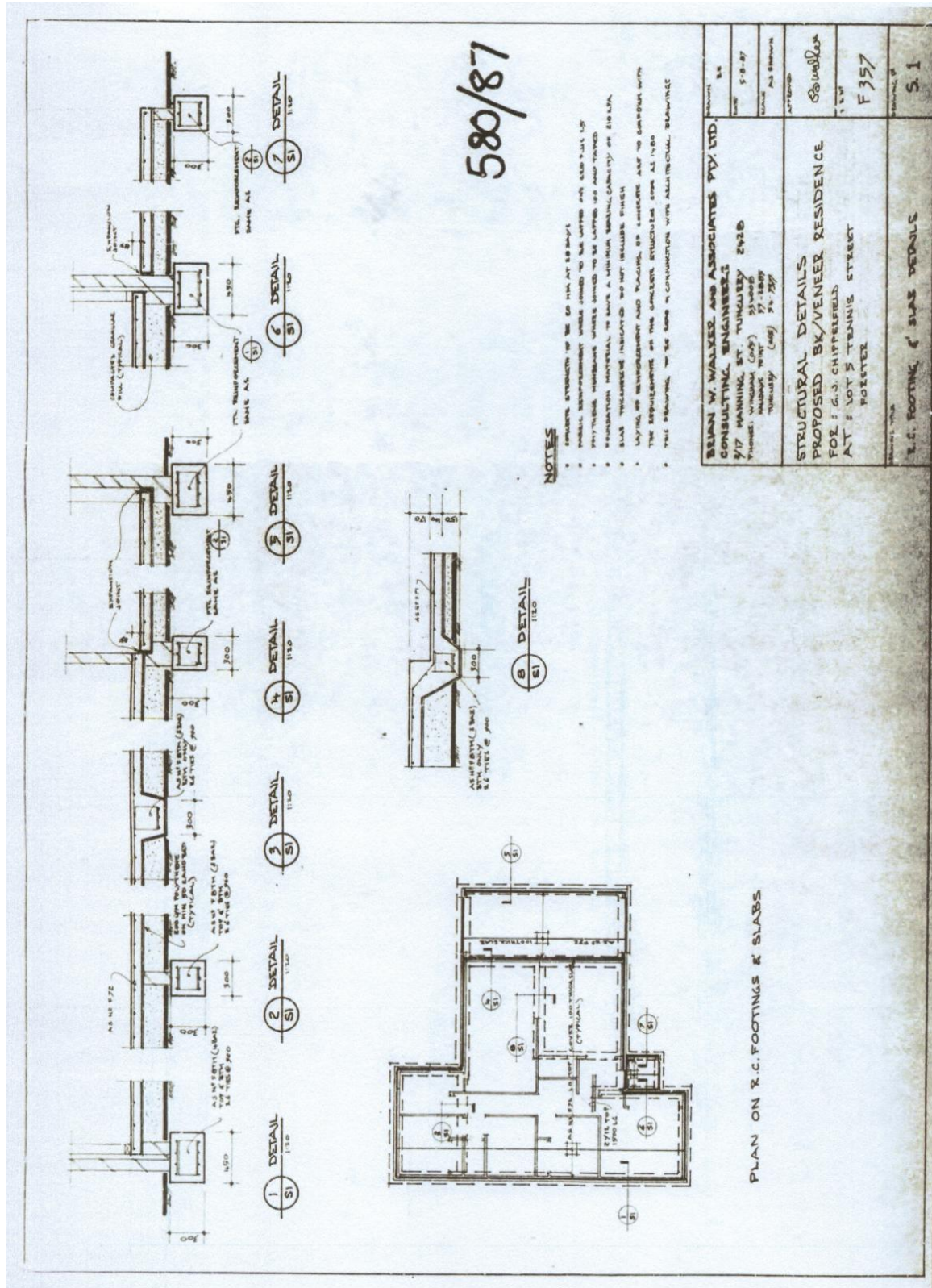
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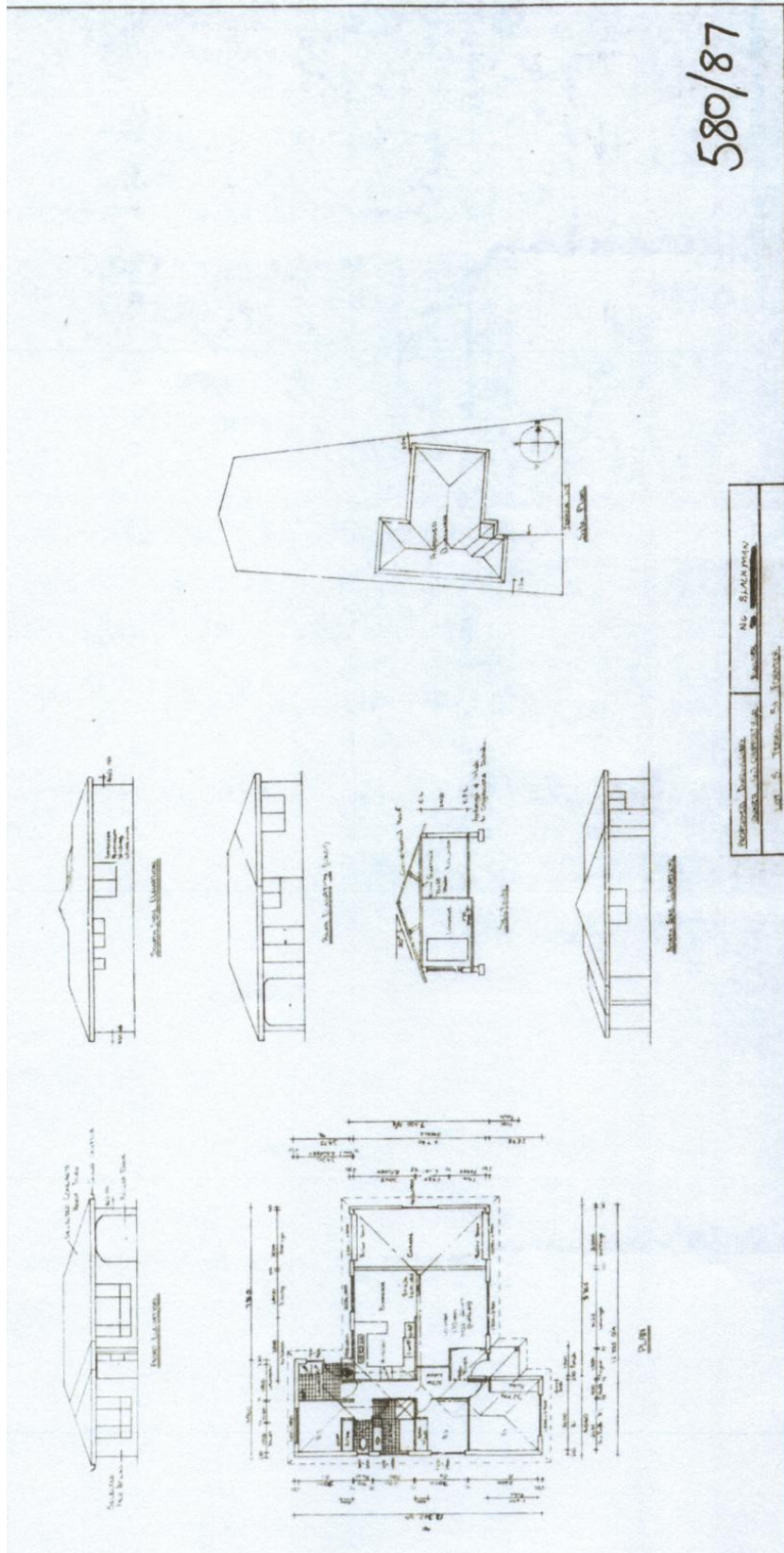
- i) This approval shall not extend to and shall not affect the rights of the Council in respect of the matter appearing in or arising out of such plans and specifications which is not in conformity with the Local Government Act, 1919, and the Ordinances thereunder.
- ii) The Local Government Act, 1919, confers on an applicant who is dissatisfied with any conditions of approval, the right of appeal to the Land and Environment Court within 12 months of receipt of such approval.
- iii) INSPECTION BEFORE OCCUPATION (Ordinance 70 Clause 4:1) Before permitting any person to use or occupy any uncompleted building, and forthwith upon completion of any unoccupied building, the person by or in consequence of whose order the building is being erected shall give notice in writing to the Council (Penalty \$10.00 per day). Written approval of Council is required prior to occupation.
- iv) This approval is valid only for a period of twelve (12) months from the date of issue of this Permit, unless specifically extended by Council.
- v) Advise all subcontractors of conditions of approval.

DATE: **23-9-87**

SHIRE CLERK: **R. Mooney**

Building Permit No. 580-87 dated 23 September 1987





Surveyor's Report

STEVEN P. WHITEMAN

B.Surv., M.I.S. (Aust.)

Registered Surveyor

16 Stewart Pde.,
Tuncurry.

Telephone.
(065) 54 6836

P.O. Box 195,
Tuncurry, 2428.

.....13th.....November.....19 87.....

Your Ref.:

Our Ref.: 140

Neville Blackman,
[REDACTED]

Dear Sir,

RE: Lot 5 Tennis St, Forster - Chipperfield

As instructed by you we have surveyed Lot 5 Section 2 as shown on a plan deposited at the Land Titles Office, Sydney and numbered D.P. 21258 being the whole of the land contained in Certificate of Title Volume 15355 Folio 203 and having a frontage to Tennis Street, Forster in the Shire of Great Lakes Parish of Forster County of Gloucester and report as follows.

We find erected thereon and standing wholly within the boundaries a brick cottage with a tile roof.

In our opinion, the cottage complies with Clause 11.6 Subclause (2) and (6) of Ordinance 70 of the Local Government Act 1919-1983 and distances from the boundaries are shown by red figures on the sketch.

Boundaries are fenced as shown on the sketch.

Title dimensions are shown on the sketch and other than as shown or stated there are no visible encroachments by or upon the property.

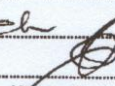
Yours faithfully,

Steven P. Whiteman

STEVEN P. WHITEMAN
Registered Surveyor



In March 1993 Chipperfield applies for a Building Certificate for the dwelling at 3 Tennis Street, Forster. See below.

	GREAT LAKES	SHIRE COUNCIL
BUILDING CERTIFICATE - ORDINANCE No. 70 Local Government Act 1919 (Section 317AE)		
The Council of the Shire of Great Lakes certifies that, in relation to the building or part identified below, the Council - (a) by virtue of anything existing or occurring before the date of inspection stated in this certificate; or (b) within 7 years after that date by virtue of the deterioration of the building or part solely by fair wear and tear, shall not - (c) make an order under Section 317B of the Local Government Act 1919 (Repair or demolition of existing buildings) in relation to the building or part; (d) take proceedings for an order or injunction requiring the demolition, alteration, addition or rebuilding of or to the building or part; or (e) take proceedings in relation to any encroachment by the building or part onto land vested in or under the control of the Council.*		
Identification of Building		
Description of Property No. <u>3</u> Lot/Portion <u>5</u> Section <u>2</u> D.P. <u>21258</u> Street <u>Tennis Street</u> Town <u>Forster</u> County <u>Gloucester</u> Parish <u>Forster</u>		
Particulars Classification of building <u>I</u> Whole/Part <u>Whole</u> Description of part (if applicable) <u>Mr Gary John Chipperfield</u> Owner <u>15th March, 1993</u> Date of inspection of building or part		
Schedule The following written information was used by the Council in deciding to issue this certificate: <u>Building Approval No. 580/87 & 242/90</u> <u>Steven P Whiteman Survey Report No. 140 dated 13/11/87</u>		
PLEASE NOTE: THIS IS NOT A CERTIFICATE OF COMPLIANCE		
Dated this <u>seventeenth</u> day of <u>March</u> 19<u>93</u>  (Town/Shire Clerk)		
Fee \$ <u>50.00</u> Receipt No. <u>103935</u> Applicant's Name and Address <u>Mr Gary Chipperfield</u> <u>3 Tennis Street</u> <u>FORSTER NSW 2428</u>		

Building Certificate dated 17 March 1993

The property was sold in **March 1994** for \$158,000 to Mr C.J. Hewitt

The property was sold in **January 2003** for \$250,000 Mr K.G. Godwin

The property was sold in **June 2003** for \$305,000 to the current title owner Mrs **Jennifer Castell Griffth**

Recently the property has been leased:

In March 2009 for ?

In November 2010 for \$325 per week

In September 2012 for \$350 per week

In December 2017 for ?

In September 2025 for \$550 per week. Tenant : Norman Alfred Lilley (Retired School Principal).

Residential Consolidation (1980s–2000s)

By the 1980s, Tennis Street was established as a quiet residential street within the Mid-Coast Council area. Housing styles from this era suggest brick veneer homes typical of coastal NSW suburbs. Property records indicate further infill and redevelopment in the 1990s and early 2000s, aligning with Forster's growth as a tourism and retirement destination.

Recent photographs of 3 Tennis Street, Forster



Front of 3 Tennis Street, Forster



Kitchen and Dining room



Lounge room



Bedroom 1 of 3



Rear patio



Back yard



Aerial view showing 3 Tennis Street (red roof in centre of photo), Forster and surrounding location.

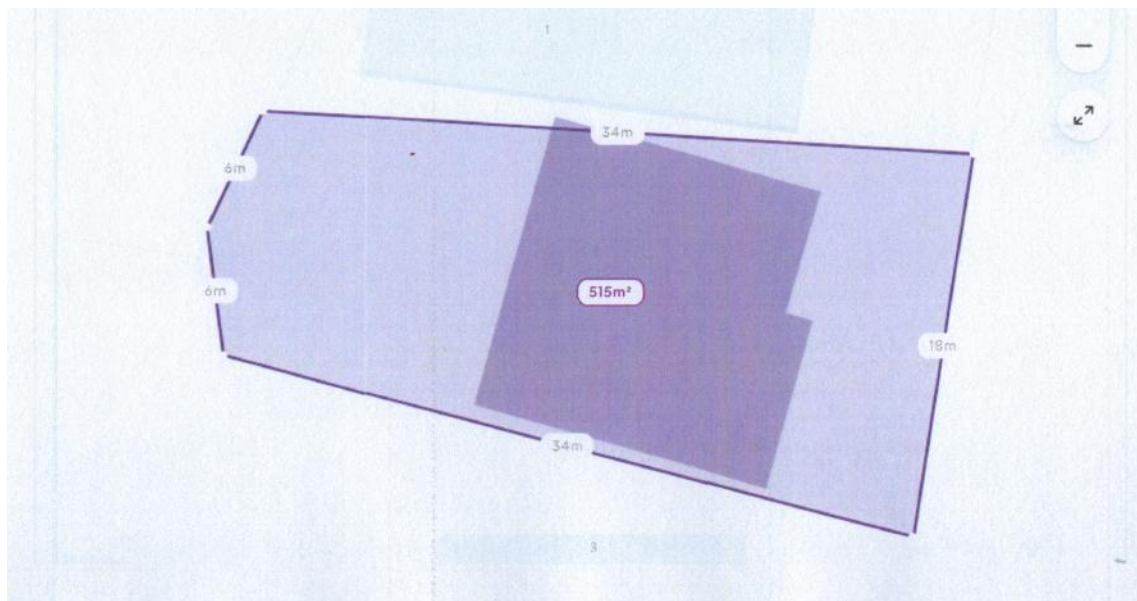
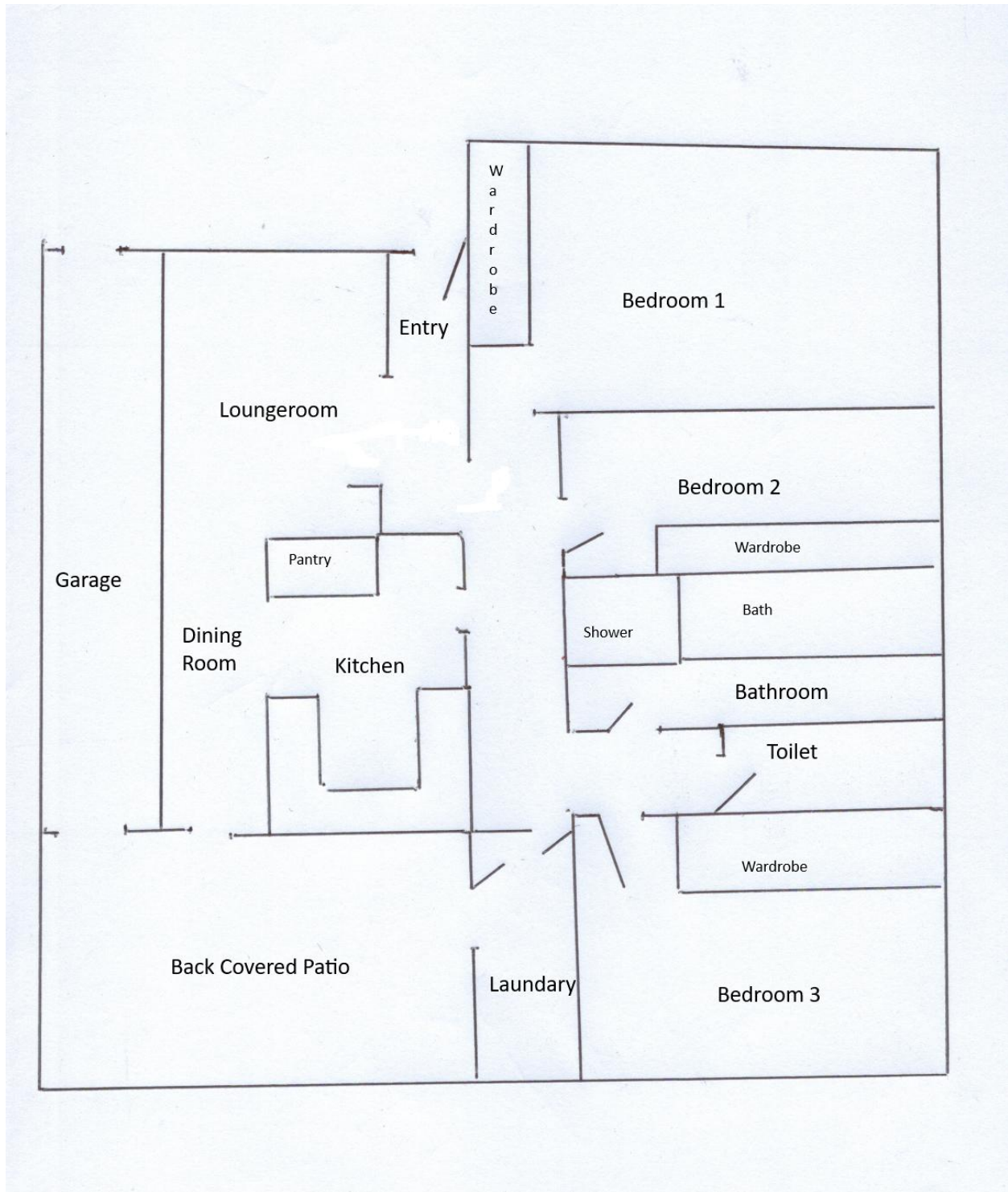


Diagram showing residence as situated on the block of land.



Hand drawn plan of the house (not to scale)

Research

Throughout this research I have referred to documents from the NSW Land Registry Services site. This is usually using the Attribute “Volume and Folio” number.

Further research or to view the References used in this Research Project I suggest that you visit <https://www.nswlrs.com.au>

The information below contains essential information for anyone researching old land titles via the NSW LRS portal.

Searching & Search Results

Tips on Historical Searching

Land records and titling is complex in nature. The NSW Land Registry Services search guides provide information on researching land records. Click here to view and download [NSW LRS search guides](#)

Further information about collections in the HLRV and online can be viewed at [Historical Records Online](#) in the NSW LRS website.

Searching by Attribute



The screenshot shows a search interface with a vertical dropdown menu on the left. The menu has three options: 'Attribute' (highlighted in blue), 'Keyword', and 'Lot (Ref Maps)'. To the right of the menu is a large, empty text input box for entering search criteria.

An attribute is a searching value, or a metadata field, associated to each of the record sets. For example, an attribute for Parish Map is 'Parish name', for Old Form Torrens Register the attribute is 'Vol-Fol'. It relates to the metadata captured for a record set.

Select an 'Attribute' to search on from the left dropdown panel. Then type the value to be searched on into the text box on the right. The value is not case-sensitive but only images that have exactly the entered value for the selected attribute will be retrieved. It is recommended a keyword search is performed where the correct value is unknown.

All image collections will be searched unless the image collection selection is changed in the left of the screen (see the [Filtering by Image Collections \(Search For\)](#) section below).

Searching by Keyword

Attribute

Keyword

Lot (Ref Maps)

When searching by 'Keyword' type a keyword into the textbox and press  to execute the search.

The metadata (which is data captured about the records) held against images will be searched for the keyword. This includes geographic area names such as counties, parishes and towns as well as reference numbers such as Volume Folio Numbers for Old Form Torrens Register titles.

TIP: Narrow the search results by filtering searches by record collection. All image collections will be searched unless the selection is changed in the left of the screen (see the [Filtering by Image Collections \(Search For\)](#) section).

The keyword is not case-sensitive. A partial keyword can be entered e.g. searching on "ba" will retrieve index and map results matching from the beginning of the value i.e. Bathurst maps, Conditional Purchase Index surname initial "BA", etc.

Searching by Lot (Reference Map Search)

Attribute

Keyword

Lot (Ref Maps)

To search for an LTO charting map by 'Lot' type the Lot Number, Section Number (if appropriate) and Plan Number into the appropriate panels. Plan Type will default to DP (Deposited Plan) alternatively SP (Strata Plan) can be selected from the dropdown option.

Press  **Search** to execute the search. The reference maps in the LTO charting map collection for the lot searched will be returned.

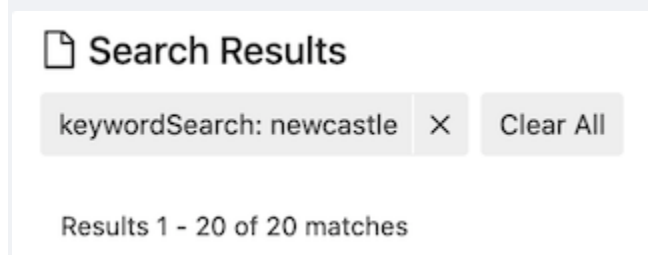
Filtering by Image Collections (Search For)

Often it is advisable to filter the search to retrieve only the image collection that is desired. This can be done using the collections and attribute lists in the left of the HLRV screen. By default all of the images are included in the search.

Collections can be removed by clicking the ☒ and reinstated by clicking the ☐. Multiple collections can be included and/or removed by clicking their parent collection. The  and  buttons can be used to open and close a parent collection to reveal or hide child collections.

Search Results

Upon executing a search, the search results pane is opened and the results are listed in tiles. The heading of the pane shows the number of results in the current page and total matches:



A maximum of 20 results will be displayed per page of results.

Where there are more than 20 results found, the current page is highlighted and other pages can be clicked on to navigate to them directly.

Alternatively, click  to skip to the next 5 pages of results or enter the desired results page number into the text box to the right of 'Go to page'.

Warning *Jumping through large volumes of result pages, e.g. page 519, will lead to display of a warning prompt advising to refine the search by collections in the search tree.*



Pressing  will load a result returned into the image viewer

Other Buttons

Pressing  will display this help page.

Notes on Collections and Attributes

To avoid confusion, it should be noted that collections only have a few attributes associated with them based on the data available. For example, Parish Maps utilise the Parish Name and County Name attributes but Town Maps do not - and instead utilise the Town Name attribute.

Measurements:

Measuring land for ownership (and taxation) is a very ancient concept, as is the word ‘acre’, which occurs in many old languages and translates as ‘open field’.

Throughout this Research project, land measurements are described in Imperial Measurements. The following information will assist in calculating these measurements into today’s metric system of measurement.

Acres. An acre was more accurately measured as an area which is equivalent to 10 chains by one chain. A chain is now standardised as 66 feet (20.18 m), so the actual area covered by an acre is 660 feet by 66 feet, which (to save you the maths) converts to near enough 4,048 square metres. To visualise this, a professional football (soccer) field covers an area of two acres, so one team’s half is an acre. Thus, a hectare, which is approximately 2 1/2 acres, takes up both halves of the playing area, plus the land around it between players and spectators.

Roods & perches. These are subdivisions of an acre. There are four roods in an acre, and in turn a rood contains 40 perches. As a rood is a quarter of an acre, it contains 1.012 square metres – about the size of two tennis courts. Each of the 40 perches in a rood thus consists of just over 25 square metres – the size of one of the net-side playing areas of the tennis court.

Comparison of acres, roods & perches

ACRE

1 Acre contains 4,048 sq. metres

1 chain = 66 feet
or 20.12 metres

10 chains = 660 feet

An acre contains an area equivalent to 10 chains x 1 chain

ROOD

1 rood contains 1,012 sq. metres

There are 4 roods per acre

PERCH

1 perch contains 25 sq. metres

There are 40 perches per rood

There are 160 perches per acre

Some examples of imperial measurements converted to metric measurements from this research:

1 acre	=	0.404686 hectares
10 acres	=	4.04686 hectares
15 acres	=	6.07028 hectares
25 acres	=	10.1171 hectares
32 acres	=	12.9499 hectares
2560 acres	=	1036.288 hectares
1 chain	=	20.1168 metres
10 chains	=	201.168 metres
100 chains	=	2011.68 metres
1 yard	=	0.9144 metres

Pre Decimal Money. Because New South Wales (Australia) was a colony, in the early years, pre1910, the British Pound was the accepted form of currency.

Pre-decimal monetary terms Prior to decimalisation in 1966, there were **12 pence (written as 12d) in a shilling (written as 1s or 1/-) and 20 shillings in a pound, written as £1** (occasionally "L" was used instead of the pound sign, £). There were therefore 240 pence in a pound. It wasn't until **1910**, nine years after Federation, that Australia created its own currency – the Australian pound. Even then, its coins were minted by branches of Britain's Royal Mint in Sydney, Melbourne and Perth.

1 Pound	=	Two Dollars (\$2.00)
1 Shilling	=	Ten cents (\$0.10)
1 Pence (penny)	=	One Cent (\$0.01)
Florin (Two shillings)	=	Twenty cents (\$0.20)

Any information, comments, alterations, additions or suggestions please contact Norman Lilley by email at:
nalilley@bigpond.com