

South Tralee Residential Area and Northern Entry Road

Cultural Heritage Archival Recordings

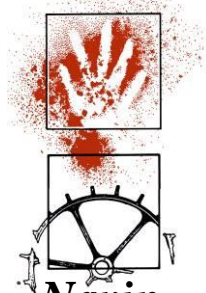
Tralee Homestead – Dwelling House

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A Report to
Canberra Estates Consortium No. 4



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1. INTRODUCTION

1.1 Preamble

The Village Building Company proposes to develop South Tralee in southern NSW for residential purposes.

South Tralee is located approximately eleven kilometres from Canberra Airport, between the Goulburn-Bombala Railway Line at Hume, and Jerrabomberra Creek.

On 17 August, 2015, Queanbeyan City Council (QCC) issued a Notice of Determination of a Development Application (DA156-2015) for the demolition of historic site Tralee Homestead dwelling house at South Tralee.

The conditions of approval included:

1. **A comprehensive and detailed report prepared by an independent historian, that includes measured drawings, comprehensive records, archival photographs that give context to the sites visual history and general site history be gathered, recorded and submitted to Council prior to demolition.**

REASON: To ensure the history of the site is adequately recorded. **(55.01).**

2. **Prior to the demolition of the dwelling-house, outbuilding, etc the complete exterior and interior must be photographed using a digital camera of no less than 8 megapixels and set at the highest possible resolution to record the images.**

All images must be saved in JPG formats and burned to a CD, complete with the full address of the property and the date on which the photographs were taken.

The images must be re-named to include the property name and/or feature that has been photographed. If more than one image of the same object is supplied then it must be distinguished with a number to give it a unique file name.

Two copies of the photographs printed by a commercial photographic laboratory must be supplied. The image size, to ensure all detail of the building is visible, must be no smaller than 10"x8" (25cm x 20cm).

Images printed on a home/office computer are not acceptable.

REASON: To ensure the history of the site is adequately recorded. **(55.02).**

This consent lapses on 17 August, 2020.

This report provides a photography-based archival recording of the Tralee Homestead dwelling house, which will be impacted by the proposed South Tralee development (Figure 1.1).

The report was commissioned by Canberra Estates Consortium No.4.



1.2 Background to this Recording

Navin Officer Heritage Consultants Pty Ltd (NOHC) conducted indigenous and non-indigenous cultural heritage assessments for the proposed South Tralee development as part of the proposed South Tralee Development Application (DA) No 157-2010 relating to LOT 6 DP 239080 and LOT 2 DP 1007339, No. 360A Lanyon Road, Tralee, NSW 2620.

In April, 2003, NOHC prepared the cultural heritage component of the Local Environmental Study (LES) for the rezoning of the North and South Tralee properties. This allowed for a change from the existing rural zoning to urban land uses. NOHC identified nine European sites in the Tralee study area.

The sites comprised

- two motor raceway complexes (H1 and H2);
- a stone façade building (H3);
- an old tree row (H4);
- shed ruins (H5);
- the Tralee Homestead complex (H6);
- Tralee Woolshed (H7);
- a sheep dip (H8); and
- the Tralee Landing Ground (H9).

Of the nine sites, H2, H5, H8 and H9 were listed as heritage items on the Queanbeyan City Council LEP 1998 (Schedule 4 – Environmental Heritage), and the NSW Heritage Inventory.

In 2010, NOHC undertook a cultural heritage assessment of South Tralee and a nearby additional development area known as North Tralee which supported both the Local Environmental Study of South Tralee (for the purposes of rezoning the land), and a subsequent Development Application seeking consent to demolish various buildings across the site.

The NOHC 2010 report recommended that:

1. Historic sites - H2, H3, H4, H5, H6, H8 and H9 - pose no heritage constraint to the proposed Tralee development.
2. Sites H2, H5, H8 and H9 should be removed from the Queanbeyan City Council LEP 1998.
3. If development impact was anticipated in the area of historic site H1 (Fraser Park Raceway Complex) then written advice should be obtained from the NSW Heritage Council in relation to the destruction of the above ground structures at the site.

The Fraser Park Raceway site should be commemorated in the form of an interpretative plaque, or similar.

4. An archival record of site H1 (Fraser Park Raceway Complex) should be prepared prior to destruction of the site.
5. If development impact was anticipated in the area of historic site H7 (the Tralee Woolshed) then written advice should be obtained from the NSW Heritage Council in relation to the destruction of the above ground structures at the site.

The Tralee Woolshed site should be commemorated in some form - an interpretative plaque or similar, and/or by naming a road or park after the site.

6. An archival record of site H7 should be prepared prior to destruction of the site.
7. Materials from site H7 should be re-used where possible.



8. The lean-to on the southern side of site H7 should be demolished if it is to be used for anything other than a poor quality storage shed (similar to current use). Retention of this shed as a storage shed would necessitate the upgrading of the structure (John Skurr 2010:14).

Historical Architect, Mr Eric Martin, was subsequently engaged in 2013 to review H3, H6B and H7.

Following Martin's assessment of H6 and H7 he recommended the following mitigation measures:

1. Prepare a record of, and permit demolition of, the main homestead (H6).
2. Prepare a record of, and possible relocation of core and re-use of the cook house.
3. Prepare a record of, and permit of demolition of, the shearer's quarters.
4. Prepare a photographic record of, and demolition of, the other structures (garage and sheds).
5. An adaptation, relocation, reconstruction or reuse of critical elements of the woolshed (H7).

Further cultural heritage assessments of South Tralee were undertaken by NOHC in 2013 and 2014, to support the Staged (Conceptual) Development Application for the urban development. The historical heritage recommendations from the 2013/2014 NOHC assessments of the South Tralee development project are relative to NOHC 2010 recommendations.

It was further recommended that:

1. A more comprehensive history, including oral history of the site be prepared.
2. A photographic record be compiled for all structures.
3. The main section of the Shearers' Quarters (Cook House) be re-located and adaptively re-used as a shade structure, kiosk or amenity block within recreational space. The ovens need not be relocated.
4. The Shearing Shed (excluding skillion) be considered for re-use, potentially within structures which will have significance to the local community, such as the proposed community centre or retail centre.
5. Consider how the re-located facilities can be integrated and adapted.
6. An interpretation panel on the history of the site be prepared and integrated with the re-used buildings.

Queanbeyan City Council (QCC) issued a Notice of Determination of a Development Application for the demolition of the Tralee Homestead - Dwelling House.

In order to satisfy QCC Conditions of Approval, an archival recording of these sites following the NSW Heritage Office guidelines has been undertaken.

Recommendations from NOHC 2010 assessment are included as conditions of Queanbeyan City Council's approval of the project (condition 4, 09/12/2010) *Pursuant to section 80 (4) of the Environmental Planning and Assessment Act 1979.*

This report has been prepared in accordance with the requirements of condition 3 & 4 of the project approval.



1.3 Project Description

The South Tralee Residential development consists of approximately 183 hectares of land located to the east of, and adjacent to, the Goulburn-Bombala Railway line, eleven kilometres south of Canberra Airport, in southern NSW.

The development of South Tralee comprises the creation 2000 residential lots including infrastructure, dwellings and other structures.



Figure 1.1 Location of Tralee Homestead dwelling house at South Tralee which is the subject of this archival recording
(Base: Tuggeranong 8727-3S 1:25,000 Topographic Map)

1.4 Statement of why this record was made

The Tralee Homestead is situated within the proposed South Tralee residential development area and will be subject to demolition.

Queanbeyan City Council issued a Notice of Determination of a Development Application (DA156-2015) for the demolition of historic site Tralee Homestead dwelling house at South Tralee with Conditions of Approval as defined in Section 1.1 of this report.

Following refinement of the design of the required works, the development proponent, The Village Building Company, has directed that an archival record be generated for the Tralee Homestead dwelling house in response to the Queanbeyan City Council Conditions of Approval for the demolition of the site.



2. METHODOLOGY

Policy: The significant fabric and features that constitute the Tralee Homestead – Dwelling House, and which will be impacted by construction works and actions, will be recorded to archival standard prior to their demolition or construction impact.

Aim: The purpose of archival recording is to document a heritage item for future generations.

2.1 Date of Recording

The photographic recording was completed on site on Friday 16 October, 2015. The photographs were taken by Nicholas Goodwin and Madeleine Dawson.

2.2 Equipment

Photographs were taken with a Olympus SZ-15,DZ100 camera and a Canon EOS 550D SLR camera.

2.3 Scope of Works

The Scope of Works include:

- Digital photography of the internal and external faces of the homestead building including all faces of the residence, and all walls of all rooms. Detail photos of key or unusual details are also included. All photographs are in colour.
- Location of photos on a sketch plan.
- Production of a report including relevant background information including proof sheets of all photos (6x4), full page images (10x8) of key elements/details of the façade and internal rooms.
- Preparation of measured plans and elevations.
Output includes:
 - Indicative Site Plan
 - Floor plan
 - Roof plan
 - Elevations and typical 1:100 section
 - Typical profiles and a representative construction detail

The works were undertaken in a manner generally consistent with the NSW Heritage Office Guidelines for Archival Recording.

2.4 Project Personnel

Personnel involved in the project were:

Nicola Hayes - NOHC	archaeologist, project director, report writing
Terry Kass	historical background
Nicholas Goodwin- SQC Architecture	photography and archival recording
Madeleine Dawson - SQC Architecture	photography and archival recording
Fabian Romero - SQC Architecture	measured drawings
Kerry Navin- NOHC	report editor



3. HISTORICAL CONTEXT

This chapter outlines the history of the property or homestead known as Tralee. The original holding was substantial, but this chapter concentrates on the Homestead situated on what was originally Portion 103, parish of Tuggeranong.

The earlier history of the holding is dealt with in the Section 3.1. Section 3.2 provides some biographical notes on John Morrison, an early settler of Canberra, who purchased the property that became Tralee in 1924. Section 3.3 focuses on the property that became Tralee in 1925. It was a name that was transferred from another property of the same name.

3.1 Earlier History of the Property

Baker's Atlas of 1843-46 showed the land was then 'vacant' in the sense it had not been granted. It was immediately south of Mowatt's 2,560 acres.¹

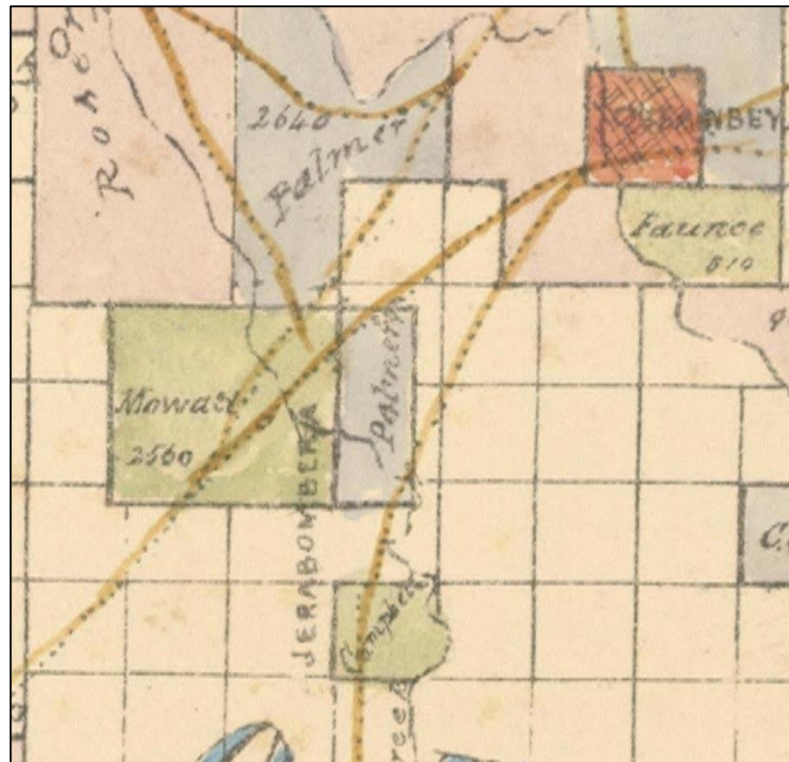


Figure 3.2 Baker's Atlas gave no details of who occupied this land.

Source: County Murray, in *Baker's Australian Atlas*, W Baker, Sydney, 1843-46, MAP RaA 8

The 1860 and 1872 editions of Reuss and Browne's squatting map do not show any detail about the landholder. The 1866 edition of the County map showed no details of landholder for this site.²

Lawrence Delaney of Queanbeyan selected a number of portions in the parish of Tuggeranong, County Murray, under the conditions of the 1861 *Crown Lands Alienation Act*, building up a sizeable holding. He selected his Original Conditional Purchase of 40 acres parish of Tuggeranong, County Murray under Section 13 of Crown Lands Alienation Act, 1861 on 22 June 1871.³ The Crown Plan showed that there

¹ County Murray, in *Baker's Australian Atlas*, W Baker, Sydney, 1843-46, MAP RaA 8

² County Map, County Murray, 1866, SR Map 6354

³ CP 71/2099, Lands, Conditional Purchase Register, SRNSW 7/2733



Portion 103 was not sold and on 16 October, 1873, Lawrence Delaney of Queanbeyan selected it as 40 acres under Section 21 of *Crown Lands Alienation Act*, 1861 as an Additional Conditional Purchase.⁶

Lawrence Delaney proceeded to select a number of portions in this area. His original selection was Portion 66, taken in 1871. These portions made up a sizeable area of land later consolidated into a single holding. The notations in the Conditional Purchase Register show it became a consolidated holding but when granted, separate Certificates of Title were issued rather than a single title certificate as was often the case in consolidated holdings.

Table 3.1 Conditional Purchases by Laurence Delaney in Parish Tuggeranong

Portion	Conditional Purchase	Crown Plan
66	71/2099	M.511.1956
89	72/693	M.655.1956
103	73/10764	B.849.1956
107	73/10762	M.1079.1956
108	73/10763	M.1079.1956
176	75/116	M.1784.1956
181	77/48	M.1784.1956

At 24 January, 1877, the improvements on Portion 103 were valued at £32, which probably consisted of fencing. An area of 4 acres 2 roods 22 perches was taken from the Conditional Purchase for the railway about June 1886. Portion 103 along with all the other portions selected by Delaney were transferred to Arundel Hall Garraway of Queanbeyan on 6 December, 1893. On 4 October, 1912, they were transferred to John Joseph Kaye of Queanbeyan. They were transferred to Alice Isabel Chisholm, Goulburn and Harry Morphy of Wyalong on 4 October, 1912.⁷ They paid the balance owed for the different portions and the land was granted to them. Attempts to find the Conditional Purchase file at SRNSW providing information about any improvements such as fencing or buildings on portion 103 were unsuccessful. The final alienation file was located but it gave no details of improvements on the land.⁸

On 15 July, 1913, Alice Isabel Chisholm, widow of Goulburn and Harry Morphy, of Wyalong, were granted portion 103, parish of Tuggeranong, County Murray, measuring 35 acres, 1 rood 18 perches as a Conditional Purchase under Section 21 of the *Crown Lands Alienation Act*, 1861 for £35/7/4. Along with the rest of the portions granted in 1912, Portion 103 was transferred to Alexander Joseph McDonald and Morton Norman McDonald, both graziers of Queanbeyan on 14 November 1917.⁹

A presentation to soldiers from the District was held on 6 September, 1919, in the 'commodious woolshed' at Hill Station owned by A. J. McDonald. J. Morrison of Tralee tendered the apologies of McDonald who was unable to attend.¹⁰ **That woolshed appears to be the woolshed that is now on the property, which is the subject of this study.** It was noted in the 1951 death duty papers for John Morrison that the woolshed then on the property had been built about 1913 or 1914.¹¹ An article by Morrison's son-in-law mentioned 'McDonald's woolshed (now 'Tralee' woolshed)'.¹²

It is notable that the 1919 edition of the Canberra Topographic map showed no buildings on the site. It showed the property on the western side of the railway line marked as 'MacDonald' as the homestead of 'Hill Station'. The woolshed does not appear on that map.¹³

⁶ CP 73/10764, Lands, Conditional Purchase Register, SRNSW 7/2754

⁷ CP 73/10764, Lands, Conditional Purchase Register, SRNSW 7/2754

⁸ CS12/30893, Lands, Sales Branch, Correspondence, SRNSW 19/4250

⁹ CT 2706 f 77

¹⁰ *Queanbeyan Age*, 9 Sept 1919, p 2

¹¹ Stamp Duties Office, Deceased Estate file, B 51925, SRNSW 20/5089

¹² Lyons, 'Morrison's of "Bulga Creek" and "Tralee"', p 105

¹³ Australian Survey Corps, Australia 1:63,360 series topographic maps, Zone 8, No 451, Canberra 1919, ML Map M Ser 3 804/3

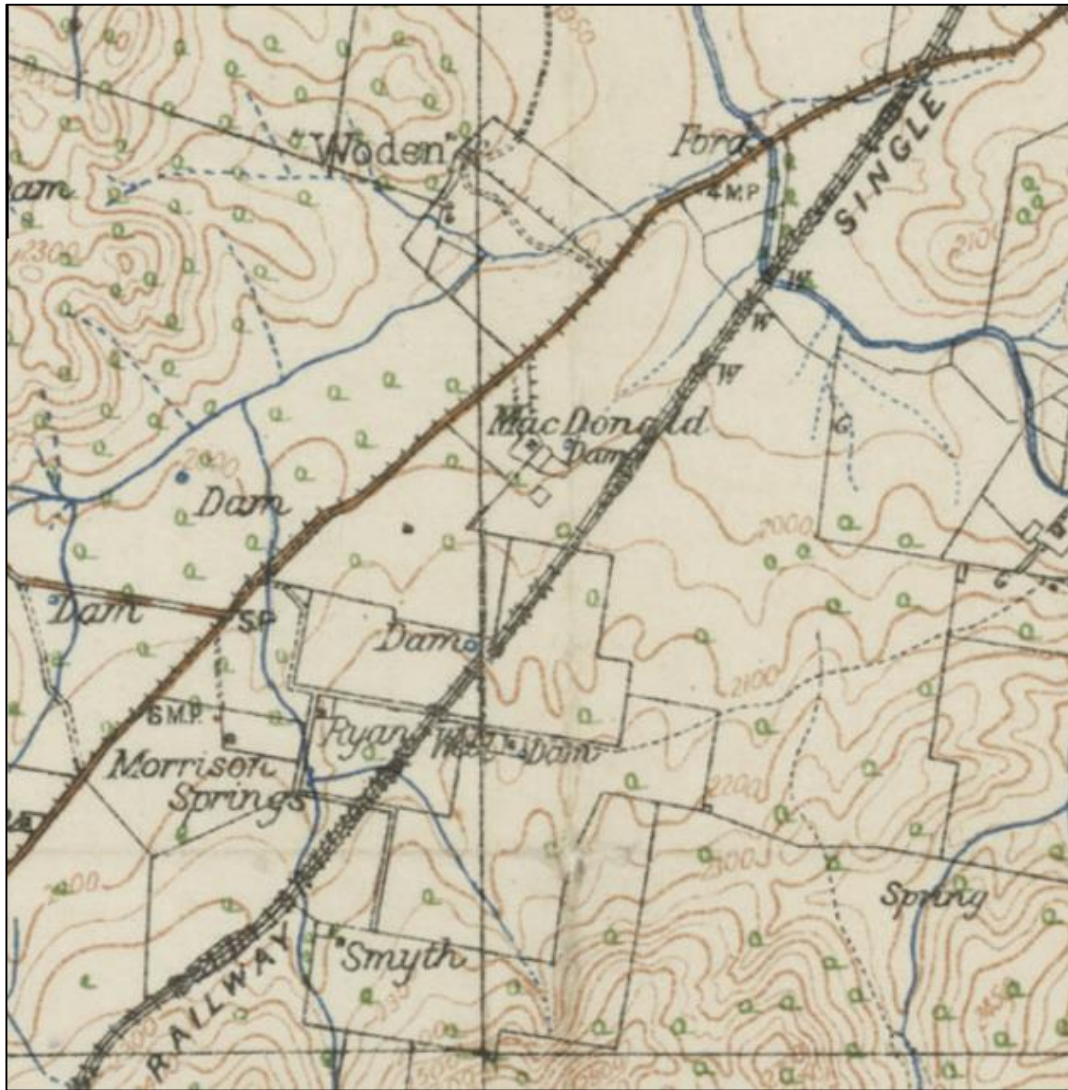


Figure 3.4 No buildings were shown on the site in 1919.

Source: Australian Survey Corps, Australia 1:63,360 series topographic maps, Zone 8, No 451, Canberra 1919, ML Map M Ser 3 804/3

Along with the other Portions, Portion 103 was transferred to Henry Brougham Blyth, of near Queanbeyan, grazier on 25 June, 1920. James Patrick Heaton, of Gurrundah, grazier, became the next registered proprietor on 6 August, 1924. On 1 April 1925, most of Portion 103 was transferred to John Morrison. The residue was transferred to Amy Gwendoline Halloran, wife of Henry Halloran.¹⁴

3.2 John Morrison

John Morrison was the son of one of the earlier settlers of the Canberra area. In 1902, he married Elizabeth Mary Clowes and settled at 'The Angle', Tharwa, where he had selected land.¹⁵ In 1906, he acquired the first part consisting of 600 acres of the property he named 'Tralee' on the Tharwa Road near Queanbeyan, which was increased by the acquisition of nearby parcels until it measured 1,400 acres. It is unclear why he named it 'Tralee'.¹⁶ That remained the family's home for a number of years. He became a noted enthusiast and breeder of sheepdogs. In July, 1909, he competed at sheepdog trials at Sydney.¹⁷ Additionally, John Morrison and his home were thoroughly embedded in the social and cultural life of the district. On 28 April 1916, the annual Tuggeranong Picnic and Sports were held

¹⁴ CT 2706 f 77

¹⁵ L D Lyons, 'The Morrisons of "Bulga Creek" and "Tralee"', *Canberra Historical Journal*, Sept 1974, p 99

¹⁶ Lyons, 'Morrisons of "Bulga Creek" and "Tralee"', p 100

¹⁷ *Queanbeyan Age*, 9 July 1909, p 7



at John Morrison's homestead Tralee.¹⁸ A Smoko for the Tuggeranong cricket club was held at Tralee, home of Mr and Mrs John Morrison on 19 May, 1923. Amongst the attendees was the President of the Club, C. E. W. Bean, editor and author of the official history of Australia in the First World War.¹⁹

In 1912, John Morrison lost 80 acres of his land in the parish of Queanbeyan for the Federal Capital Territory. In 1921, he lost 714 acres of the original 'Tralee' property but acquired 1,400 acres of John Fitzgerald's Tuggeranong land. In 1924, he bought 1,040 acres from William Blyth when Blyth subdivided Hill Station. In 1924, Morrison bought 800 acres of Hill Station from James Heaton.²⁰ **By that purchase he acquired the land on which the current Tralee homestead and associated buildings are erected, which is the subject of this report.**

3.3 Tralee

On 23 December, 1924, the *Queanbeyan Age* reported on property sales by Queanbeyan auctioneers Woodgers and Calthorpe.

- On account of J. P. Heaton, they sold Hill station of 2,270 acres to Mrs A. G. Halloran.
- On account of John Morrison, they sold 160 acres, Jerrambomberra [sic] to Mrs A. G. Halloran.
- On account of Mrs A G Halloran, they sold a 'woolshed and cottage block of 230 acres' to John Morrison.
- On account of Mrs A G Halloran, they sold Block 4 of Hill Station subdivision measuring 769 acres to Mr E J Morrison.²¹

Subsequently, the assets of Hill Station were dispersed by sale. On 28 March 1925, Woodgers and Calthorpe auctioned the grazing rights of 1,000 acres, part of Hill Station, except the homestead and woolshed, for two years.²² On 1 April, 1925, they auctioned the stock, plant, furniture and effects of Hill Station, on the account of J P. Heaton.²³

The report of 23 December, 1924 that John Morrison had purchased 230 acres along with a woolshed and cottage may refer to portion 103. The Land Titles Office Dealing when Morrison purchased the land that became the present Tralee property reveals that Amy Gwendoline Halloran, the wife of prominent land developer, auctioneer and surveyor, was the original purchaser for £1,150. She appears to have subdivided the land sold to her by Heaton and then sold part of it to John Morrison for the same price.²⁴ When the Certificate of Title was issued to John Morrison, of Queanbeyan, grazier on 4 January, 1926, for the portions he had purchased including most of portion 103, plus a small part of portion 12 in the parish of Queanbeyan, it was described as having a total area of 238 acres 3 roods 39 ¼ perches.²⁵ Due to the large area involved, it cannot be confirmed that the woolshed and cottage were on portion 103. Nevertheless, as noted above, there is other evidence that the woolshed, at least, was on portion 103.

The land transferred to John Morrison was the part of portion 103 east of the railway line. It later became lot 2, DP 1007339, which is the current property. The land transferred also included portions 89, 107, 176 and 181, plus the parts of portions 66 and 68 east of the railway line.

¹⁸ *Queanbeyan Age*, 28 April 1916, p 2

¹⁹ *Queanbeyan Age*, 22 May 1923, p 2

²⁰ Lyons, 'Morrison's of "Bulga Creek" and "Tralee"', p 101

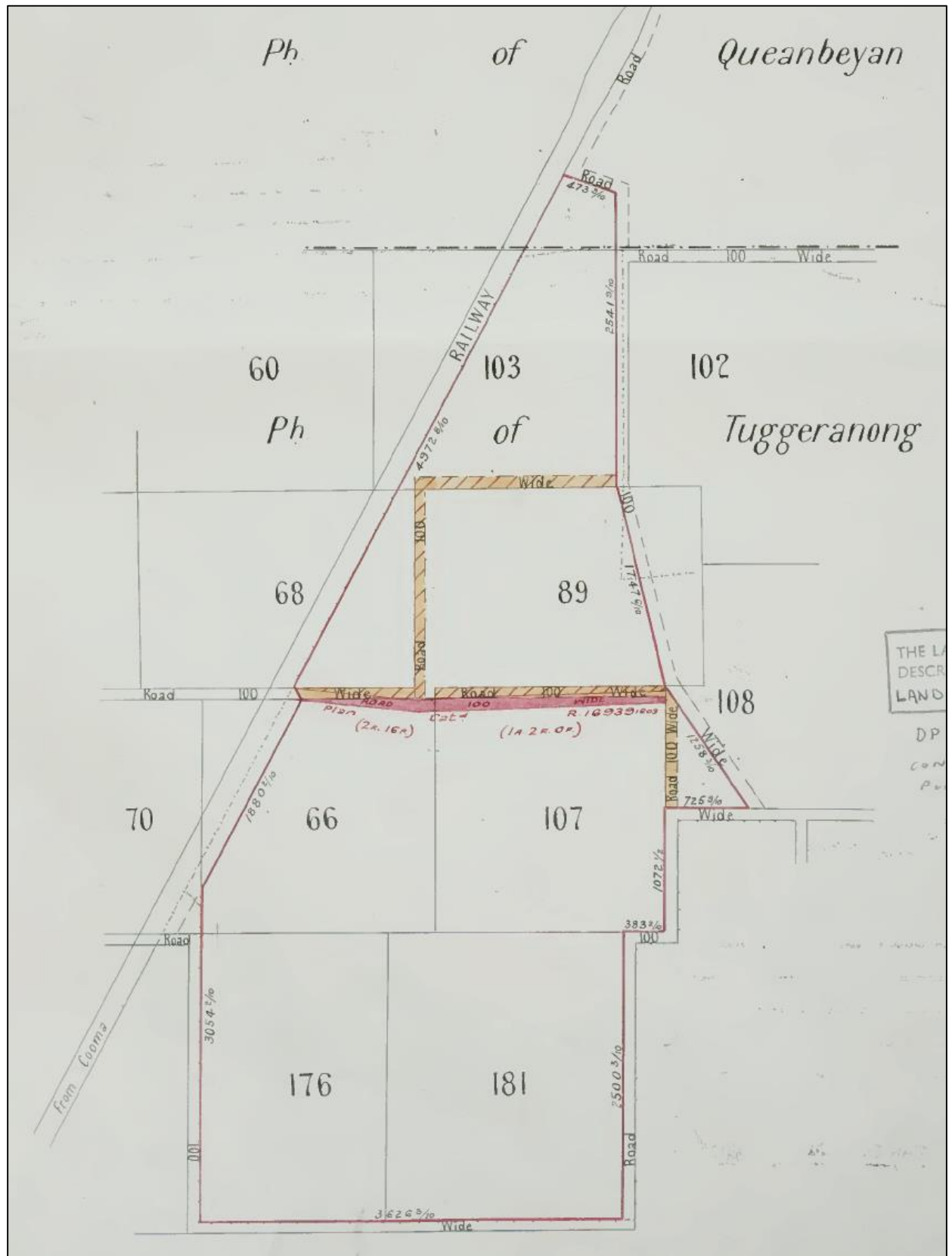
²¹ *Queanbeyan Age*, 23 Dec 1924, p 2

²² *Queanbeyan Age*, 24 March 1925, p 2

²³ *Queanbeyan Age*, 27 March 1925, p 2

²⁴ Dealing B283948, LPI

²⁵ CT 3817 f 132



Source: CT 3817 f 132



Henry Halloran had also acquired an area of approximately 600 acres from the McDonald family in order to develop his Environa Estate, mainly in the parish of Tuggeranong.²⁶ The land to the east became in the Eighth subdivision of the Environa Division of the Canberra Freeholds Estates laid out by Henry Halloran.²⁷ That development never came to fruition, leaving a number of stone arches, fences and monuments scattered across open paddocks, where most of these relics remain.²⁸ For many years, John Morrison leased the vacant Environa property for grazing.²⁹ Bridget Sant's book contains a photograph looking from the Environa Estate across the Railway line towards Canberra, but does not appear to show this site.³⁰

Two surveys of the land or land nearby were completed in 1925 and 1926. The first by Henry Halloran for Heaton completed in March 1925 showed no buildings on Portion 103.³¹ The other was a survey of a closed Crown road that ran along the southern boundary of Portion 103 completed on 13 November 1926 by Staff Surveyor Arthur A Peirce. It also showed no buildings on Portion 103.³² Due to the nature of these types of surveys, the absence of buildings is no guarantee that there were none on Portion 103. One was of a large area offered for subdivision and would have been concerned with boundaries rather than improvements. The road plan would have included any improvements near the road, as specified in the survey directions for these surveys, but the subject buildings, if extant at that time would have been too far from the road involved to be shown.

John Morrison held onto Tralee for many years. Under the Morrison family, Tralee became a significant social venue for the district, for both the pastoral families and then for the government employees who moved to Canberra. A 'modern piano' stood in the front room.³³ Many large social gatherings were held in 'McDonald's woolshed (now 'Tralee' woolshed)' according to John Morrison's son-in-law.³⁴

John Morrison had a lifelong interest in breeding merino sheep and Illawarra Shorthorn cattle. He was known for his ability in breaking horses as well as winning a number of dancing competitions. He trained sheepdogs to work on his station particularly border collies and kelpies. Morrison was a patron of the National Sheep Dog Trial Association.³⁵

A mortgage to the Bank of New South Wales was taken out on 14 April, 1926, followed by another on 10 November, 1938. Both were later discharged on 5 May, 1955, after the death of John Morrison.³⁶ Sands *Directory* published an annual listing of pastoral properties. Table 3.2 shows the data recorded for Morrison's Tralee property.

²⁶ B Sant, *A Capital Idea: Canberra, Jervis Bay and the Vision of Henry Ferdinand Halloran*, Lady Denman Heritage Complex, Huskisson, 2013, p 33; See also Jennifer Horsfield, 'Environa: Marketing a life-style near Canberra 80 years ago'. *National Library of Australia News*, Oct 2005, pp 7-10

²⁷ DP 15472

²⁸ B Sant, *A Capital Idea*, pp 36, 41-44

²⁹ Lyons, 'Morrison's of "Bulga Creek" and "Tralee"', p 102

³⁰ B Sant, *A Capital Idea*, p 43

³¹ DP 313299, originally MPS (RP) 13299, LPI

³² R.16939.1603, Crown Plan

³³ Lyons, 'Morrison's of "Bulga Creek" and "Tralee"', p 103

³⁴ Lyons, 'Morrison's of "Bulga Creek" and "Tralee"', p 105

³⁵ *Canberra Times*, 12 April 1951, p 4

³⁶ CT 3817 f 132

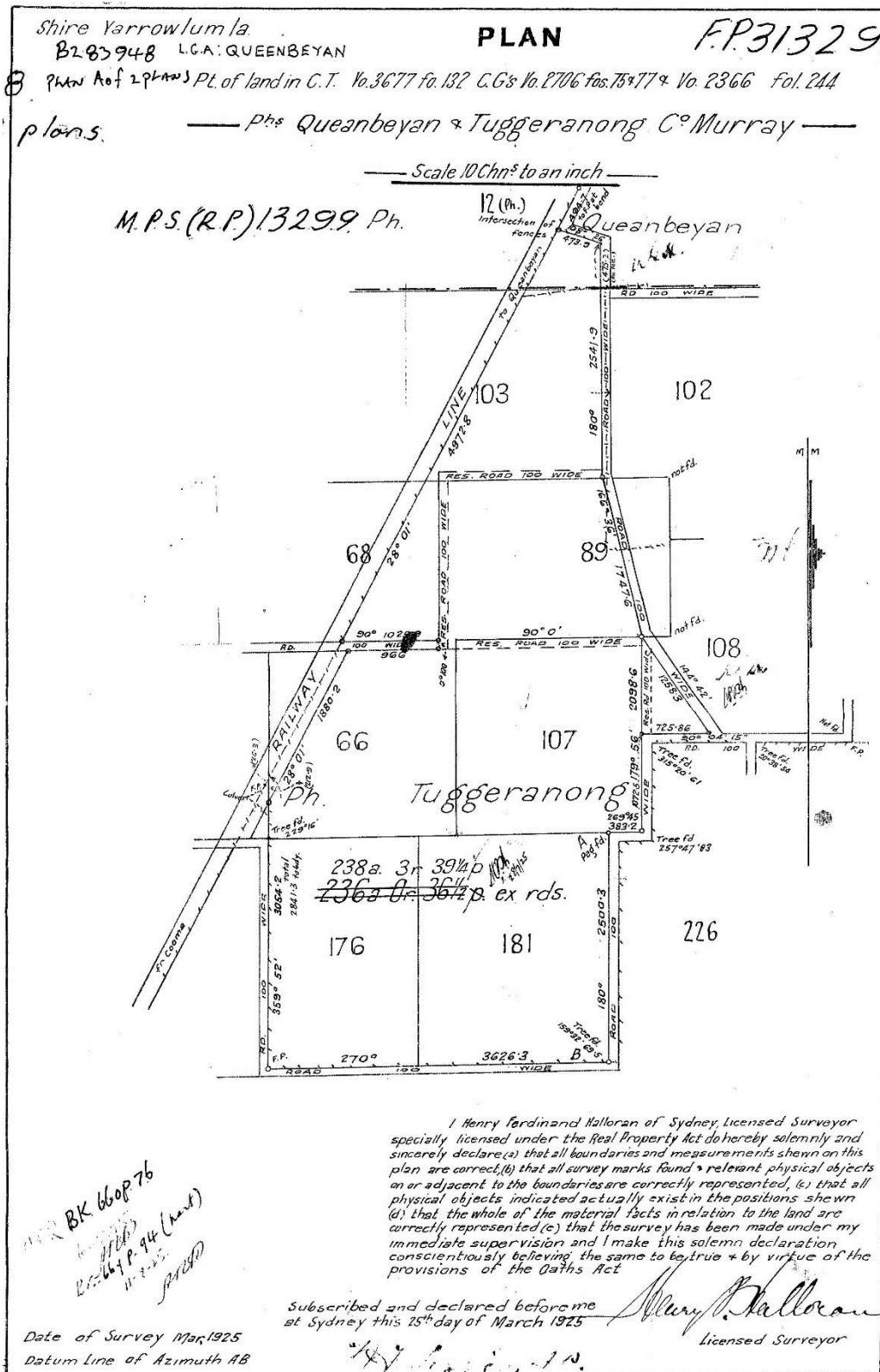


Figure 3.6 Henry Halloran's survey of the land subdivided by Heaton showed no details of any buildings.
Source: DP 313299

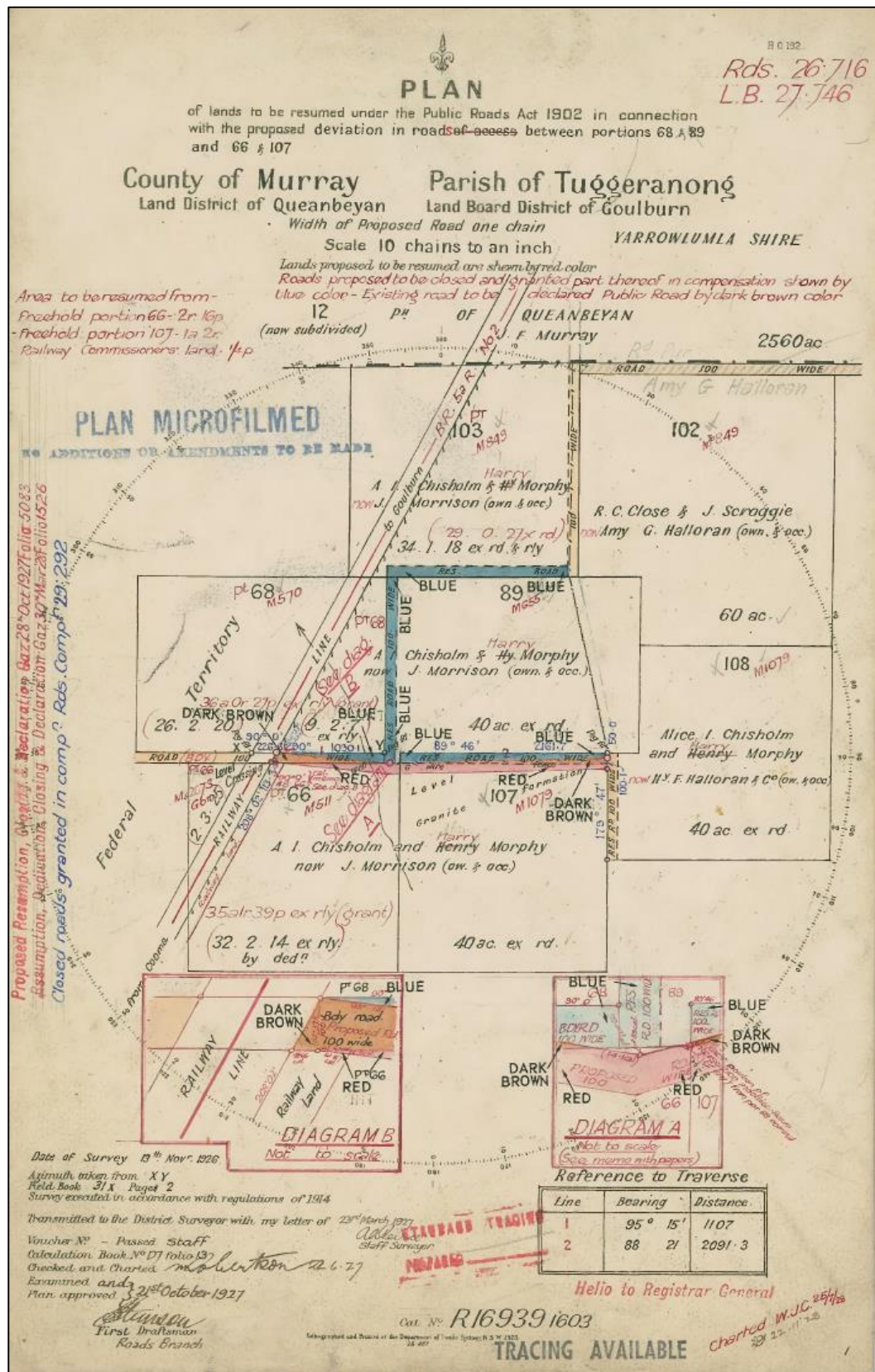


Figure 3.7 The survey of the road to be closed showed no details of buildings.
Source: R.16939.1603, Crown Plan



Table 3.2 Tralee Pastoral Holding held by John Morrison plus Hill Station

Year	Owner	Horses	Cattle	Sheep	Acres	Page
Queanbeyan Pastures Protection District						
1922	John Morrison, Tralee	5	25	1210	2200	126C
	C B Blythe, Hill Station	9	134	6089	5080	125C
1923	John Morrison, Tralee	-	15	1112	1498	131C
	H B Blythe, Hill Station	-	37	6106	4600	131C
1924	John Morrison, Tralee	-	20	1012	2375	143C
	H B Blythe, Hill Station	-	17	1099	4620	142C
1925	John Morrison, Tralee	2	27	1400	2800	180C
Braidwood Pastures Protection District						
1926	John Morrison, Tralee	5	38	1625	2600	37C
1927	John Morrison, Tralee	3	7	1020	2000	36C
1928	John Morrison, Tralee	6	30	2515	3000	34C
1929	John Morrison, Tralee	6	20	2600	2750	33C
1930	John Morrison, Tralee	6	25	2830	2750	
1931	John Morrison, Tralee	6	20	3000	4050	34C
1932-3	John Morrison, Tralee	6	20	3000	4050	34C

Source: John Sands, *Sands Sydney, Suburban and Country Commercial Directory*, Sydney, 1922-1932/3



John Morrison, grazier of Queanbeyan, made his will on 4 October 1945. In it, he stated that 'the expression "Tralee property" shall include my property containing nineteen hundred (1900) acres or thereabouts situated in the County of Murray Parish of Tuggeranong (including the paddocks known as Smith's, Fitz Hill, Kayzer's, Monk's, Trig and Horseshoe) and one hundred and forty (140) acres or thereabouts of swamp and lucerne land adjoining the railway line and Jerrabomberra Creek on both sides'.

He bequeathed the property known as Tralee to trustees along with his furniture, personal property, stock, horses and dogs, plus the leasehold property known as 'Environs' with the stock grazing thereon to pay the income to his wife and his son Bernard in equal shares during the lifetime of his wife and then to his son Bernard absolutely after her death. During the lifetime of his wife, she and Bernard would have equal shares in the use of the homestead on that property.³⁷

When John Morrison, of Tralee, Queanbeyan, died in Canberra Community Hospital on 11 April 1951 he left a wife and eight children.³⁸ W J Gibbes, licensed auctioneer and valuer of Queanbeyan valued his property for death duties. There were three major holdings, Tralee, The Angle and Redbank. Tralee had a total area of 2,255 acres 2 roods 26 perches held in numerous parcels. The parcel that included the homestead (Portion 103) was part of 28 acres 3 roods 39 ¼ perches (CT 3817 f 132). The whole property was described as:

This land is principally of Granite, Quartz and loam formation. Parts very hilly and rocky. 240 acres at back of practically useless and rabbit infested country. Light grazing with the exception of a few flats. Timber well killed. Some noxious weeds. Watered by dams and springs. Some do not hold, two paddocks no permanent water. Bad soil erosion at foot of hills and out into flats. Quite a lot of Tussock grass in most of the paddocks and some Tea Tree in gullies and scrub. Tea Tree in large patches in three paddocks. The property is situated ranging from 6 miles to 2 miles from Queanbeyan Township, Post Office and Railway Station.

After a description of the fencing, the following detail was provided about improvements:

RESIDENCE

Comprises 4 Bedrooms, Dining Room, Lounge, Kitchen, Laundry, Bath Room. Two verandahs. Porcelain bath, Basin, Kitchen sink and Basin. Weatherboard walls and part fibro cement. Lined with pine and Fibro Cement. Ceilings Pine and Fibro Cement. Iron roof, Brick chimneys.

17 ¼ Squares @ £65 per square	£1121.0.0
Plus 130% on	<u>£1457.0.0</u>
	£2578.0.0
Less 25% Depreciation	£644.10.0
Amount allowed for repairs and painting	£300.0.0
	<u>£944.10.0</u>
	£1,633.10.0

³⁷ Supreme Court, Probate Packet, Series 4 No 387356, SRNSW

³⁸ *Canberra Times*, 12 April 1951, p 4



SHEARERS' QUARTERS

Weatherboard walls, Fibro Cement Lined and ceiled. Iron roof, Brick Chimneys

9.2 Squares @ £65 per sq.	£598.0.0
Plus 130% on	<u>£778.0.0</u>

£1,376.0.0

Less 25% Depreciation	£344.0.0
-----------------------	----------

Less Amount allowed for repairs and painting

£150.0.0

£494.0.0

£882.0.0

Garage built of old iron and no doors	£10.0.0
---------------------------------------	---------

Fowl House and yards	£6.0.0
----------------------	--------

2 2500 gal Galvanised Tanks	£30.0.0
-----------------------------	---------

Wool Shed, Sheep Dip yards erected 1913 or 1914	<u>£750.0.0</u>
--	-----------------

£17,473.0.0

A valuation of the livestock, farming equipment, motorcars, personal jewellery, money in the bank or invested in stock and bonds was included.

The furniture in the house was described as:

Paling Victor Piano, Purchased 1918 for £80 (Old)	£25.0.0
---	---------

1 ¾ Bed and bedding	£10.0.0
---------------------	---------

1 Wardrobe	£7.10.0
------------	---------

1 Wash Stand	£3.0.0
--------------	--------

1 Dressing Table	£3.0.0
------------------	--------

1 Wardrobe	£6.0.0
------------	--------

1 Clock (Old)	£2.0.0
---------------	--------

1 Sideboard	£5.0.0
-------------	--------

1 Couch	£2.0.0
---------	--------

1 Kitchen Cupboard	£4.0.0
--------------------	--------

1 Kitchen Table. Form and 6 Chairs	£9.0.0
------------------------------------	--------

1 Separator (20 years old)	£4.0.0
----------------------------	--------

2 Single Iron Beds and Bedding	£10.0.0
--------------------------------	---------

1 Dressing Table	<u>£5.0.0</u>
------------------	---------------

£95.10.0

FURNITURE IN SHEARER'S QUARTERS

Refrigerator	£40.0.0
--------------	---------

1 Table £4, 2 Forms 40/-, 2 Chairs 15/-,

2 Small Tables 40/-, 1 Fountain 35/-, 2 Cupboards £5,

2 Meat Safes 30/-, Quantity Cooking utensils and cutlery £6,

2 Stretchers, Mattresses, Bedding and Pillows £12

£35.0.0

£170.10.0³⁹

³⁹ Stamp Duties Office, Deceased Estate file, B 51925, SRNSW 20/5089



This land is principally of Granite, Quartz and loam formation. Parts very hilly and rocky. 240 acres at back of practically useless and rabbit infested country. Light grazing with the exception of a few flats. Timber well killed. Some noxious weeds. Watered by dams and springs. Some do not hold, two paddocks no permanent water. Bad soil erosion at foot of hills and out into flats. Quite a lot of Tussock grass in most of the paddocks and some Tea Tree in gullies and scrub. Tea Tree in large patches in three paddocks. The property is situated ranging from 6 miles to 2 miles from Queanbeyan Township, Post Office and Railway Station.

2255 Acres 2 rds. 26 perches @ £6 per acre

£13,534. 0. 0

FENCING:

Half Equity Boundary Fence Netted.
3 Miles 42½ chains. Erected
approx. 30 to 35 years @ £80
per mile.

282.10. 0

Netting Equity (only) 1 mile 40 chains
attached to Government Railway
fence (Old) @ £40 per mile

60. 0. 0

30 chains burnt by bush fires Nil

90 chains unfenced as the country
is enclosed with Son's property Nil

SUBDIVISION FENCING:

3 Miles - Three plain wire and netting.

Erected approx. 30 years @ £80 per mile

1½ miles 6 Plain Wire (old) @ £30 per mile

240. 0. 0

45. 0. 0

Parts of Netting fences in bad order.

RESIDENCE:

Comprises 4 Bedrooms, Dining Room, Lounge, Kitchen,
Laundry, Bath Room. Two verandahs. Porcelain
bath, Basin, Kitchen sink and Basin. Weatherboard
walls and part fibro cement. Lined with pine and
Fibro Cement. Ceilings Pine and Fibro Cement.
Iron roof, Brick chimneys.

17½ Squares @ £65. per square
Plus 130% on

£1121. 0. 0

1457. 0. 0

Less 25% Depreciation £644.10. 0
Amount allowed for repairs
and painting £300. 0. 0

£2578. 0. 0

944.10. 0

£1,633.10. 0

SHEARERS' QUARTERS

Weatherboard walls, Fibro Cement
lined and ceiled. Iron roof, Brick
chimneys.

9.2 Squares @ £65 per sq.
Plus 130% on

598. 0. 0

778. 0. 0

Less 25% Depreciation £344. 0. 0
" Amount allowed
for repairs and paint-
ing. £150. 0. 0

£1,376. 0. 0

494. 0. 0

882. 0. 0

Garage built of old iron and no doors
Fowl House and yards

2-2500 Gal. Galvanised Tanks

Wool Shed, Sheep Dip yards erected 1913 or 1914

10. 0. 0

6. 0. 0

30. 0. 0

750. 0. 0

£17,473. 0. 0

Figure 3.8 The valuation of the improvements on Tralee in 1951.
Source: Stamp Duties Office, Deceased Estate file, B 51925, SRNSW 20/5089



After his death, the property formally passed by transmission to John Walsh Morrison of Goulburn, Catholic priest, and Bernard Lawrence Morrison of Queanbeyan, grazier, on 20 May, 1954. Another mortgage to the Bank of South Wales was taken out on 15 April, 1955, and was discharged on 9 October, 1963. It was leased to Bernard Lawrence Morrison of Queanbeyan, grazier on 13 July 1962.

⁴⁰

Attempts to locate rating information about the property could only locate one made on 29 April, 1964. It valued 'Tralee' of 2,116 acres 13 ½ perches with an unimproved capital value of £11,850 and an improved capital value of £42,320. The improvements were described as Timber treatment, clearing, fencing, weatherboard homestead of six rooms, with kitchen and offices [i.e. bathroom, laundry, etc.] galvanised iron roof, plus farm buildings.⁴¹

As a working farm close to Canberra, Tralee became the venue for demonstrations of rural farming activities. For example, in 1966, a series of photographs were taken of Tralee Station. Some show the 'historic buildings' namely the stone fences and other stone monuments erected by Halloran on his Environa subdivision east of Tralee, which are not on the site. Other photographs show shearing and wool classing as well as aerial crop dusting.

The airfield from which the crop-dusting aircraft took off and landed is partially on this site. Some of the photographs show the buildings. Some of the buildings may have been on Hill Station, which was associated with this property..⁴² The heritage listing for Hill Station notes that it was used to host visiting dignitaries and diplomats. Tralee Homestead was associated with Hill Station and seems to have played a role on these occasions.⁴³ A number of the photographs in the series of images at National Archives show this process.

On 4 March, 1993, Bernard Lawrence Morrison of Queanbeyan, grazier, became the registered proprietor. Sandra Ann [sic] Walsh and Graeme Farquhar Finlayson became joint registered proprietors on 18 June, 1999. Within a short time, on 18 October, 1999, Therese Mary Hansen, John Bernard Morrison, Lucille Margaret Wilmot and Sandra Anne [sic] Walsh were recorded as the registered proprietors as tenants in common of part of portions 12, 66, 68, 89, 103, 107 and 108 plus portion 181.

⁴⁴ A new plan of subdivision registered as DP 1007339 was created the same day.⁴⁵

The current study site is lot 2 DP 1007339.

⁴⁰ CT 3817 f 132

⁴¹ Valuer-General, Valuation Lists, 1952-1964, Yarrolumla Shire, Ph Tuggeranong, SRNSW 19/1496, No 1511

⁴² CRS A1200, NAA

⁴³ Hill Station Homestead, Heritage Decision, NI2012-540, Accessed 3 Oct 2015

⁴⁴ CT 3817 f 132

⁴⁵ DP 1007339

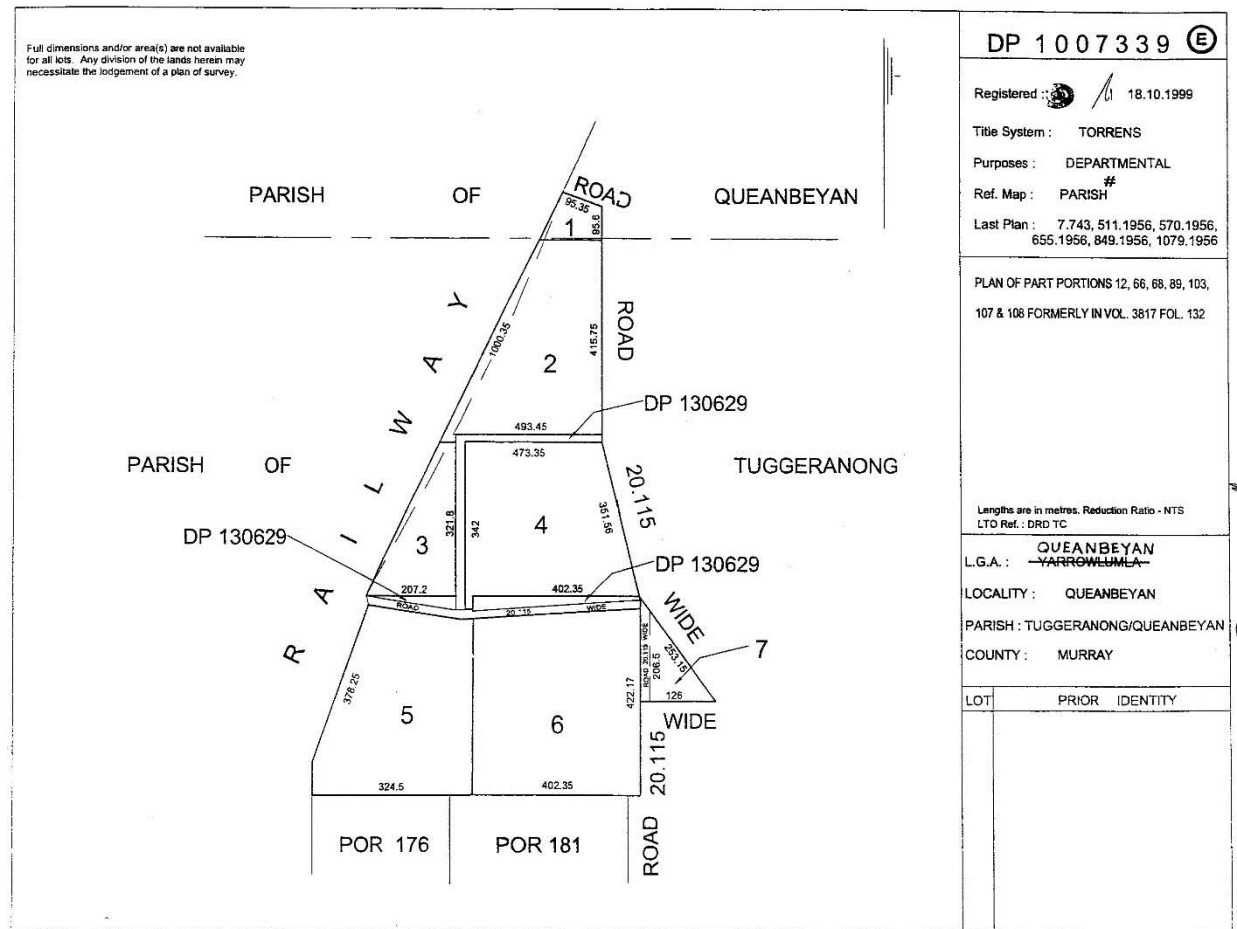


Figure 3.9 The study site - Lot 2 of DP 1007339.
Source: DP 1007339



4. MEASURED DRAWINGS

DS 002 – Site Plan

DS 100 – Floor Plan

DS 101 – Roof Plan

DS 200 – Elevations

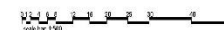
DS 201 – Elevations

DS 202 – Sections

DS 900 – 3D Views



SITE PLAN
1:500



No.	Date	Description

Architect:



ARCHITECTURE

Project Title:
Project Name

Project Address:
Enter address here

Block:
X

Section:
X

Dwelling:
TRALEE

Drawing Title:
SITE PLAN

Client:
VILLAGE BUILDING GROUP

WORK AS EXECUTED

Design Architect:
NG

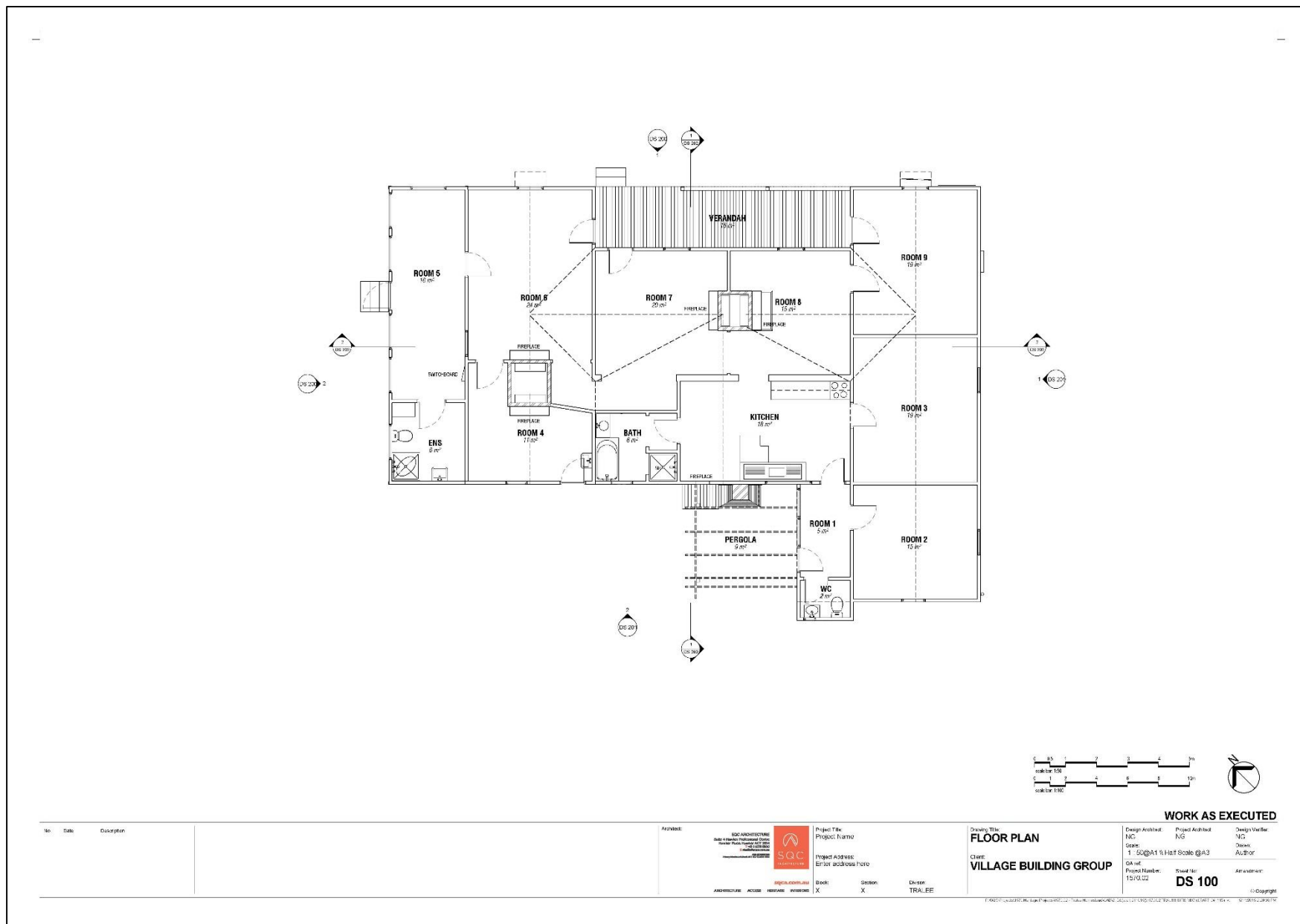
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Owner:
Project Number:
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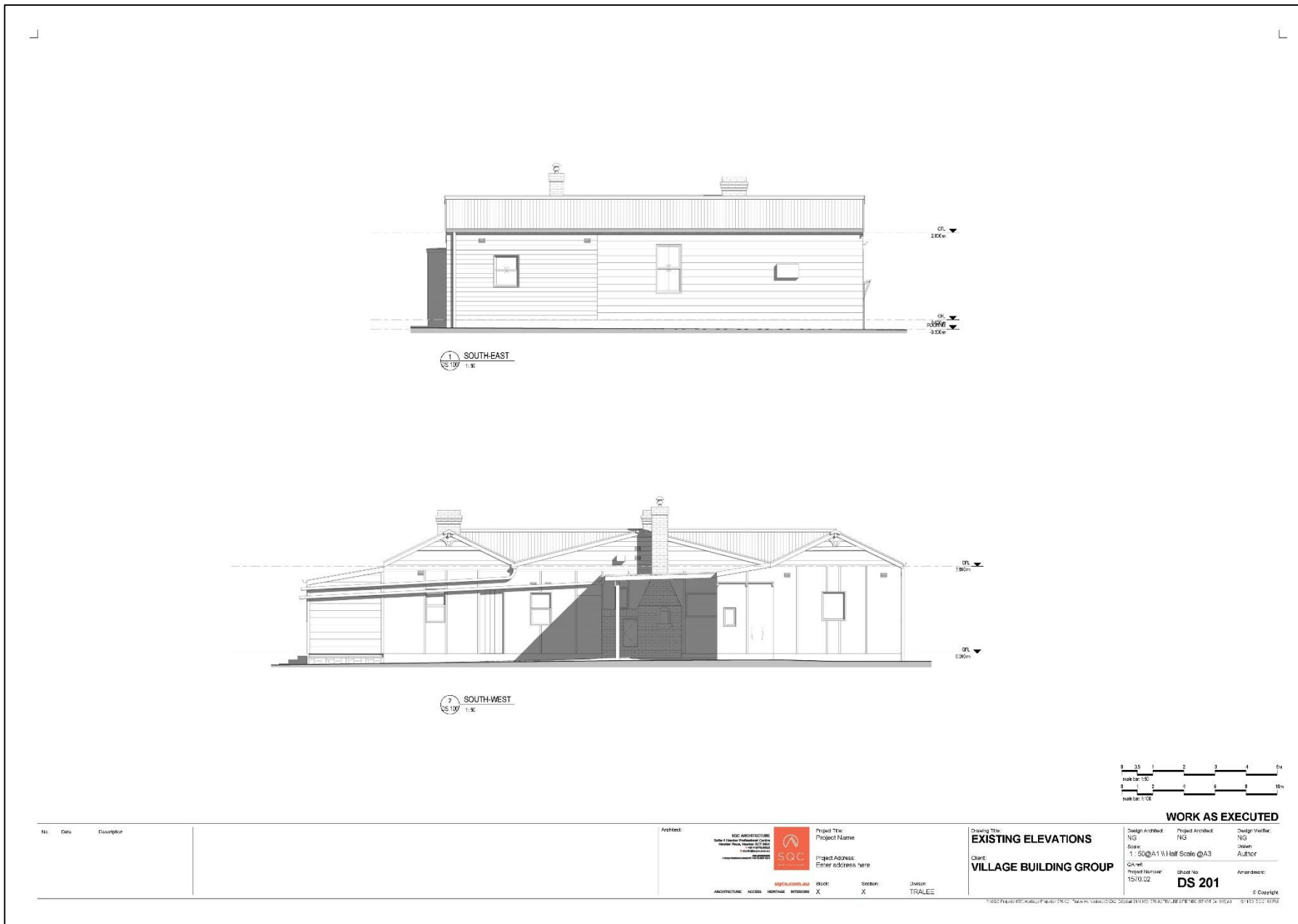
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DS 002

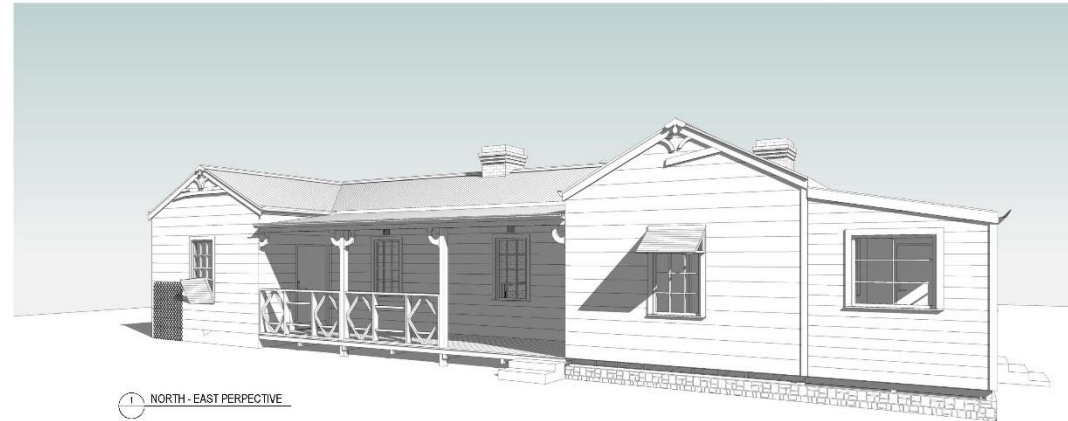
Amendment:

© Copyright

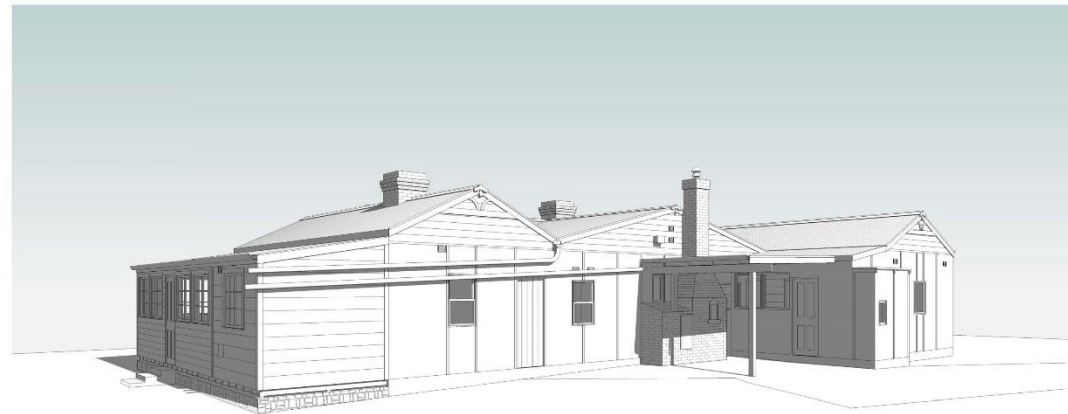


No.	Date	Description	<div> <div> <p>ARCHITECT</p> <p>SQC ARCHITECTS</p> <p>Suite 100, 1000 Highway 101 E. Grand Rapids, Michigan 49503 Tel: 616-941-9900 Fax: 616-941-9901 http://www.sqcarchitects.com</p> </div> <div>  </div> </div>	<p>Project Title: Project Name:</p> <p>Project Address: Enter address here</p>	<p>Book: _____ Section: _____</p> <p>ARCHITECTURE ACCESS REPAIRS REVISIONS</p> <p>X X</p> <p>DRIVER TRAILER</p>	<p>Drawing Title: EXISTING ELEVATIONS</p> <p>Client: VILLAGE BUILDING GROUP</p>	<p>Design Architect: NG</p> <p>Project Architect: NG</p> <p>Design Verifier: NG</p> <p>Scale: 1" = 50'-0" @ 1/4" = 1' Scale @ A3</p> <p>QA ref. Project Number: 1570.02</p> <p>Sheet No: DS 200</p> <p>Approved: </p> <p>© Copyright</p>
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1 NORTH - EAST PERSPECTIVE



2 SOUTH - WEST PERSPECTIVE

No.	Date	Description

Architect:

SQC ARCHITECTURE
Sally & Quinn Consulting Architects
Studio: 15/02/2016
15/02/2016



Project Title:

Project Name:

Project Address:
Enter address here

Block:

X

Section:

X

Location:

TRALEE

Drawing Title:

3D VIEWS

Client:
VILLAGE BUILDING GROUP

Design Architect:

NG

Scale:

@A1 W Half Scale @A3

QA ref:

15/02/2016

Project Architect:

NG

Scale:

@A1 W Half Scale @A3

QA ref:

15/02/2016

Sheet No:

DS 900

Design Verifier:

NG

Scale:

@A1 W Half Scale @A3

QA ref:

15/02/2016

Author:

Author

Amended:

Amended

WORK AS EXECUTED

15/02/2016 15/02/2016 15/02/2016 15/02/2016 15/02/2016 15/02/2016 15/02/2016 15/02/2016 15/02/2016 15/02/2016



5. DESCRIPTION AND PHOTOGRAPHIC RECORD

5.1 Contents

This record includes the following information for each of the four sites:

- **Description** - including general site mapping and measured drawings;
- **Plans of photograph locations** - including a plan labelled according to the image catalogue;
- **Proof sheets**
- **Key Images**;
- **DVD+R disc** - containing a copy of this report and all electronic image files cross-referenced to the image catalogue.

A full set of professionally printed photographs for site Tralee Homestead – Dwelling House are provided in Appendix 2.

5.2 Description

Tralee Homestead is a single story weatherboard building.

The original building had a H shape plan with a verandah on the front elevation between the two wings.

The house has been extended several times including verandah/sunroom on northwest, kitchen and bathroom to the west and further bedrooms, porch and toilet on the southwest corner.

There are several variations in weatherboard profiles used.

Later extensions include fibre cement (or asbestos cement) sheeting.

The original parts of the house have timber framed double hung sash windows.

The interior walls linings are timber lining boards or lining boards and sheet in the early rooms. The kitchen walls are the former external weather boards. Later rooms are lined in flat sheet and batten. Floor finishes are either carpet or tile.

The house contains an opening for a wood stove in the kitchen and four open fireplaces in other rooms. All of the fireplaces have, *in situ*, a paint or stain-finished mantle.

The roof is clad in corrugated iron.

Overall the house is in fair condition and has a high degree of integrity of detail to the date of construction of each wing.



5.3 Photographic Recording

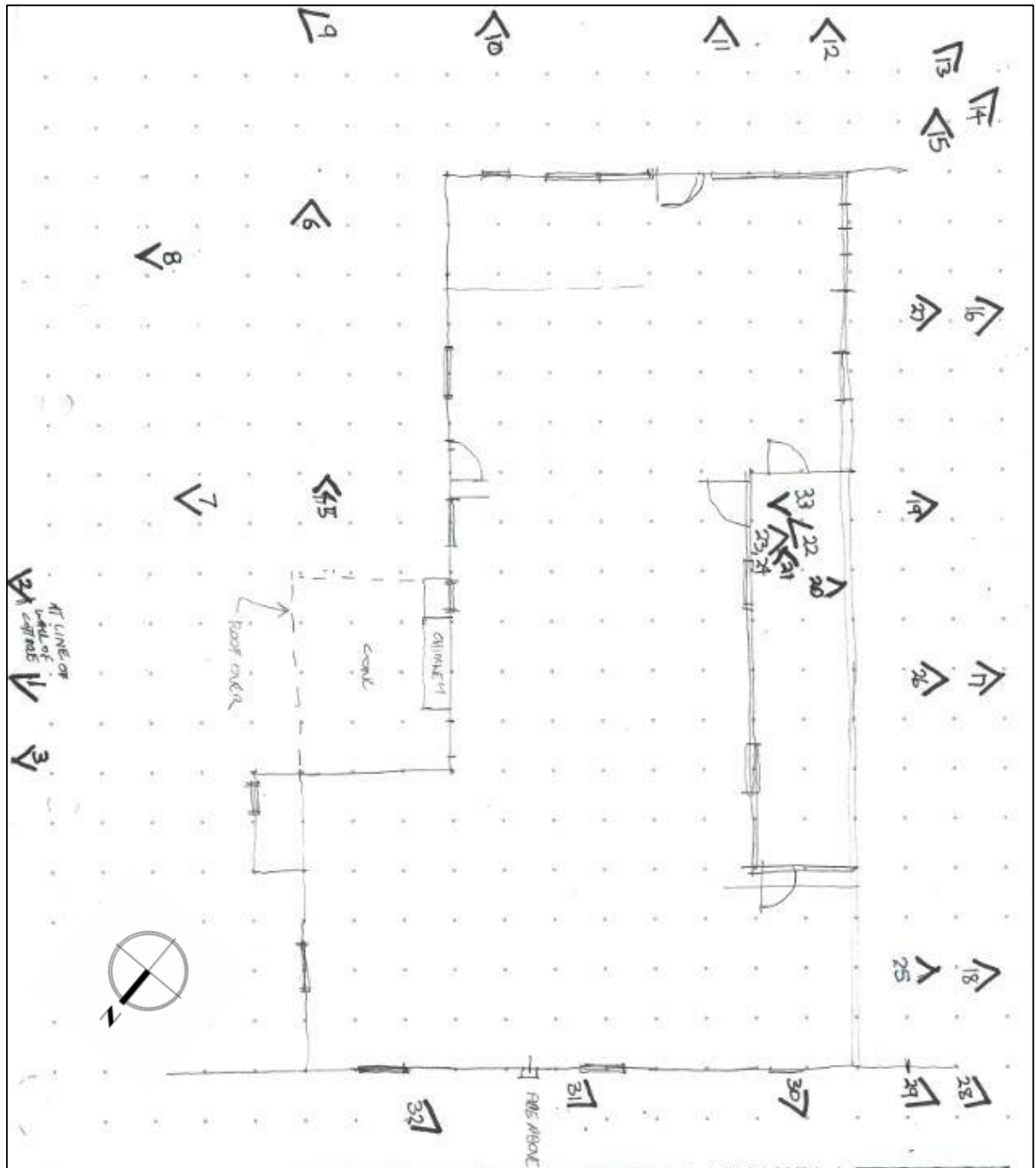
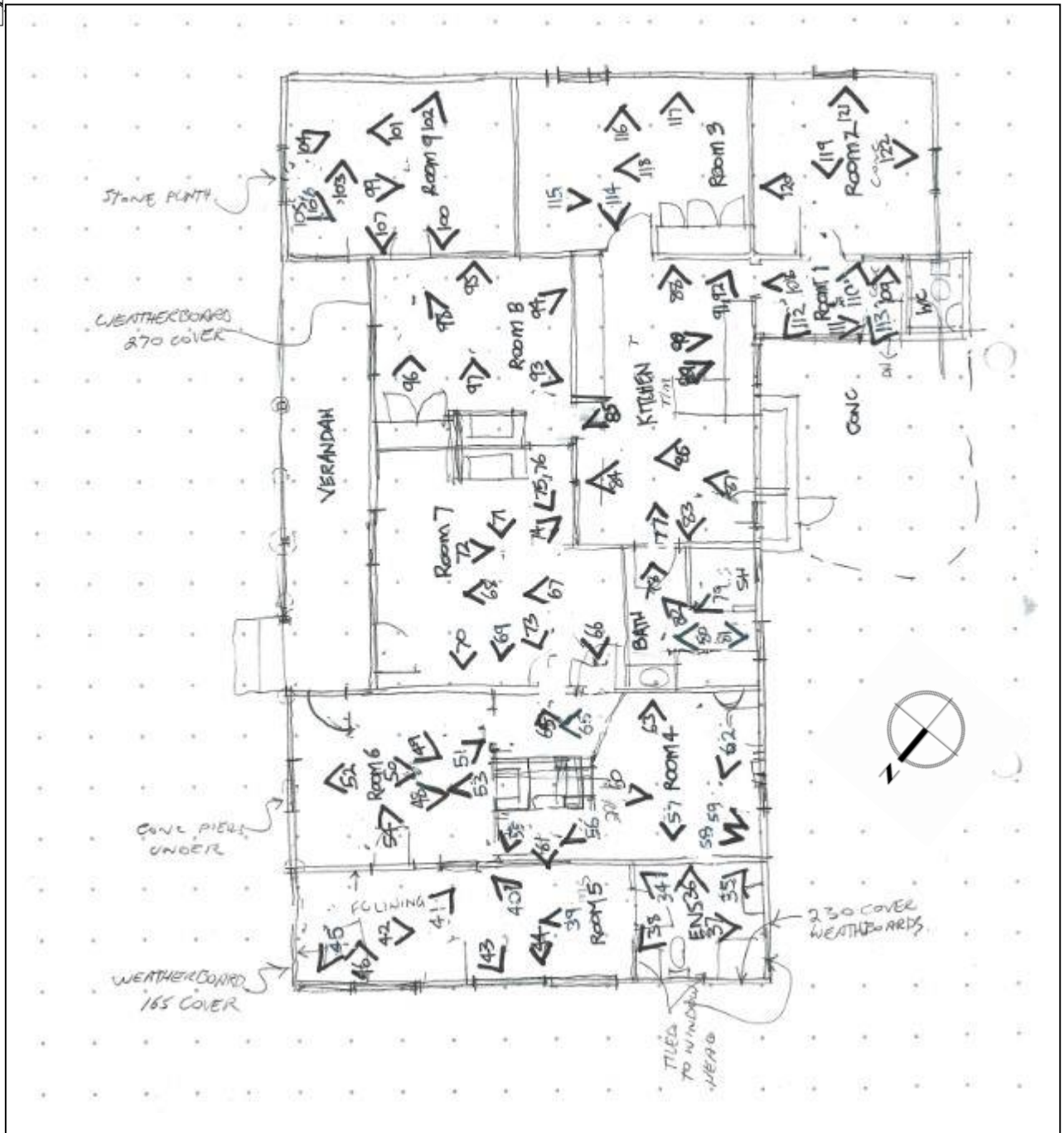


Figure 5.1 Location Plan For Photos: External



South Tralee – Archival Recording of Tralee Homestead – Dwelling House
Navin Officer Heritage Consultants January 2016



5.4 Proof Sheets



Image 1 - Homestead and Kitchen Building



Image 2 - South-West Elevation



Image 3 - South-West Elevation - south



Image 4 - Back Porch Detail



Image 5 - Back Porch Paving



Image 6 - Back Porch North - west view



Image 7 - South-West elevation - centre



Image 8 - South-West elevation - west



Image 9 - Western corner



Image 10 – North-Western elevation - west



Image 11 – North-western elevation - centre



Image 12 - North-Western elevation - north



Image 13 - View west along North-West elevation



Image 14 - Homestead from North



Image 15 - Front yard from North



Image 16 - North-East elevation - north



Image 17 - North-East elevation - centre



Image 18 - North-East elevation - east



Image 19 - Front Entry Door



Image 20 - Typical Original Window



Image 21 - Verandah General View



Image 22 - Balustrade Detail



Image 23 - Verandah weatherboard detail



Image 24 - Verandah Floor/Wall junction



Image 25 - North-east eastern gable fretwork



Image 26 - Chimney view from North-East



Image 27 - North-east northern gable fretwork



Image 28 - View west along south-east elevation



Image 29 - Southern elevation



Image 30 - Window in south-east elevation



Image 31 - Power box in south-east elevation



Image 32 - South-east elevation west



Image 33 - View east from front door



Image 34 - Ensuite west



Image 35 - Ensuite north



Image 36 - Ensuite north-west



Image 37 - Ensuite east



Image 38 - Ensuite south



Image 39 - Room 5 West



Image 40 - Room 5 - North-west



Image 41 - Room 5 - North-east



Image 42 - Room 5 - East



Image 43 - Room 5 - South-east



Image 44 - Room 5 - Power board south wall



Image 45 - Room 5 - South-west



Image 46 - Room 5 - Window detail



Image 47 - Room 5 - Window sill detail



Image 48 - Room 6 Ceiling detail



Image 49 - Room 6 - South



Image 50 - Room 6 - East view



Image 51 - Room 6 - North



Image 52 - Room 6 - Western view



Image 53 - Room 6 - Fireplace



Image 54 - Typical internal door



Image 55 - Room 4 - Butler's pantry



Image 56 – Room 4 - West



Image 57 - Room 4 - South



Image 58 - Room 4 - Door and east wall



Image 59 - Room 4 - East wall



Image 60 - Room 4 - Fireplace



Image 61 - Room 4 - Butler's pantry



Image 62 - Room 4 - Basin



Image 63 - Room 4 - North



Image 64 - Room 6 - Alcove west



Image 65 - Room 7 - Alcove north



Image 66 - Room 6 - Alcove south



Image 67 - Room 7 - Alcove west



Image 68 - Room 7 - West wall



Image 69 - Room 7 - South view



Image 70 - Room 7 - South wall



Image 71 - Room 7 - Fireplace



Image 72 - Room 7 - East wall



Image 73 - Room 7 - Light



Image 74 - Room 7 - North wall



Image 75 - Room 7 - Fireplace detail



Image 76 - Room 7 - Fireplace detail



Image 77 - Bathroom entry



Image 78 - Bathroom basin - north



Image 79 - Bathroom – shower walls



Image 80 - Bathroom west wall



Image 81 - Bathroom east wall



Image 82 - Bath in bathroom



Image 83 - Kitchen – south view



Image 84 - Kitchen west wall - south



Image 85 - Kitchen west wall - north



Image 86 - Kitchen fireplace



Image 87 - Kitchen delivery cupboard



Image 88 - Kitchen – west wall



Image 89 - Kitchen east wall - north



Image 90 - Kitchen east wall - south



Image 91 - Kitchen lights



Image 92 - Kitchen light detail



Image 93 - Room 8 – South-east



Image 94 - Room 8 – North-east



Image 95 - Room 8 – North



Image 96 - Room 8 - Cupboard



Image 97 - Room 8 - Fireplace



Image 98 - Room 8 – West wall



Image 99 - Room 9 – East wall



Image 100 - Room 9 – South wall



Image 101 - Room 9 – South-west



Image 102 - Room 9 – North wall



Image 103 - Room 9 – Verandah door



Image 104 - Room 9 – Window sash



Image 104 - Typical window internal (room 9)



Image 106 - Room 9 - Window detail



Image 107 - Room 9 - Light



Image 108 - Room 1 – North-west



Image 109 - Room 1 - Door



Image 110 - Room 1 - North



Image 111 - Room 1 - East



Image 112 - Room 1 – South wall



Image 113 - Room 1 – South wall - west



Image 114 - Room 3 – South wall



Image 115 - Room 3 – East wall



Image 116 - Room 3 – North wall



Image 117 - Room 3 - Cupboard



Image 118 - Room 3 – West wall



Image 119 - Room 2 – South wall



Image 120 - Room 2 – West wall



Image 121 - Room 2 – West wall



Image 122 - Room 2 – east wall



5.5 Key Images



Figure 5.3 Front elevation



Figure 5.4 Northern corner



Figure 5.5 Verandah



Figure 5.6 North-west elevation



Figure 5.7 Kitchen Dining



Figure 5.8 Bathroom



Figure 5.9 Lounge (south)



Figure 5.10 Fireplace



Figure 5.11 Large Bedroom



Figure 5.12 Sunroom



Figure 5.13 Small bathroom



Figure 5.14 Back bedroom



6. RECORD MANAGEMENT

This archival record will be lodged with:

- ***Hard copy and DVD format:***

Queanbeyan City Council
257 Crawford Street
PO Box 90
Queanbeyan NSW 2620

- ***DVD format:***

Heritage Branch
NSW Department of Planning
3 Marist Place
PARRAMATTA NSW 2124

7. REFERENCES

MAPS – STATE RECORDS OF NSW

County Map, County Murray, 1866, SR Map 6354
County Map, County Murray, April 1867, SR Map 18796

MAPS – MITCHELL LIBRARY

Australian Survey Corps, Australia 1:63,360 series topographic maps,
Zone 8, No 451, Canberra 1919, ML Map M Ser 3 804/3
County Map, County Murray, 1876, 1888, 1907
Country Property Maps, Co Murray, ZCP:M5/1-19 (no useful maps)
Parish Map, Parish Tuggeranong, County Murray, 1904, 1938

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Baker's Australian Atlas, W Baker, Sydney, 1843-46, MAP RaA 8

LAND PROPERTY INFORMATION, NSW

Certificates of Title
Dealings
Deposited Plans

PHOTOGRAPHS - NATIONAL ARCHIVES OF AUSTRALIA

A1200 Photographs



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1873, 7/2754

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1877, 11/21065

1896 Cor, 11/21244

1912 11/21351

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CS12/30893 (portions ph Tuggeranong, including Por 103), 19/4250

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Queanbeyan Age 1900ff

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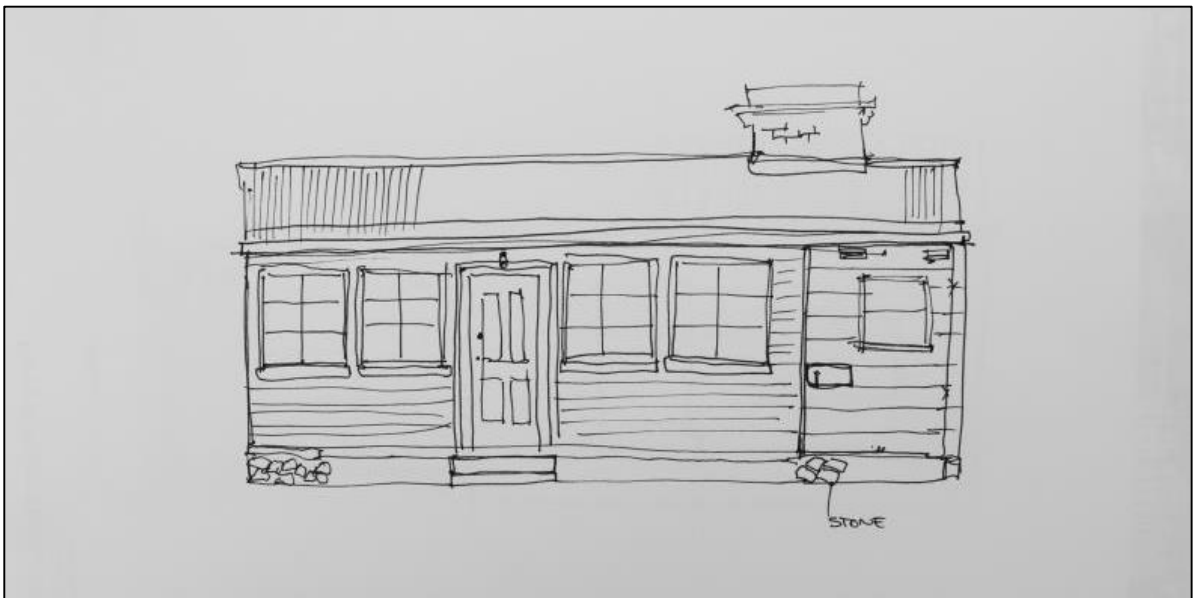
Sant, B. A 2013 *Capital Idea: Canberra, Jervis Bay and the Vision of Henry Ferdinand Halloran*, Lady Denman Heritage Complex, Huskisson,.

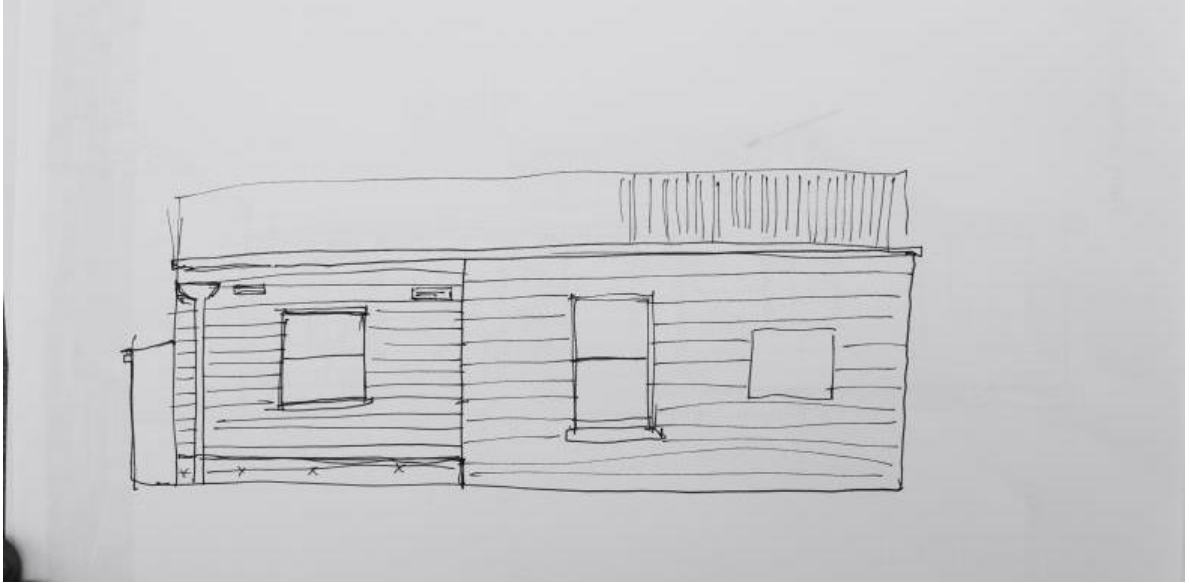
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APPENDIX 1

FIELD NOTES





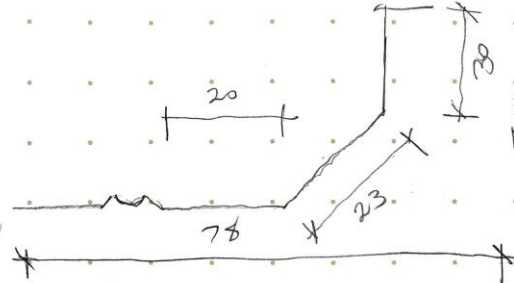


Room 7.8 WEATHER & LINING BOARDS 150 COVER

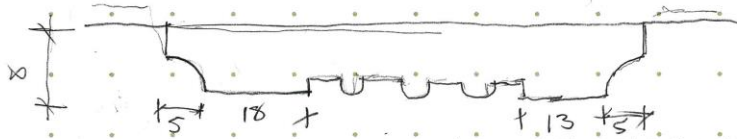
BATHROOM LINING BOARDS 145 COVER

Room 6 LINING TO DADO CANITE ABOVE
BOARDS V JOINT 100mm COVER

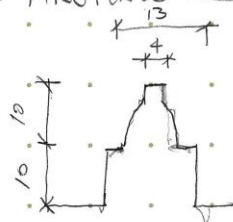
BATHROOM ~~WAS~~ LINING EXCEPT EAST V JOINT 100 COVER.



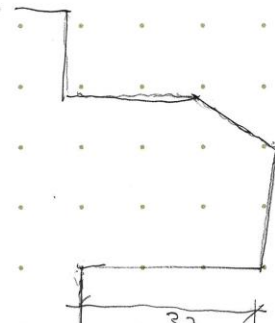
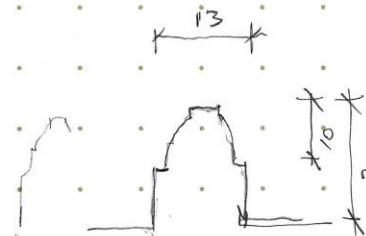
Room 8 FIREPLACE SURRO
PART.



Room 8 FIREPLACE ~~REVE~~ MANTLE VERTICAL SIDE MOULDING



Room 8 GLAZING BAR



WINDOW SILL Room



APPENDIX 2

PROFESSIONALLY PRINTED PHOTOGRAPHS