



Ordinary Meeting of Council

8 May 2024

**UNDER SEPARATE COVER
ATTACHMENTS**

ITEM 9.1

QUEANBEYAN-PALERANG REGIONAL COUNCIL
ORDINARY MEETING OF COUNCIL

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QUEANBEYAN-PALERANG REGIONAL COUNCIL

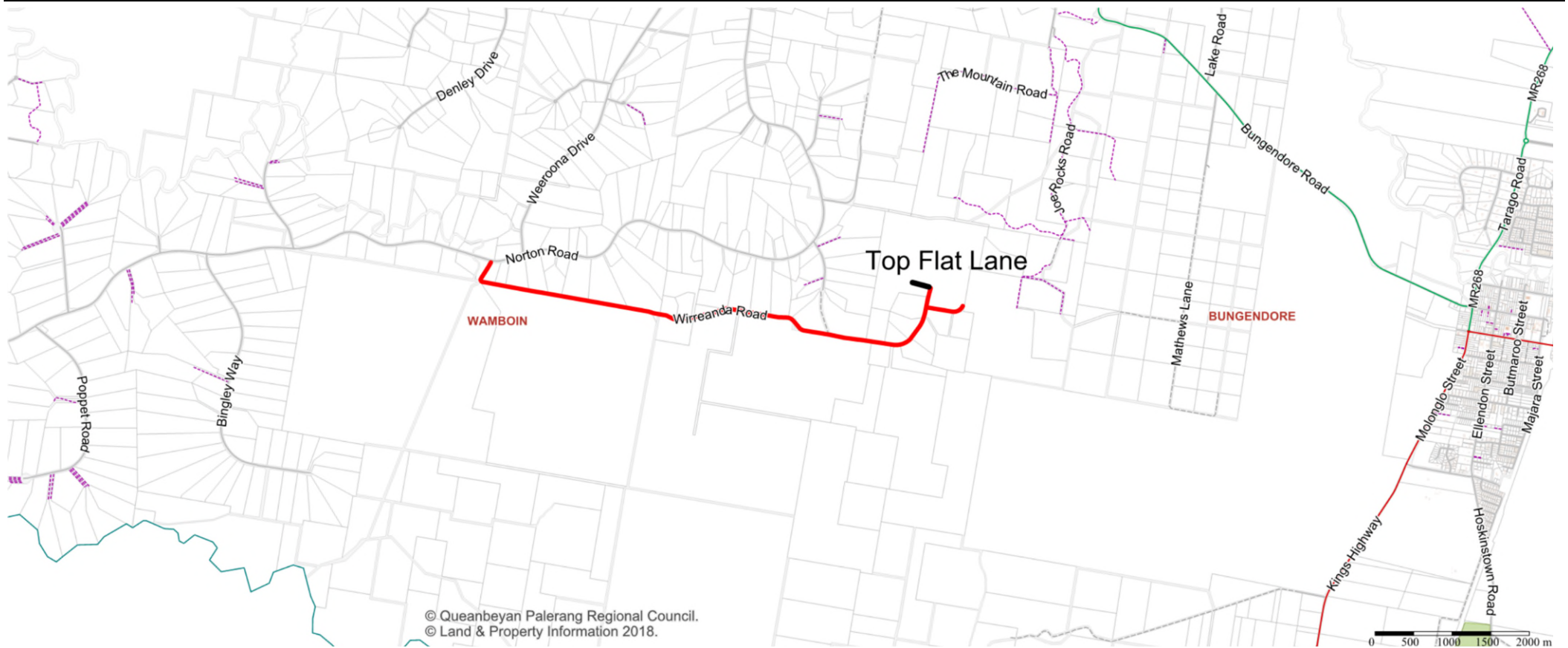
Council Meeting Attachment

8 MAY 2024

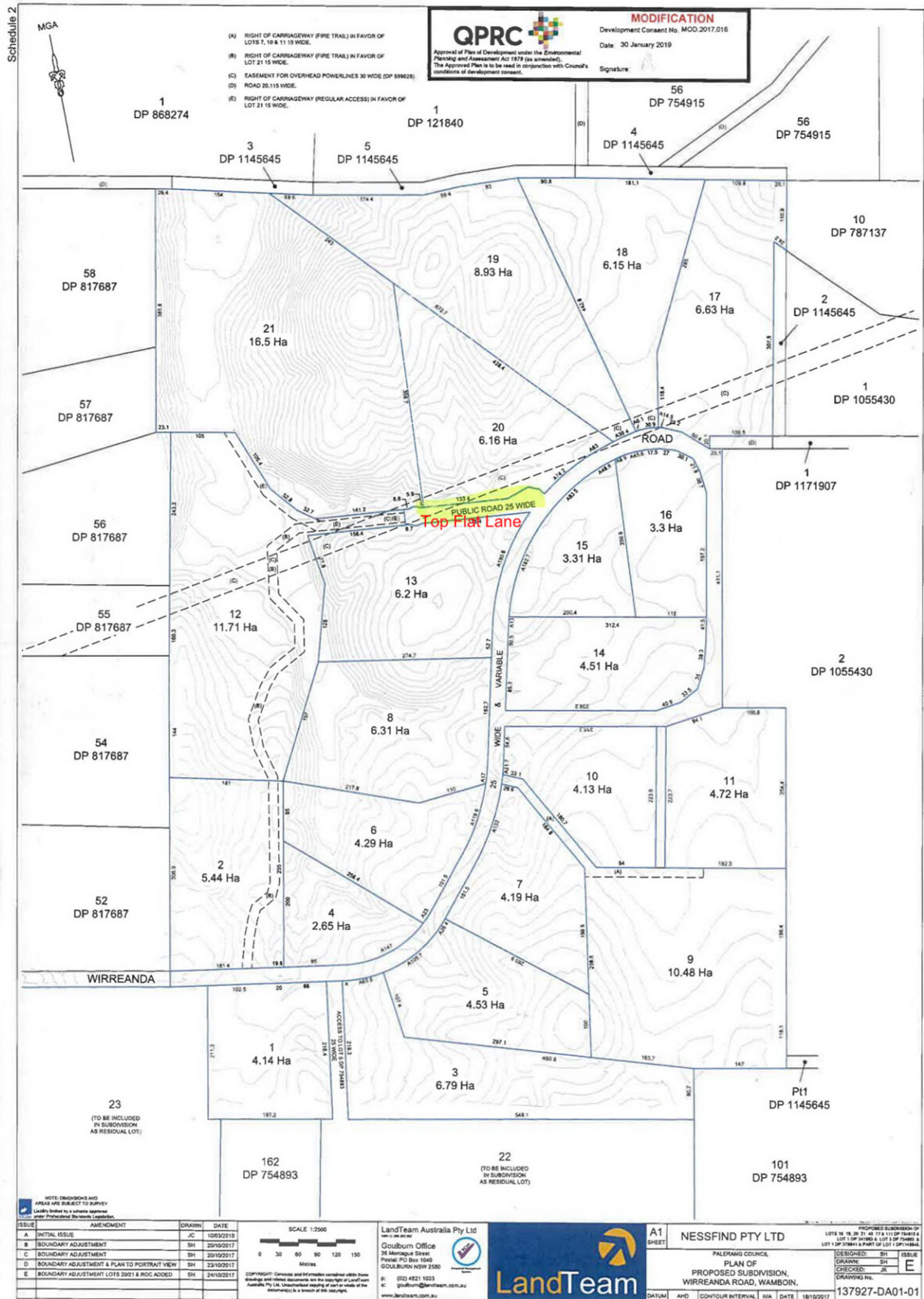
ITEM 9.1 ROAD NAMING OFF WIRREANDA ROAD, WAMBOIN

ATTACHMENT 1 LOCATION MAP

9.1 Road Naming off Wirreanda Road, Wamboin
Attachment 1 - Location Map (Continued)



9.1 Road Naming off Wirreanda Road, Wamboin
Attachment 1 - Location Map (Continued)



QUEANBEYAN-PALERANG REGIONAL COUNCIL

Council Meeting Attachment

8 MAY 2024

ITEM 9.1 ROAD NAMING OFF WIRREANDA ROAD, WAMBOIN

ATTACHMENT 2 BACKGROUND RESEARCH



13 Gibraltar Street
PO Box 372
Bungendore NSW 2621
Phone (02) 6238 0144

115 Yambil Street
PO Box 735
Griffith NSW 2680
Phone (02) 6964 3192

ARL.JT.PN13936

29th February 2024

Attention: Assessing Officer
Queanbeyan-Palerang Regional Council
PO Box 90
QUEANBEYAN NSW 2620

email to: council@qprc.nsw.gov.au

Dear Sir/Madam,

**RE: MOD.2017.016 – Wirreanda Road, Wamboin
Road Name – Top Flat**

We act for the owner, [REDACTED], in this matter.

The Construction Certificate for Stage 2 of the Wirreanda Road development shows a public road, designated MC03. Prior to registration of the subdivision certificate MC03 will need to be named. We understand that under the Roads Act 1993, QPRC is the authority authorised to name the road and that this process will require notification to the Geographic Names Board of NSW (GNB) by QPRC and conformance with GNB policies and procedures.

So as to avoid potential delays in determining an official name for MC03, and consequently issuance of the sub-division certificate, we would be grateful if you would commence the process.

We would like you to put the case that the road be named Top Flat.

We believe that Top Flat is the most appropriate choice for the road as the name Top Flat is both relevant to the site and historically significance to the area. A summary of the history of Top Flat is as follows:

1. The proposed road sits on a property which has been called Top Flat for at least 160 years. It was the home of Thomas Smith (b. 1826) who was the second son and sixth child of John Smith and Jane Smith (nee Falkard). Smith's Gap is named after William Smith – Thomas Smith's elder brother. An extract of the Smith family tree is provided at Annexure 1.
2. In 1847, William Smith, as eldest son, inherited a property that his father had purchased from James (John sic) Anlezark in 1837. His younger siblings and their spouses on the other hand, built landholdings as selectors. During the period from 1837 to 1881 title was granted to around 200 Portions of land in the Parish of Wamboin. Among those selectors was Thomas Smith.



3. The primary parcel of land that became known as Top Flat was selected by Thomas Smith with surveyed title granted on 10 January 1873. It comprised Portions 16, 19, 20, 77 & 11 as shown on the attached extract of the 1881 Wamboin Parish Map (refer Annexure 2). A copy of the original certificate of title for Portion 111 is attached at Annexure 3. This certificate shows the relevant date of grant as 10 Jan 1873, and also refers to the date of the survey being 18 September 1880. However, the certificate also refers to CP 79.79, which would have been the original, unsurveyed title (Land Grant) issued to Thomas Smith. We have not been able to locate that document in Land Registry Services Records. However, based on dates of neighbouring land grants, we estimate that title would have been issued around 1840-1850. The proposed road Top Flat sits on Portions 16 and 19.
4. The death certificate for Jane Smith shows that she died at "Top Flat near Bungendore" on 4th December 1865. It also shows her son Thomas Smith of Top Flat as the informant (refer Annexure 4). Jane Smith was a widow for 18 years and was 78 years old at the time of her death. In these circumstances it would not have been unusual for her to be living in one of her son's homes and to die there. In this case it would appear it was the home of her second son, Thomas at Top Flat.
5. Subsequently, it appears Top Flat was sold to Miss CS Powell of Turalla Station, Bungendore – refer 1967 Parish Map (Annexure 5). The Powell family were very active in acquiring land in the Wamboin area in the early 1900's and were able to acquire an extensive number of former "selector" plots.
6. In 1938 the estate of Ms CS Powell along with the estate of Mr NS Powell sold extensive holdings at auction, including Top Flat. An article published in the Goulburn Evening Penny Post on 31 Oct 1938 (Annexure 6) describes the sale in some detail. It would appear, by that stage Top Flat had been extended to include 2 adjoining Portions, as shown by the annotations on the 1967 Parish Map (Annexure 5).
7. The 1938 purchaser of Top Flat was Randolph (Randall sic) Taylor, brother of the then overseer of Turalla Station, Curtis Taylor. At that time the property was extended to include Portion 21 (also referred to in the Goulburn Evening Penny Post article).
8. The property was transferred to Robert Edward Taylor in 1966 Following the death of his father Randolph. Throughout the time the property was held by the Taylor family, it was known as Top Flat.



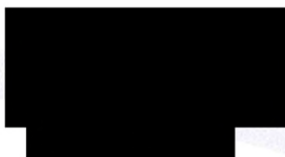
9. In 1983, Top Flat was sold to JB & DJ Reardon. In 1985 JB & DJ Reardon transferred the property to a family company, Nessfind Pty Ltd. While part of the property has been sold following stage one of the subdivision, the balance continues to be owned by Nessfind Pty Ltd, with LB Reardon as the sole director and shareholder. Throughout the time the property has been held by the Reardon family, it has been known as Top Flat. Title certificates showing the above transfers are included at Annexure 7.

The subdivision of Top Flat means that the contiguous land holding no longer exists. The loss of an historical property name with connections to a number of pioneering Wamboin families (Smith, Powell (Gordon, Davy), Taylor & Reardon) would be regrettable. The adoption of the historic property name for a local road would be an appropriate means of preserving that heritage.

The Road Name Evaluation Report generated by the Geographic Names Board (Annexure 8) has determined there are no potential issues with the use of the name. Furthermore, it does not appear that the name has been associated with any activity which would cause distress to any person or group of people. This would seem to be a non-contentious application.

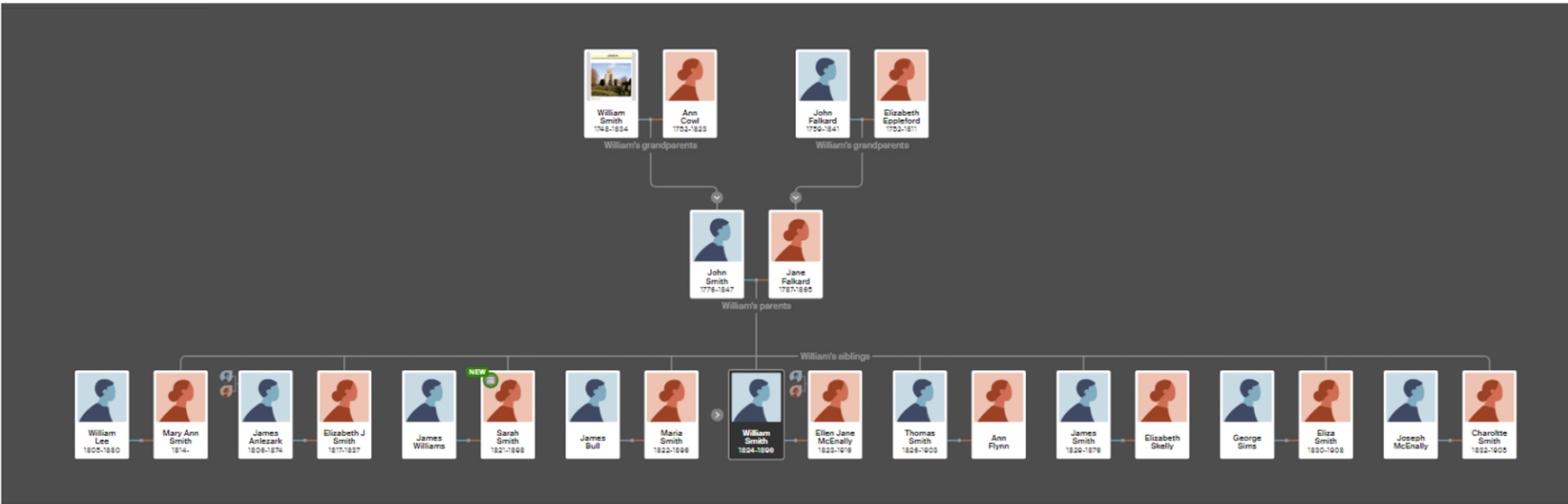
We look forward to hearing of progress from you shortly on this matter.

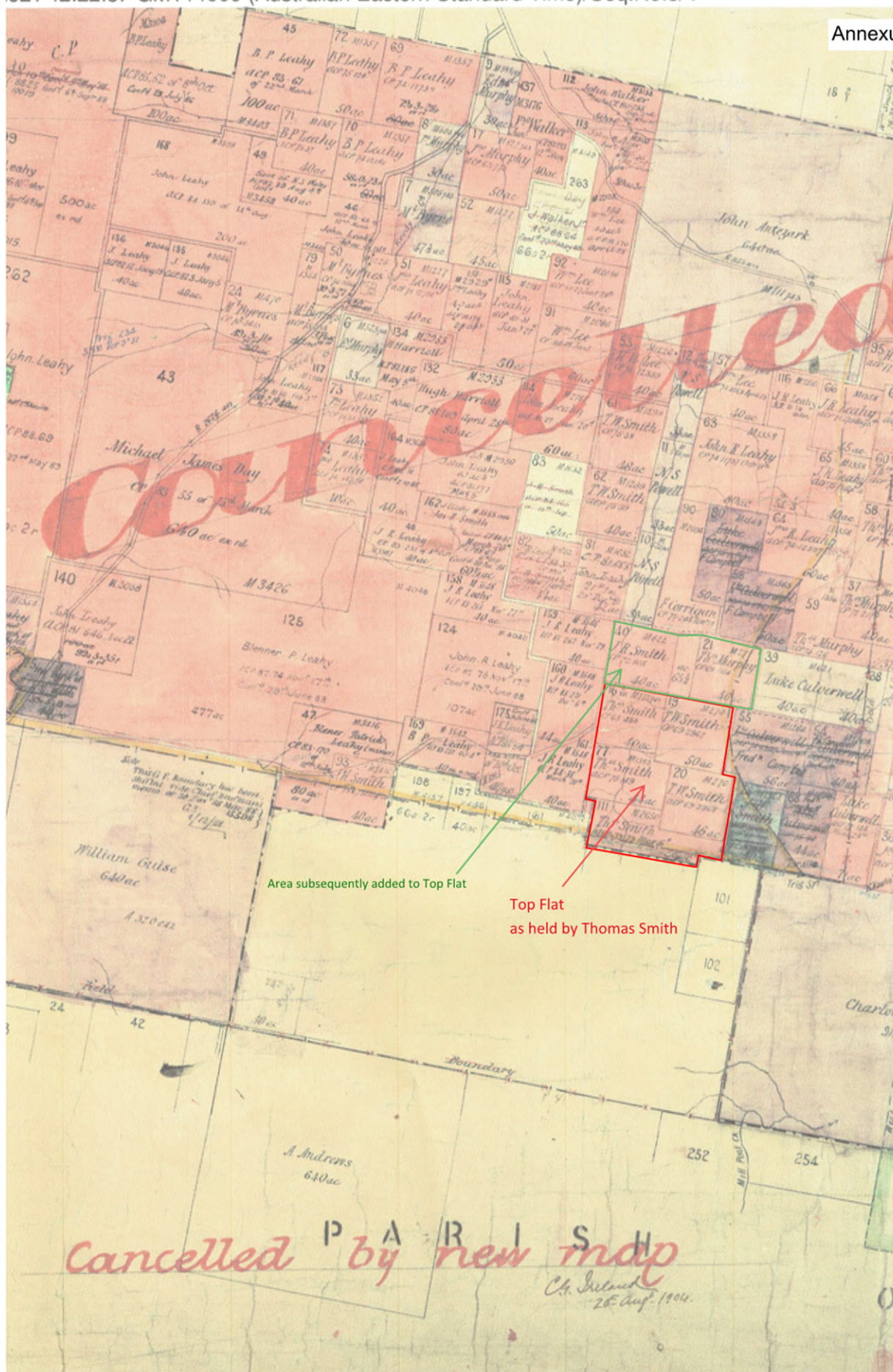
Yours faithfully
PHL SURVEYORS

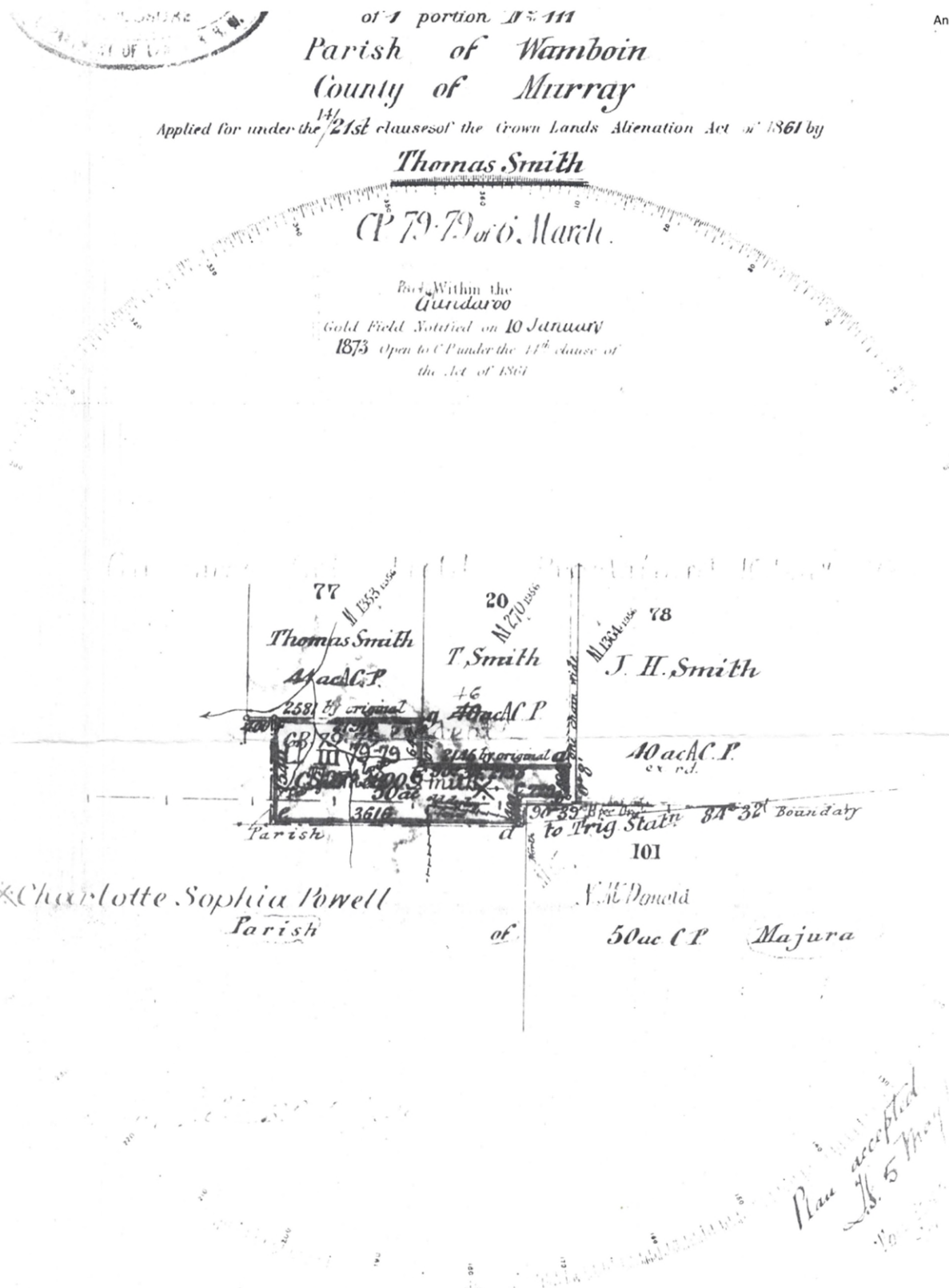


Registered Surveyor
B.Surv (Hons) GradDip UrbRegPlan

enc







Reference to Corners

Line	Bearing	From	Links	N° on Tree
a	78°	Corner	31	20 111
b	Stake	No tree near		
c	9° 15'	Corner	20 1/2	111
d	330°	Corner	37	111
e	221° 20'	Corner	29 1/2	111

Reference to Traverse

Line	Bearing	Distance

Scale 20 Chains to an Inch

Marked in accordance with regulations
Instrument used in Survey Theodolite & chain
Date of Survey 18 September 1880
Value of Improvements Nil
Situated in the Gundaroo Gold Field
Steel tape used in survey.

DC - J Falkard



Jane Falkard.

b. Eng c. 1791

d. Top Flat Bung 4th Dec 1865

acc. 1814

DEATH REGISTERED IN NEW SOUTH WALES, AUSTRALIA.

CERTIFIED COPY FURNISHED UNDER PART V OF THE
REGISTRATION OF BIRTHS, DEATHS AND MARRIAGES ACT, 1973.

No.	Date and place of death	Sex and age	Cause of death	Name and occupation of father	Name and maiden name of mother	Particulars of registration	When and where buried, name of undertaker	Name and religion of Minister and names of witnesses of burial	Where born and how long in the Colonies or States	Piece of marriage, age, and to whom	Children of marriage
441	Dec 1865	Jane Smith	44 years of age	John Falkard	Thomas Smith	Bungendore	England				Total 9 children
5702	1865	Jane Smith	44 years of age	John Falkard	Thomas Smith	Bungendore	England				
5702	1865	Jane Smith	44 years of age	John Falkard	Thomas Smith	Bungendore	England				

I, VERNON MARK BENNETT, HEREBY CERTIFY THAT THE ABOVE IS A TRUE COPY OF PARTICULARS RECORDED IN A REGISTER KEPT BY ME.

Top Flat
near Bungendore.



PRINCIPAL REGISTRAR

ISSUED AT SYDNEY, 13th MAY, 1985.

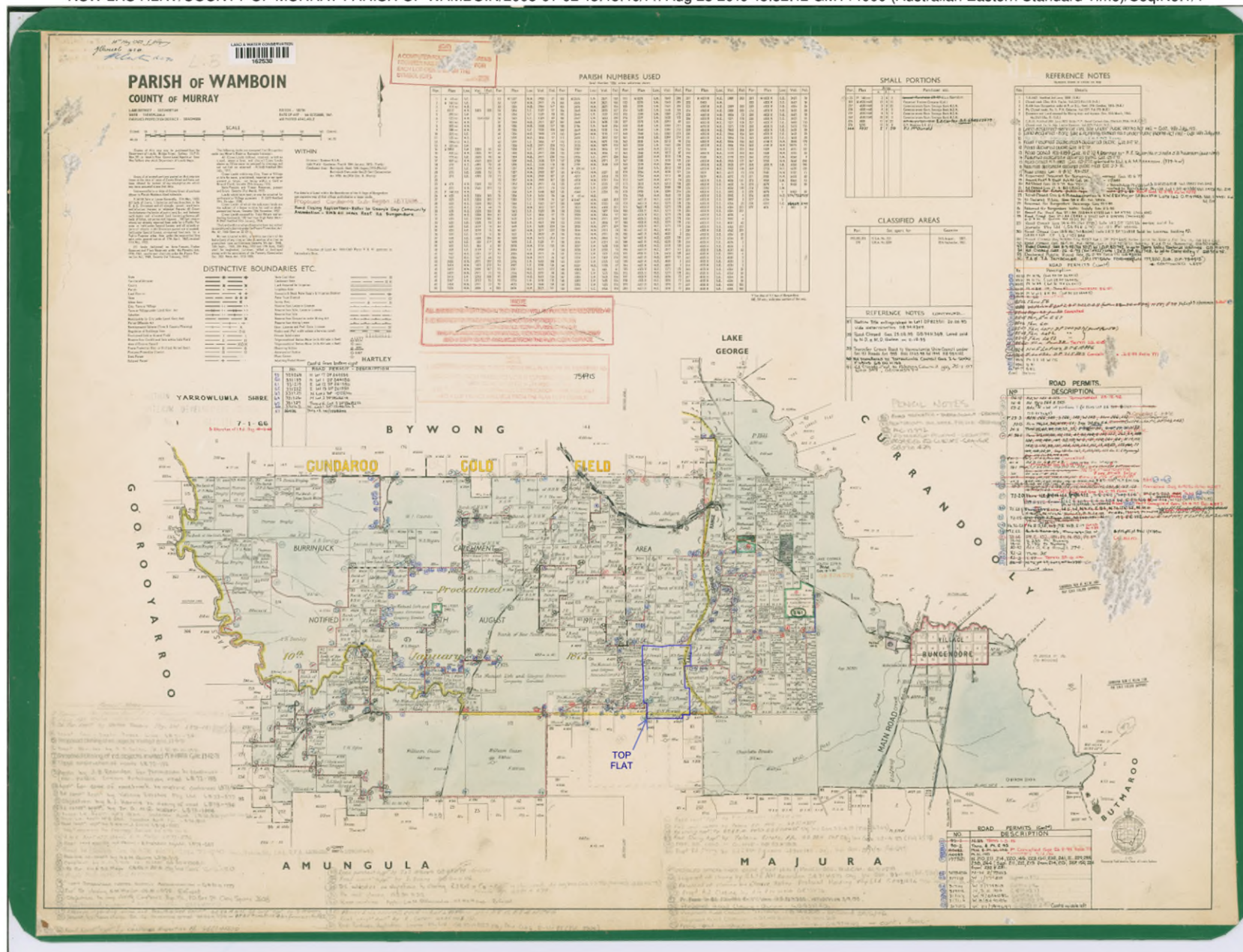
Annexure 4

9.1 Road Naming off Wirreanda Road, Wamboin

Attachment 2 - Background Research (Continued)

NSW LRS HLRV/COUNTY OF MURRAY PARISH OF WAMBOIN/2008-01-02 18:48:40/Fri Aug 23 2019 13:32:12 GMT+1000 (Australian Eastern Standard Time)/Seq.No:1/1

Annexure 5



Goulburn Evening Penny Post (NSW : 1881 - 1940), Monday 31 October 1938, page 4

National Library of Australia <http://nla.gov.au/nla.news-article102417956>

Turalla Estates

SUB-DIVISION SALE

An official estimate of the price per acre paid at Bungendore on Saturday afternoon for approximately 5000 acres of the famous Turalla Station estates, subdivided for the purpose of 13 different lots, sets figure at about £6/5 /.

Held in the Federal Hall, Bungendore, the sale, which attracted some 300 graziers from various part of the State and particularly from the surrounding districts, was one of the most important land clearances held in N.S.W. in recent years, and the fact that values, which totaled in the vicinity of £31,200, ranged up to £13/11/ per acre, illustrates the splendid type of country which can be made available to land seekers in this part of the State.

Another interesting view obtained from the sale was that gained from the historical viewpoint as Turalla Station, which, it is understood, has a total area of more than 8000 acres, was one of the oldest holdings on the Southern Tablelands, having been held in the one family for more than 100 years.

Originally the land belonged to an intrepid seaman, Captain R. Brooks, who played a notable part in one of the lesser known crises of the early Colonial days - the famine which threatened the future of the N.S.W. settlement.

At a very critical period Captain Brooks put to sea, returning subsequently with a cargo of wheat from South America. For his valuable assistance, a grateful Government gave him grants of lands in the Cam-

den, Monaro and Bungendore districts, including Turalla, in 1825.

Turalla was taken possession of in about 1833, and subsequently the Captain's daughter married the late N. S. Powell, who died in 1874, handing the station on to his unmarried daughters, Misses C. A. Powell and A. M. L. Powell, who have since died.

For the purpose of winding up the estates concerned, it was decided to sell portion of the lands. Some time ago an embargo, bringing the property within the range of closer settlement purposes, was placed on the land, but this was lifted about three weeks ago, enabling Saturday's subdivision sale.

The offering consisted of about 4150 acres freehold, sold under instructions from the Perpetual Trustee Co. Ltd., and Mr. W. Deuchar Gordon in the estates of the late Misses Powell, and 850 acres freehold, offered under instructions from Mr. W. M. Chisholm and Mr. Zouch Moriarty, as trustees for the Estate of the late N. S. Powell.

For the most part, the strongest competition was experienced from residents of the Bungendore and neighbouring districts. Bidding was extremely brisk throughout and a complete clearance of the 13 lots was made at auction.

In a few instances lots did not attract the levels anticipated, but others were in excess of reserves and results generally were well up to expectations. Speaking to a Penny Post representative at the close of the sale, and executor of one of the Estates expressed the view that better results would not have been achieved under closer settlement. Most of the blocks, he pointed out, were bought by hardworking men who would make desirable land-holders

and who would make good.

Top price for the sale was £13/11/ paid for 243 acres adjoining the Bungendore township, the buyer being Mr. William Darmody of Sutton.

The biggest operative was Mr. Pat Reardon (Sutton), who bought 1000 acres at £5/10/ per acre and 610 acres at £4/10/ per acre.

Popular purchases were made by the Turalla Station, manager, Mr. Curtis Taylor, who paid £4/10/ for 610 acres and his brother, Mr. Randolph Taylor, who secured 350 acres at £6/6/ and 110 acres at £4/15/. The latter's first purchase was only clinched after spirited bidding, in which the price rose, mainly in shilling bids from £3 to £6/6/.

One of the day's best "buys" was made by Mr. J. F. Donnelly (Bungendore), who paid £8/10/ for 567 acres which, it was claimed, run far above a sheep to the acre.

The selling agents were W. I. Wheatley, Goulburn and Braidwood, and Donnelly and Co., Bungendore. Mr. Leo Wheatley wielded the hammer.

DETAILED SALES

Following is a complete list of Buyers in the Estates of the late Misses C. A. and A. M. L. Powell: Ashby Paddock, about 107 acres, adjoining Bungendore, watered by Turalla Creek, netted and highly improved, £10 per acre to Mr. F. G. Leahy (Wagga). Bidding commenced at £7 per acre; Little Plain Paddock, about 10 acres, netted and well improved, watered by Half Way Creek, at £11 per acre to Mr. E. C. Masters ("Bel lona," Bungendore). Bidding commenced at £6 per acre.

Lagoon Paddock, about 775 acres, netted and well improved, watered by two dams, well and spring, at £6/10/ per acre to Mr. S. E. Gallagher (Bungendore). Bidding commenced at £5 per acre; Spor Paddock of about 80 acres, adjoining Millpost, fenced on three sides, at £3/10/ per acre to Mr. F. W. Hyles ("Murryong,"

Queanbeyan). Bidding commenced at £3 per acre.

South Joe Rocks Paddock, of about 160 acres, fenced, on three sides, watered by creeks, and Joe Rocks Paddock, of about 450 acres, netted with exception of small length, watered by creeks and highly timbered, at £4/10/ per acre to Mr. Curtis Taylor (Bungendore). Bidding commenced at £3 per acre.

Racecourse Hill Paddock, of about 610 acres, netted on three sides, watered by Phillips' Creek, all improved, with the exception of useful timber, at £3/8/6 per acre to Mr. P. J. Reardon ("Lumley," Sutton). Bidding commenced at £3 per acre; **Top Flat Paddock**, of about 310 acres, netted and watered by Brooks Creek, **together with about 40 acres** belonging to the Estate of the late N. S. Powell, at £6/6/ per acre to Mr. Randall Taylor (Bungendore). Bidding commenced at £3.

Little Paddock, of about 110 acres, fenced, well improved and well watered, at £4/15/ per acre to Mr. Randolph Taylor. Bidding commenced at £3 per acre.

The Forest Paddock, of about 1000 acres, mostly netted, watered by Brooks' Creek; well improved and ringbarked with the exception of useful timber, at £5/10/ per acre to Mr. P. J. Reardon. Bidding commenced at £4 per acre; Mack's Paddock, of about 250 acres fenced and mostly improved (light country), at £1 (only bid), to Mr. N. Smith (Bungendore).

A/c Estate of the late N. S. Powell: Lake Paddock, or about 567 acres; fronting Turalla creek, all improved fattening country which includes 83 acres of cow paddock, at £8/10/ per acre to Mr. J. F. Donnelly (Bungendore). Bidding commenced at £6 per acre; Slaughteryard Paddock, of 243 acres, adjoining Bungendore, with all improvements, at £13/11/ per acre to Mr. William Darmody (Sutton). Bidding commenced at £10 per acre.

NEW SOUTH WALES

CERTIFICATE OF TITLE

REAL PROPERTY ACT, 1900

TORRENS TITLE Register

For Crown Grants see Schedule.

Prior Title Vol.5105 Fol.180

Vol. **12251** Fol. **5**

Edition issued 31-10-1973

Deposited Plan 561406

I certify that the person described in the First Schedule is the registered proprietor of the undermentioned estate in the land within described subject nevertheless to such exceptions encumbrances and interests as are shown in the Second Schedule.

Jawatson
Registrar General.

ESTATE AND LAND REFERRED TO

Estate in Fee Simple in the land set out in the Schedule of Grants hereunder at Bungendore in the Shire of Yarrawlumla Parish of Wamboin and County of Murray shown in the plan hereon. EXCEPTING THEREOUT the minerals reserved by the Crown Grants.

SCHEDULE OF GRANTS

Number of Portion	Grant Reference	
	Volume	Folio
111	3092	157
40	3119	17
16	3328	90
19	3328	91
20	3328	92
77	3328	94

FIRST SCHEDULE

~~ROBERT EDWARD TAYLOR, of Bungendore, Grazier.~~

SECOND SCHEDULE

1. Reservations and conditions, if any, contained in the Crown Grants above referred to.
2. ~~Mortgage No. K261855 to Rural Bank of New South Wales. Entered 28-6-1966. DISCHARGED DISTANCE~~

Jawatson
Registrar General

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED.

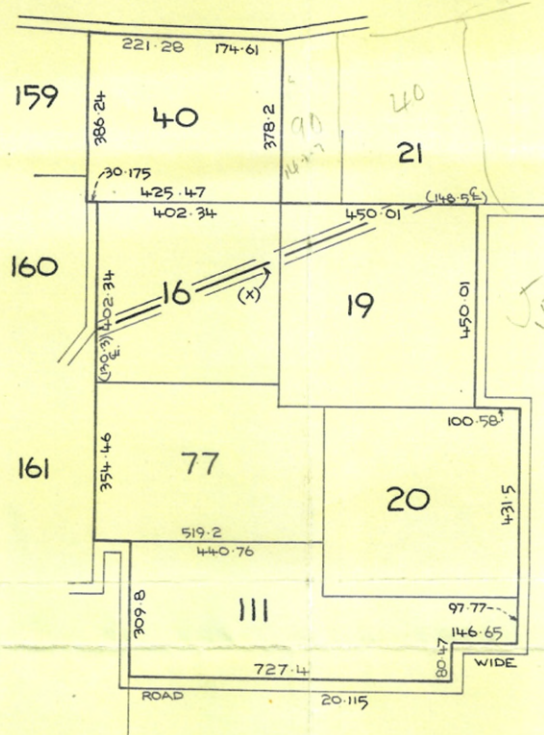
(Page 2 of 4 pages)

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PLAN SHOWING LOCATION OF LAND

LENGTHS ARE IN METRES



(X) EASEMENT FOR TRANSMISSION LINE 30 WIDE - T691691.

D.P. 561406

[Signature]

TOTAL AREA: 109.3 ha.
REDUCTION RATIO 1:10 000

Vol Fol.....

40828-4036

FIRST SCHEDULE (continued)		
REGISTERED PROPRIETOR	Registrar General	
<div> <div> <i>Shullen</i> </div> <div> SECOND SCHEDULE (continued) </div> </div>		
PARTICULARS	Registrar General	CANCELLATION
<div> <div>Delivery Instructions</div> <div> W187292 394 </div> </div>		


NOTE: ENTRIES RULED THROUGH AND AUTHENTICATED BY THE SEAL OF THE REGISTRAR GENERAL ARE CANCELLED

(Page 4 of 4 pages)


REGISTERED PROPRIETOR *John Bede Reardon and Daphne*
Jean Reardon as joint tenants by Transfer T151692
Registered 10-11-1983

[Signature]

REGISTRAR GENERAL



REGISTERED PROPRIETOR *Nassfind Pty. Limited by*
Transfer W187298. Registered 12-2-1986



Mulder



Road Name Evaluation Report

This is not a formal approval. It should be noted that a final evaluation by the GNB Secretariat needs to be undertaken.

Proposed Road Name

Road Name:

Top Flat

Road Location:

WAMBOIN

Radius:

30km - Rural

Extent:



Date of Evaluation:

20th of February, 2024

0 potential issues found