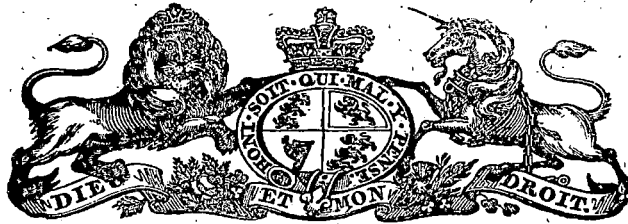


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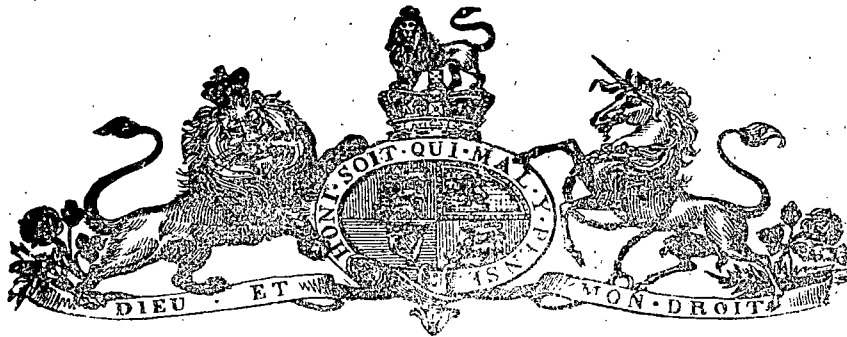
1883.

T A S M A N I A .

H O U S E O F A S S E M B L Y .

DISTRICT SURVEYORS' REPORTS, 1882.

Laid upon the Table by the Minister of Lands, and ordered by the House to be printed, July 24, 1883.



DISTRICT SURVEYORS' REPORTS, 1882.

BUCKINGHAM (SOUTH) SURVEY DISTRICT.

Huon Road, 28th April, 1883.

THIS being one of the oldest settled districts, with most of the best lands taken up for many years past, there have not been many new settlers added to us during the past year; in fact, nearly all the lots surveyed being mere extensions to present holdings, by taking up small patches of the adjoining Crown Land, so as to secure space for future extension at a suitable period.

The following list comprises my operations for the year 1882:—

27	Lots of ordinary Crown land, amounting to 1387 $\frac{1}{4}$ acres.	
1	„ Town (Hobart)	1 „
1	„ Public School site	4 $\frac{1}{2}$ „
2	„ Quarry Reserves	2 „
<u>31</u>	<u>Lots.</u>	<u>Total area surveyed 1394$\frac{3}{4}$ acres.</u>

The above list is unavoidably incomplete as to the surveying work done in this district, as some of the country lots, many of the suburban, and nearly all the town lots, are surveyed by different Clerks of the Department, without any reference to the District Surveyor.

I have, &c.

JAMES COMBES, *Government District Surveyor.*

KENT AND BUCKINGHAM.

Franklin, Huon, 14th April, 1883.

SIR,

I HAVE the honor to submit for your information the usual annual report upon the progress of settlement, &c. as regards my Survey District.

Progress of Settlement.—During the past year this has been about up to the usual average, the demand for agricultural land being, however, chiefly for such as in character and position is suitable for orchard purposes; hence a considerable quantity of what has been considered inferior land, but low-lying and level, has been selected, and is in course of improvement.

Timber Trade.—The satisfactory indications of a revival of the prospects of this important industry, mentioned in my last report, have been maintained during the past year as regards both the demand and prices; consequently many selections have been made in connection with some of the existing saw-mills and timber-producing establishments, as well as others, preparatory to the employment of capital in the initiation of other such undertakings.

Fruit Growing.—This industry, as indicated above, is also rapidly extending, and may be stated to be in a flourishing condition, the high prices ruling last year for fruit, and the non-appearance so far in this district of the codlin moth, being sufficient inducements for the planting of additional areas as orchards.

Quantity and Quality of Land, &c.—As intimated in former Reports, it is absolutely impossible, as regards so rough a district as the Huon, to give any reliable information under this heading. The country is so exceptionally rugged in character, and the timber so “ditto” large and expensive to get rid of, that any rapid extension of agricultural settlement is not to be looked for unless under correspondingly exceptional circumstances, such as the discovery of payable minerals, providing a local market for the products of the soil.

Mining.—Under this heading I have this year positively nothing to report; the re-action from the mining excitement of last year having so far influenced even this district that the work of prospecting for minerals is for the present practically abandoned, and no doubt wisely, pending the settlement of the question as to the payable character or otherwise of the very numerous mineral discoveries which have already been made in Tasmania. This question once satisfactorily settled, and a fair proportion of our mining companies at work with dividend paying results, the necessary capital will probably be forthcoming to follow up the indications already disclosed in the Southern portion of the Colony.

Requirements of the District in Roads, &c.—I am still of opinion that any attempt to force settlement by means of roads in advance of the same will in this District, at the present, as in the past, result in failure,—all that is required being the improvement and maintenance of the existing lines of communication, together with a liberal interpretation of the road-providing clause of the Waste Lands Act, together with some amendments in the said Act in the direction pointed out in my last year’s Report, to which I beg to refer you.

I have, &c.

G. INNES, *District Surveyor.*

The Honorable the Minister of Lands.

CARNARVON.

Carnarvon, 9th March, 1883.

SIR,

I HAVE the honor to report for your information the progress this District has made since my last report of May 1st, 1882. There has been very little land taken up under the 24th Section, only about 15 lots—890 acres. I have a few more applications in hand they will be surveyed and included in the next report. There were sold by auction several lots—Township of Carnarvon, 7 lots, and two more since the sale, making a total of 9 lots, value £550; Township of Premaydena, 1 lot, value £18; Township of Taranna, 1 lot, £15; and 5 Agricultural lots, 442 acres, value £476. Total, £1059.

If the lots that were surveyed for sale were thrown open for selection under the 30th Section of the Waste Lands Act, I have no doubt but a good number of them would be sold; the objection was that people would have them reduced to take only the good: but let them be selected only as they are surveyed.

All the pastoral lands are rented under an occupation licence; nearly all the lots that were surveyed for sale are rented on an occupation licence, with the exception of a few lots that are covered in a dense scrub.

There is a good deal of land west and south-west of Carnarvon, but it is heavily timbered, and covered in a dense scrub. The land is as good, and better than a good deal, that has been taken up about the Cascades; the great objection is getting round the Raoul. If a road were cut in a south-west direction from Carnarvon it would open up about 1000 acres of good land; the land will be all taken up in time. There is only one objection in making the road—that it would be all cut up in carting out timber. There are a great number of men employed splitting timber on the Crown Lands.

There is some very good land on the Wedge Bay track, and several lots are taken up; but the bridges are all down, and the track is almost impassable. From £500 to £700 would put up all the bridges and make a passable bush road; distance, about 8 miles from Carnarvon to Wedge Bay; the settlers could get their produce to market; it is the nearest port to Hobart, only about three hours’ sail with a fair wind. There is some good land on both tracks that were cut from the Cascades and Newman’s Bottom, but the only outlet is by Wedge Bay. If the bridges were put up, and a passable road cleared, I am confident a good deal of land would be taken up.

The contractors are getting on very slowly with their contracts. It will be a long time before they complete the work at the rate they have been going on.

There has been nothing doing on Forestier’s Peninsula for some time back.

I have, &c.

ARCHD. BLACKWOOD, *District Surveyor*

To the Hon. Commissioner of Crown Lands, Hobart.

Carnarvon, 27th April, 1883.

SIR,

HAVING mentioned in my annual report about getting a grant of £500 for the road from Carnarvon to Nubeena, I have gone through and had a good look about the land. There are 3000 or 4000 acres of good land that will be taken up. All the roads will need to come out on to the Main Road, and it will take all the money available to make roads into the lots from the Main Road. By having the road laid out and made before the land is sold, one high hill can be avoided, and a good road could be made 100 feet lower than the old road, and through splendid land, about a mile west of Carnarvon. If the road is made, I have not the slightest doubt but a great quantity of land will be taken up.

Nubeena is the township and shipping port, and is only three hours' sail from Hobart, nearly all smooth water. It is the nearest port, and the best on Tasman's Peninsula. In a few years it will be a flourishing place if good roads were made into the land, as there is plenty of good land for a great number of inhabitants, and no occasion to go round the Raoul, which is the terror of many.

I have, &c.

ARCHD. BLACKWOOD, *District Surveyor.*

To the Hon. Minister of Lands and Works, Hobart.

CUMBERLAND; PARTS OF MONMOUTH AND BUCKINGHAM.

Stone Buildings, 23rd June, 1883.

SIR,

I HAVE the honor to forward my annual report upon the settlement of Crown Lands in my District.

A very much smaller area has been taken up during the past year under the 24th Section of the Waste Lands Act than in any other year in which I have held the District.

I attribute this to the want of roads into the localities where good land exists. By extending the present roads into the Crown Lands, I believe a large area would soon be settled upon. The majority of selectors are men of small means, who cannot afford to take up land and then spend time and money in making roads into their sections.

The portions of my District which contain the largest amount of good land are Mount Lloyd, Parish of Uxbridge, vicinity of Russell's Falls River, and vicinity of the Florentine River.

Near Mount Lloyd, beyond the present selections, there is a large area of first-class land heavily timbered with gum and covered with a thick dogwood, pear-tree, musk and fern-tree scrub. If the present road was extended for about two miles through the lots already taken up I believe a large amount would soon be selected.

In the Parish of Uxbridge (locally known as the Native Tier) a very considerable extent of splendid land to the south and south-west of present selections remains to be selected. If the road also in this locality was extended it would materially assist settlement.

The land in the vicinity of Russell's Falls River I have recently visited, and forward herewith sketch-plan showing heights taken along track.

Leaving the cart road, the track for the first three miles passes over very poor gravelly soil, heavily timbered with stringy-bark and covered with native hop; near the third mile there is a small patch of good land fronting on the river, in all about two hundred acres; from this point very poor land is met with until the next creek is reached, along the sides of which there is some first-class land heavily timbered with gum and covered with a thick pear-tree, musk, and fern scrub. After leaving this and passing over some very steep spurs through barren land, we came upon a large creek on which there is to be found eight hundred acres of very good land, heavily timbered with gum. From this to the eighth mile (with the exception of about three hundred acres along a creek) the land is of a very poor description.

From the eighth mile fronting along the river, there seems to be an almost unlimited extent of first-class land heavily timbered with gum-top, myrtle, and sassafras. I followed along the river for about four miles through this description of country. I then altered my course to south for about two miles, and then north-east, to cut through the block; all through on both bearings I found the same class of good land. I estimate I have been over five thousand acres of splendid land, and I believe there is three times this amount which I had not time to go through.

I passed on this block some of the largest gum-top timber I have ever seen; some of the trees I estimated to measure a chain in circumference.

I would suggest that a road be cut into this locality: I believe a very good line could be obtained near the river. The present track could not be improved for this purpose, as it crosses a succession of spurs and deep gullies.

If a cart-road is opened into this land, I hope in a few years to see a flourishing settlement, as, besides a large area of good land, there is an unlimited supply of splendid timber.

Traces of gold have been discovered about six miles beyond this land, but the country has not yet been properly prospected to test its value.

In the vicinity of the Florentine River a large area of first-class land is to be found, but the distance from market has hitherto prevented anyone from settling upon it. Splendid limestone exists in this locality.

I have, &c.

THOMAS FRODSHAM, JUN.

The Hon. the Minister of Lands and Works.

PEMBROKE, MONMOUTH, SOMERSET; PART OF GLAMORGAN.

Survey Camp, Tin Pot Marsh, 30th March, 1883.

SIR,

I HAVE the honor to submit the following annual report of the District under my charge, in obedience to your Circular of the 1st instant:—

Commencing with the County of Monmouth, Parish of Whitefoord, in which the greatest number of selections have been made, viz., eight, containing an aggregate of over one thousand acres of tolerably good land, some of the lots being of very rich quality. In the Parish of Yarlinton, 120 acres have been selected, in two lots; in Huntingdon a like number of 25 acres each; and in the Parish of Bisdee, which includes the thriving settlement of Tunnack, one selection of 25 acres has been made. In the Parish of Hartington 200 acres have been applied for, and in Jarvis two small lots of 30 acres and 25 acres respectively.

In the County of Pembroke, the largest increase in selections has taken place in the vicinity of Prosser's River, where 755 acres have been applied for in four sections; whilst in the Parish of Kellevie, three lots, comprising 65 acres, and in Canning 250 acres in two lots, have met with selection. A few more small isolated lots have been applied for, making, with the above, about 1200 acres.

It will be seen from the foregoing that settlement is gradually extending in various localities, but that the progress is not very rapid considering the extent of the district.

I now come to an unsettled tract of agricultural land (recently visited by me), lying in the vicinity of, and principally to the south-east of Hobbs' Bluff. I consider this one of the principal features in my report, and cannot speak too highly of the quality of this land, which only needs a road into it to be readily taken up and settled upon. I estimate this block of land at between 2000 and 3000 acres of rich chocolate coloured soil. It is for the most part heavily timbered and scrubby, well watered by small streams, and the situation very favourable, the only impediment being (as before stated) the want of road communication. Large gum-trees are not very numerous, and in many instances the average would not be more than four or five per acre. The scrub is principally dogwood, pear-tree, and light undergrowth, with cathead fern and tree-fern in places. The commencement of this land is met with at about five or six miles from Tunnack, along the bottom slopes of a continuation of Mount Ponsonby towards its eastern end, and extends round said end along the foot of Hobbs' Bluff and down to within a mile or so of a selection purchased by — Badman on Prosser's River, or in the vicinity; and I am of opinion that this will be found to be the best direction for the main outlet, coming on to the Richmond and Buckland Road somewhere on the Runnymede Estate: but I think the Bluff Road, that is, the line that passes through Philip Wagner's property, should be carried on to meet the line suggested, and, if practicable, a road should be opened to the Tunnack Road. I would strongly recommend the above suggestions to your consideration, and have no hesitation in saying that as soon as this land is generally known that applications will be eagerly made for selections. I am not aware of any other road being particularly required in this District.

In regard to the Coal Mine at York Plains on Mr. Lord's estate, and the one at Jerusalem, I am glad to say they are progressing favourably and yielding satisfactory returns. I have nothing else in the way of mines to report upon, as the District is quite a pastoral and agricultural one.

In conclusion, I must apologise for the Report not being furnished at an earlier date, my object in keeping it back being to ascertain more of the Bluff country before writing upon it.

Trusting the above Report will be considered satisfactory, as it has been necessarily written under difficulties,

I have, &c.

E. A. COUNSEL, *District Surveyor.*

The Surveyor-General, Lands Office, Hobart.

CORNWALL, DORSET, GLAMORGAN, (PART.)

Ben Lomond, 24th April, 1883

SIR,

ABOUT twenty lots only were selected during 1882 in this District, and of these not all have been yet occupied. Most of them have been taken up by selectors (or by members of their families) adjoining the ground already held.

The great bulk of the Crown Land in this District is unfit for cultivation, and of little value for pasture, as it consists of granite and slate ranges where only isolated patches of good soil are to be found. There is scarcely anywhere an area of agricultural land of sufficient extent to justify the construction of a road in advance of settlement.

A good road has been made to the Upper George, but there most of the land of value was selected before its construction.

South of Thomas's Plain there is a considerable extent of land of fair quality. Of this probably a good deal might be sold under the Act providing for Settlement in Mining Districts, and to it the roads now being made from Gould's Country and Moorina will give access.

I have, &c.

GEORGE C. SMITH, *Surveyor.**The Honorable the Minister Lands and Works, Hobart.**Corinna, Road to Waratah, 11th March, 1883.*

SIR,

IN reply to your Circular of the 1st instant, I have the honor to forward my annual report on my Survey District. Being engaged such a long distance from home will leave my report much less complete than I could wish, as I must write from memory alone. However I will be in a position when I return to supply further information if it is found necessary. All lots to date have been marked off on the Pine Road, and improvements have been made on some of them for 12 miles back. The Pine Road has been opened out for cart traffic for about 17 miles back to the Laurel Creek Copper Mine, upon which a party of men are prospecting, and there seems to be everything to promise good results. Three 80 acre sections have been surveyed for this company. Most of the agricultural lots, since my last Report, have been very much scattered throughout the District, owing principally to applicants making additions to their previous holdings, and the want of roads to more extended areas and better soil. All land in the vicinity of the Mersey and Deloraine Railway is being rapidly taken up, although the quality of the soil is very inferior. Since contracts have been let for bridge across the Wilmot, and clearing the road back to the good land, many applicants are turning their attention to that locality. Two lots for coal have been surveyed in the Parish of Dulverton, but whether they will realize expectations and be turned to profitable account cannot at present be known. Although this District furnishes specimens of nearly all the useful minerals, but very few of them have yet been turned to useful account. Tin has been found near the River Blythe, some 25 or 30 miles back. Iron abounds in great quantities at the Blythe and Penguin, only a few miles back from the sea. The same mineral can be found in many other parts of the district. Silver, lead, and copper have been found sufficiently promising about the Penguin to induce people to apply for a good many sections. Coal and limestone abound in the vicinity of the Don and Mersey, in which localities they have been worked for many years. Dysodile exists about the Mersey in considerable quantities, and a Mebourne Company have got a 320 acre lot to test it. Gold has been found in many parts, but hitherto not in sufficient quantities to pay for working. Attention is drawn to some 16,000 acres of first-class land, as well as many thousand acres of second-class land, in South Castra, which up to the present time remains unsold—more, I presume, for want of roads than lack of purchasers. There is also a very fine tract of agricultural land between the rivers Forth and Wilmot, a line of road to which locality is now being cleared to about 14 miles back, and which requires extending some ten miles further. I did estimate the first-class land in this part at 5000 acres, but I am of opinion now that there is much more than that amount. I have been informed that there are several thousand acres of good land to the south west of Kentisbury, on the east side of the Forth, but have not been on it myself.

I have, &c.

RICHARD HALL.

*The Surveyor-General,
Lands and Works Office, Hobart.*

WESTMORLAND AND DEVON, (PART.)

Deloraine, 27th August, 1883.

SIR,

I HAVE the honor to report that during the past year the principal selections have been made in the West Tamar portion of the District, including Frankford, in which 36 applications have been surveyed, embracing an area of 3514 acres. A number of these were taken up by immigrants, many at once settling the ground, building and commencing the usual clearing operations.

There were 28 selections in the West Tamar, comprising 1372 acres, chiefly by residents. There were also 640 acres applied for near Beaconsfield, but subsequently withdrawn from sale as a timber reserve, consequently these cannot be included in the Progress Report.

In the Parish of Archer, as usual, a few selections were made,—five in all, comprising 545 acres.

About 600 acres have been marked off for sale in 3 lots in the Parish of Woodside, and some two or three small selections made.

Two lots in the Township of Elizabeth Town, and about 20 in Beaconsfield, have been surveyed for sale.

These complete the enumeration of the principal survey operations showing the progress of settlement in the Survey District under my charge.

I have, &c.

The Hon. the Surveyor-General.

H. PERCY SORELL, *District Surveyor.*

WESTMORLAND AND DEVON, (PART.)

Deloraine, 26th March, 1883

SIR,

I HAVE the honor to submit to you my Report upon the District under my charge; and in doing so, I am glad that I am able to send you a fair account of the work done and the progress made during the seven months' interval.

The separation of the Mines Department from that of the Lands and Works has given universal satisfaction throughout this district; the prompt replies that are now received to communications has elicited favourable comment.

Agricultural and Pastoral.—Twenty-four sections have been taken up and surveyed under this head; and, with one exception, portions have been cleared and laid down in grass embracing an area of 3942 acres: 2000 of this total has been selected in the County of Cumberland, Parish of Ainstable, for pastoral purposes; the remaining 1942 acres have been taken up in the vicinity of Chudleigh, Circular Ponds, and the Mersey River, near the Minnow Gold Fields. Owing to the locality of Circular Ponds being a limestone formation the water supply is very uncertain throughout the year; in many places the small creeks disappear suddenly, running into caves and circular ponds, and do not again appear on the surface; this circumstance, together with entire absence of springs, is the only cause of much of this land, which is very rich in quality, being passed over for land that is not so good but is permanently supplied with water. Instances have come under my notice where selectors have agreed amongst themselves to divide a small stream, diverting the water into three or four channels leading to their respective holdings. This plan could be adopted in many instances were it possible to ensure amicable relations existing between those who have the water and those who have not. It seems to be a strange occurrence for Tasmania, having the reputation of being so well supplied with wood and water, that a settler should have to cart his domestic requirements for a distance of a mile, or even more, through the utter impossibility of tracing the course the water takes after disappearing under ground.

There is a considerable area of good agricultural land situated on the western slopes of the Great Western Mountains; for opening up this portion of my district I have received authority to arrange for cutting a track, but owing to its being a busy time with the inhabitants living in the vicinity, and the great scarcity of labour, I have been obliged to arrange for its being done later in the season. Selection is also taking place in that portion of my district known as the Dairy or Western Rivulet, south of the Cheshunt Estate; this fact led me to search for a tract over the Western Mountains, in order that the pastoral land might possibly be taken up in conjunction with the agricultural, and after many attempts I accidentally hit upon an old track, much overgrown and blocked with fallen timber, formerly used by Mr. Joshua Higgs, which leads to some fine open pastoral land running south-east, south, and south-west for some miles, with small lakes, connected by streams, at short distances from each other. I have also received authority to have this track opened up and formed, and arrangements are now being made for carrying out the work. This track, besides being the means of inducing settlement, will be a great boon to travellers and excursionists, who will be able to reach the summit of this grand range of mountains in three or four hours from Deloraine, from whence a magnificent view of the surrounding country can be obtained.

Mineral.—There has been rather a lull in the selection for mining under this head since my last report. Only four applications, with a total area of 174 acres, have been taken up; two are for eighty acres each, the rest for 9 and 5 respectively. Of those taken up last year in the same vicinity (Mount Claude), the Mount Claude Company are steadily working their claim, a very large amount of work having been done during the last twelve months. The Tasmanian Company, west and adjoining Mount Claude Company, have also done a considerable amount of work in prospecting and opening up the lode of metal, which is a continuation of that discovered in the former company's property. All the others are apparently at a standstill.

Gold.—Only two sections of 10 acres each have been surveyed for gold mining purposes, the locality being on the Forth River, adjoining those taken up last year by Campbell's party; they are being worked with small but encouraging prospects. Since my last Report a large amount of work has been done on those sections taken up last year by the Campbells, and although the gold is rich in patches, and the heavy wet season has prevented deep sinking for the reef, there is every indication of success attending their efforts. The great difficulty with the few miners on these claims is evidently the long distance they have to carry their provisions over a very bad track; in some places it is almost impassable,—notably from the summit of Mount Claude to Oliver's New Country: the mountain being steep there is a constant drainage from out the sides which will not admit of much traffic. The proposed road through by Gad's Hill will in a great measure remedy this evil, besides encouraging others to go further back along the Forth River, where indications of a very promising character occur.

Roads and Bridges.—The new road now being formed from Chudleigh to the Mersey River, at Gad's Hill, although not of a very uniform grade, will do much to open out land on the Western Mountain slopes, and eventually, if carried on to Bischoff, will bring that part of the country within 100 miles of Launceston. The difficulties standing in the way are the "ascent" and "descent" of Gad's Hill, and the "rises" from the Forth River to Brown Plain, after which the country is moderately level. I am also of opinion that a branch road will be found through by the Cradle Mountains to Macquarie Harbour without any great difficulty. This route would serve to connect the Bothwell District *via* Lake St. Clair as well. I would have voluntarily explored this country and included the results of the trip in this Report, but past experience has convinced me that in the event of another officer being deputed to carry out my suggestions the result would be most unsatisfactory.

A small bridge for temporary purposes is much required over the Forth River to aid prospectors; as it is now, the river might rise in 20 minutes and remain in that state for weeks, and those relying upon crossing would starve before they could reach a settlement. I believe the late Minister promised a deputation of prospectors that the work should be done.

In conclusion, I feel that it is more desirable to recommend the cutting of tracks from time to time as the circumstances of each particular locality requires, than to direct attention to this subject generally. I will therefore, as these requirements crop up, send you the particulars for approval. This course will enable me to report the existence of all the first-class land available for selection as soon as possible after I obtain the particulars myself.

There is some good land, about 1000 acres, on the eastern side of Gad's Hill, near the Mersey River, and also large patches on the western side running down to the Forth River; but as yet there is no road to this latter place. In both instances the land is covered with scrub and timber.

I have, &c.

HENRY J. CHALMERS, *District and Mining Surveyer.*

The Honorable the Minister Lands and Works, Hobart.