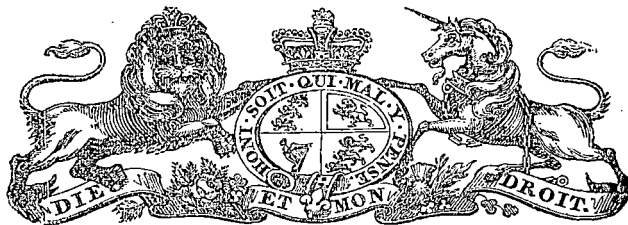


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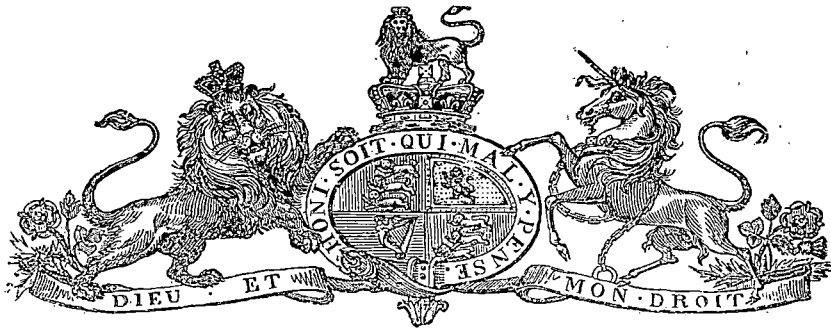
1893.

PARLIAMENT OF TASMANIA.

SURVEY DEPARTMENT:

ANNUAL REPORT OF THE DEPUTY SURVEYOR-GENERAL.

Presented to both Houses of Parliament by His Excellency's Command.



SURVEY DEPARTMENT.

ANNUAL REPORT.

Survey Department, Hobart, 18th July, 1893.

SIR,

I HAVE the honor to submit to you the Annual Report of the working of this Department for the year ending June 30th, 1893.

The number of selections surveyed and mapped out under "The Crown Lands Act, 1890," 54 Vict. No. 8, is 379, comprising an area of 24,319 acres, being a decrease of 17,378 acres on the return for the previous year; whilst the number of auction surveys is 162, comprising 1805 acres, as against 1854 lots, comprising 771 acres, for 1892. The latter increase is principally due to the unprecedented number of allotments dealt with under "The Residence Areas Act, 1891," 55 Vict. No. 30, on the West Coast Silver Fields. Particulars of the Acts under which the allotments have been surveyed, and the Districts in which they are situated, will be found on referring to the Return attached marked A. There is nothing calling for special mention in respect to the routine survey work performed by the various District Surveyors, some of whom are only partially employed, and in one instance grave anxiety has been expressed to obtain outside employment. The Districts of Franklin, Fingal, and Wellington have given the largest amount of survey work to the respective surveyors in charge of them. There are no serious arrears of surveys, and complaints of delays in satisfying the wishes of applicants have been few: such as there have been, when they came to be investigated—with one exception—proved of an unimportant character.

FIELD INSPECTION.

While there appears to be a desire on the part of the District Surveyors generally to comply with the requirements of the Department in the execution of their official duties, there is ample evidence, from the surveys inspected, of the necessity for constant field inspection in order to check the laxities inseparable from a contract system of surveying such as obtains in this Colony; more especially is this the case where the district surveyor has engaged the services of professional assistants. Greater attention is now demanded from the surveyor than at any previous time in regard to survey marks, and in furnishing the Department with all available data by which boundary-lines may be re-established as occasion arises. This necessitates more frequent reference to the surveyor than formerly, and consequently increases the work of the office. But it is obvious that the careful watchfulness now being exercised over our surveys must prove reproductive in the end, by reducing the expenditure annually incurred in making check surveys, and by gradually securing an improved standard of work. This effect is being already experienced—especially in regard to some of the younger surveyors—as shown by the very satisfactory manner in which the comparatively extensive and complex survey of residence areas at Zeehan was performed by Mr. C. S. Wilson and Mr. H. M. Chrisp.

INSPECTOR OF SURVEYS.

It is fitting that I should here express my regret that the exigencies of retrenchment should have necessitated dispensing with the services of the late Inspector of Surveys, Mr. Fredk. Smith, and to record my appreciation of the valuable assistance he rendered to this Department during his brief appointment. Speaking from some 20 years' field experience as a Surveyor, I am thoroughly convinced that the aid of such an officer is an essential feature in a well organised

Survey Department, and that there are few of its officers whose work would prove to be of more ultimate advantage to the country. Check surveys made under existing conditions—viz., by the employment of a surveyor at special rates in each separate case—is unsatisfactory, occasions delay, and renders the cost of the work out of proportion to the amount of information derived from it.

SPECIAL SURVEYS.

Part of the town of West Devonport, west of Fenton-street, comprising 28 sections, was re-surveyed and permanently marked, together with a re-survey of portion of the town of Wivenhoe, which has been re-defined in the same accurate and substantial manner. Both surveys were of an extensive nature, and were effected by the late Inspector of Surveys.

A.

Return of Selection and Auction Surveys received during the Twelve Months ending 30th June, 1893.

| SURVEY DISTRICT. | OFFICER IN CHARGE OF SURVEY DISTRICT. | SELECTION SURVEYS. | | AUCTION SURVEYS. | | TOTAL. | |
|------------------------|---------------------------------------|--------------------|--------------|------------------|--------------|----------------|--------------|
| | | Area in Acres. | No. of Lots. | Area in Acres. | No. of Lots. | Area in Acres. | No. of Lots. |
| Buckingham | Combes, H. | 1293 | 38 | 18 | 48 | 1311 | 86 |
| Cumberland | Frodsham, T. | 2838 | 52 | 228 | 5 | 3066 | 57 |
| Dorset | Eddie, G. T. | 1826 | 34 | 899 | 29 | 2725 | 63 |
| Devon | Hall, R. | 1355 | 25 | 467 | 13 | 1822 | 38 |
| Deloraine | Sorell, J. A. | 1222 | 20 | ... | ... | 1222 | 20 |
| Franklin | Innes, E. G. | 1911 | 33 | ... | ... | 1911 | 33 |
| Fingal | Smith, G. C. | 2684 | 38 | 90 | 18 | 2774 | 56 |
| Moorina | Walpole, E. G. | 498 | 6 | 20 | 7 | 518 | 13 |
| Mersey | Chalmers, H. J. | 493 | 8 | ... | ... | 493 | 8 |
| Montagu | Jones, D. | 1277 | 20 | 8 | 33 | 1285 | 53 |
| Oatlands | Hardy, W. M. | 1821 | 20 | 2 | 2 | 1823 | 22 |
| Tasman's Peninsula | Hinsby, J. H. (acting) | 343 | 10 | 49 | 5 | 392 | 15 |
| Wellington | Windsor, F. E. | 5123 | 59 | 24 | 2 | 5147 | 61 |
| Flinders' Island | — | 1635 | 16 | ... | ... | 1635 | 16 |
| TOTAL | | 24,319 | 379 | 1805 | 162 | 26,124 | 541 |

CROWN LANDS.

The causes mentioned in my Report for last year as operating against the progress of selection and settlement again account for the decrease during the past twelve months, though the Reports of the District Surveyors show that a demand still exists for good agricultural land in accessible localities. The following extracts from the various District Surveyors gives a fairly reliable estimate of the area of good Crown Land still open for selection in each Survey District.

Mersey.—Mr. District Surveyor H. J. Chalmers reports:—

The only area of any extent (2000 to 2500 acres) suitable for agricultural selection is in the vicinity of the Middlesex Gold Field, to the east of the River Forth, in the locality of what is known as Oliver's New Country. The altitude is high in some places—about 1900 feet above sea level—but where this is the case the land is exceptionally good. The remaining portions of unalienated land throughout my district is either mineral-bearing or only fit for pastoral country, by reason of its altitude and mountainous nature, and occurs in patches running towards the centre of the island, and far removed from civilization.

Buckingham.—Mr. District Surveyor Herbert Combes reports:—

The land available for agricultural selection is scattered over eight Parishes, in small areas, the country being broken, but almost all are available by bush roads or tracks. Included in the total area given is 10,000 acres withdrawn from selection, as it comprises the Sandfly Coal Measures. The total area of Crown Land suitable for agricultural selection I would estimate at 780 acres.

Dorset.—Mr. District Surveyor G. T. Eddie reports:—

Good land now only to be found in small isolated patches, except possibly to the east and south east of Mount Barrow. Even where larger lots of say 100 acres are taken up, it generally turns out that the land is only taken up because the applicant has a home on an adjoining lot, and wants to secure water or a run for his stock, and it pays him thus to purchase land which of itself would not produce a living for another man.

Cumberland.—Mr. District Surveyor Thos. Frodsham reports:—

The principal area suitable for selection is in the Florentine Valley, already fully reported upon in 1890, (12,000 acres first, and 6000 acres second class land). Other limited areas exist in the vicinity of Russell's Falls.

Since Mr. Frodsham's report was furnished I have been informed that an estimated area of 1000 acres of good land has been discovered towards the head waters of the Russell's Falls River, forming almost a continuation of the good land recently selected by Reynolds and others.

Devon.—Mr. District Surveyor Richard Hall reports :—

With one exception—1900 acres—the areas available for agricultural selection are south and south-west of the Nietta Town Reserve, and lie at a considerable elevation (from 1000 to 2000 feet) above sea-level. These areas contain a good deal of rough broken land, but the formation is, as a rule, basaltic and heavily timbered. Crown land still available for agricultural selection, 30,600 acres.

Deloraine.—Mr. District Surveyor J. A. Sorell reports :—

The only good land now available for selection is bordering on the Western Tiers, and is very limited in extent. About one-fourth of the Town Reserve on the Huntsman Rivulet is good agricultural land, and will never be required for Town purposes. It should be readily saleable in small lots to the extent of 200 acres. Crown land available for agricultural selection, 8000 acres.

Franklin.—Mr. District Surveyor E. G. Innes reports :—

There are large unexplored areas in this District, for instance, the valley of the Picton, which may contain considerable areas of agricultural land. The largest known area of good land is in the valley of the Arve River and vicinity, extending from the settled portion of the Honeywood to the said river, north and south, and along the banks of that river. This will give a quick return if opened up for settlement. The parishes of Lethbridge and Honeywood form the farming portions of the Franklin District, but selection is beginning to fall off to a considerable extent, the good Crown land being beyond existing roads. In the parish of Thanet farming pursuits are to a considerable extent taking the place of the timber industry, but the same difficulty—want of roads—exists here. We have a fine highway to the capital by way of D'Entrecasteaux Channel, safe ports, and all that is wanted is roads to enable selectors to take up the vacant lands. Crown land still available for agricultural selection, 22,000 acres.

Fingal.—Mr. District Surveyor G. C. Smith reports :—

There is a good deal of fair agricultural land within the areas reserved for mining purposes, and I have included none of this, except where I believe there is no reason for continuing the reservation, should any demand arise for land settlement. The proportion of Crown land fit for cultivation in this District is small in proportion to the extent of the District. Of this District, granite, slate, and greenstone comprise nine-tenths at least, and the basaltic (or good land) occurs in patches only. In the areas reserved for mining doubtless much land is included which is fit for cultivation, and on which no mining will be ever profitably carried on; but as long as the owner of land has the power not simply to exact—as is just—fair, and even liberal, compensation for land actually taken for and damage done by water-races, roads, &c., but to blackmail or block any mining enterprise depending on such privileges, so long will it not be advisable to alienate much land in the reserved areas. Crown lands still available for agricultural selection 11,900 acres, including the area in mining reserves.

Moorina.—Mr. District Surveyor E. G. Walpole reports :—

In the parish of Kamona there is a considerable area of good land of comparatively recent discovery, the extent of which has not yet been properly ascertained. The western boundary commences within $1\frac{1}{2}$ miles of the main road from Scottsdale to Moorina; it extends north-easterly to Gellibrand's Plains, on the head waters of the Boobyalla River, and easterly to the Ringarooma River. There are also isolated areas of small extent that would be eagerly taken up if available for selection. On the west side of the Ringarooma, in the parish of Moorina, there is a considerable area of excellent land, well adapted for growing artificial grasses, but as it embraces a large percentage of tin-bearing ground, part of it being now held under lease, it is unnecessary to describe or dilate upon it. Crown land suitable for agricultural selection, 16,000 acres.

Montagu.—Mr. District Surveyor D. Jones reports :—

In the vicinity of Strahan all the land suitable for selection has been taken up. Along the railway from Strahan to Zeehan isolated patches of fairly good land can be found. At Granville Harbour and its neighbourhood there is available for selection about 1500 acres of fairly good land. Some of this is good clay soil, covered with forest. Crown land available for agricultural selection, 2000 acres.

Oatlands.—Mr. District Surveyor W. M. Hardy reports :—

The area of good land is not sufficient to permit of any extent of selection. What little there is is taken up in small and scattered lots by local wage-earners who desire a home, or else by persons with an interest in alienated lands adjacent. In every case, in order to obtain the land desired, much that is inferior has to be included in the survey, as the good land is a mere strip surrounded by stony slopes. Crown lands still available for agricultural selection, 1000 acres.

Tasman's Peninsula.—Mr. Surveyor J. H. Hinsby reports :—

Most of the land on Tasman's Peninsula is rather inaccessible owing to the want of roads, that round Fortescue Bay being of good quality. There is some good land at the back of Cape Raoul and Tunnel Bay, including some of the best land on Tasman's Peninsula. The land on Forestier's Peninsula is mostly broken and patchy, the best of it lying round the base of Mount McGregor, and thence down Blackman's River towards the Sounds Bay. Crown lands still available for agricultural selection, 6000 acres.

Wellington.—Mr. District Surveyor F. E. Windsor reports :—

The good land still available for selection in this extensive District is in scattered areas, the principal, 3000 acres, to the south of Stowport selections, east of the River Emu; 18,500 acres east and west of Mount Hicks Road, between the Rivers Cam and Inglis, of which 5000 acres is near the River Wandle, but a few miles from Mount Bischoff; 5000 acres in two areas south of the Flowerdale Settlement; 1000 acres west-south-west of the Detention Settlement; 2000 acres west of the Duck River; and 2000 acres south of the V.D.L. Co.'s Woolnorth blocks. The whole of these areas are far removed from existing road communication, and some of them are at considerable elevations above sea level. Crown land available for agricultural selection, 32,500 acres.

DRAFTING ROOM.

The result of the year's work in the Drafting Room has been steady advancement, and will compare favourably with the returns given for any previous year; but, as heretofore, I must confess to a feeling of disappointment at not being able to report greater progress in the compilation of plans. Only two Town and one County plans have been compiled during the last six months, owing principally to the large increase in road work, which has necessitated the spare time of the two draftsmen generally entrusted with the compilation of County plans being almost exclusively devoted to examining and recording Public Works roads, and in writing descriptions, &c. for the closing and granting of old roads from which deviations have been made. This is a class of work that has been growing very rapidly during the last two years, and more attention is being paid to have road deviations properly carried out, so far as this Department is concerned, than at any previous time. It is work that requires great care, judgment, and experience, and can only be entrusted to draftsmen who possess these qualifications, as in the majority of cases the portion of road to be closed can be ascertained only through the accurate recording of the deviation on the original diagram of the lot through which the road deviated from passes. Our Road system is bewildering, tedious, and unsatisfactory, and where individual cases have to filter through a number of Departments delays are inevitable. At the present time there are upwards of a hundred of these petty cases which have long since been finally dealt with by this Department still awaiting completion.

The compilation of Town plans has been hindered through such time as the draftsmen can spare to this work having been taken up for nearly three months in the preparation of plans for boundaries, Board of Advice. During the six months ending 31st December, 1892, ten Town and two County plans were compiled. The mounting and remounting of allotment plans, as distinguished from road and river plans, &c., has been completed, and about one-third of them numbered and recorded on the county sheets. When this system is completed it will be a great boon to the office, as hitherto when a plan of any lot was required it might necessitate looking through the whole of a County set of plans to find it. This system of indexing plans is simple but most effective. The principle was initiated some years since in connection with the bound diagrams, where its operation has proved highly satisfactory. It will be extended to the detached field-notes of surveyors as soon as a cessation from other duties will admit of this being done. Much credit is due to the Chief Draftsman for the introduction of these and other improvements in the arrangement of plans and the custody of the permanent records of this Department. The tabulated Return below gives particulars of the principal work performed.

| | | | |
|------------------------------------|---|------|------|
| Plans prepared. | County and town plans compiled and drawn..... | 17 | |
| | Ditto ditto posted up for photo-lithography | 32 | |
| | | — | 49 |
| Applications dealt with. | Sec. 31, Part 2, Crown Lands Act, 1890 (selection)..... | 534 | |
| | ,, 49, Part 4, ditto (selection in mining areas) | 100 | |
| | ,, 39 and 47, Part 3, ditto (auction and private purchase) | 98 | |
| | ,, 86 and 102, Part 6 and 7, ditto (rent) | 173 | |
| | ,, 103, Part 7, ditto (occupation on goldfield) | 17 | |
| | Residence Areas Act, 1891 (purchase)..... | 41 | |
| | | — | 963 |
| Grants prepared. | Grant deeds prepared in duplicate | | 522 |
| Diagrams of surveys received. | Selections | 408 | |
| | Auction and residence areas | 152 | |
| | Real Property Act | 30 | |
| | Roads and re-surveys | 328 | |
| | | — | 918 |
| Diagrams and plans examined. | Computed and examined..... | 908 | |
| | In course of examination..... | 10 | |
| | Unexamined | Nil. | |
| | | — | 918 |
| Road surveys recorded. | Plans of road surveys received from Public Works Department and recorded on original diagrams | | 168 |
| Diagram books and Grant schedules. | Diagram books prepared for binding | | 14 |
| | Grant schedule ditto | | 2 |
| Instructions for surveys. | Instructions prepared and issued to district and authorised surveyors | | 316 |
| Surveyors' accounts. | Surveyors' accounts in triplicate passed for payment | | 100 |
| Register of documents. | New subjects registered | | 1158 |
| Closed roads. | Roads described for closing by proclamation..... | | 47 |

| | | |
|----------------------------|---|-----|
| Plan presses. | Plans classified and put away in plan presses | 514 |
| | Plans numbered, and indexed on working and manuscript plans | 488 |
| Descriptions. | Descriptions of surveys furnished to Lands Department for contracts of sale of land | 463 |
| Plans of districts. | Plans of Electoral, Municipal, Road, and Registration Districts prepared for the Boundaries Board of Advice | 20 |
| Proclamation of districts. | Road Districts described for proclamation | 8 |
| | Police ditto..... | 2 |
| | Fruit ditto | 2 |
| | Town Boards ditto..... | 3 |
| | | 15 |

LITHOGRAPHIC AND PHOTO-LITHOGRAPHIC PLANT.

With a view to increasing the use made of the lithographic plant, and thereby securing increased economy in working the lithographic staff hitherto under the control of the Survey Department, it has been transferred to the Government Printing Office from the 1st instant. The following is a summary of the work done under the Survey Department during the twelve months just closed. As will be seen by the following Table a large amount of such work, annually charged against this Department, has been done for other Departments :—

| | | £ | s. | d. |
|-----------------------------|---|---------|------|----------|
| Lithographic plans printed. | For Survey Department..... | 13,000 | — | — |
| | For Public Works Department..... | 12,710 | cost | 82 10 0 |
| | For Mines Department | 25,335 | „ | 53 5 0 |
| Lithographic prints. | Other Departments and Miscellaneous—Bills of exchange, diagram forms, maps, &c. | 105,790 | „ | 147 10 0 |
| | Total prints | 156,835 | | |
| Plans mounted. | Rolled plans removed from old mounting and re-mounted flat | | | 267 |
| Plans photographed. | For Survey Department | | | 66 |
| | Other Departments and Miscellaneous | | | 142 |
| | | | | 208 |
| Photographs. | Platinotype photographs of Mr. Piguénit's paintings printed for Royal Society of Tasmania | 4000 | | |
| | Photographs of an absconder printed for Police Department | 500 | | |
| | | | | 4500 |
| | Cost of the above work done for other Departments, £119 10s. 6d. | | | |

BOARD OF EXAMINERS.

The Board of Examiners for Surveyors continues to render valuable services to this Department in enquiring into and dealing with the applications made by persons desirous of obtaining authority to practice Land Surveying in Tasmania. The number of meetings held by the Board during the year is six, and the number of examinations, one, at which the largest number of candidates ever admitted to Examination (10) presented themselves, of whom seven failed and three passed. Four certificated surveyors for other Colonies have been admitted to practice in this Colony.

INTERCOLONIAL CONFERENCE OF SURVEYORS.

In my last Annual Report I directed attention to the Intercolonial Conference of Surveyors, fixed to take place in Melbourne on the 31st October, 1892, and to which representatives from all the Colonies were invited. It was a matter for regret that no delegates from Tasmania could be present; but with a desire to keep this Colony in touch with the movement, I forwarded a brief outline of my views on the principal topics set down for discussion, which was not only read, but was subsequently printed in the official record of proceedings.

RE-SURVEY OF HOBART.

A re-survey has been made of the greater portion of the City of Hobart and suburbs by the Metropolitan Drainage Board. It involved a considerable expenditure, and a high standard of accuracy is claimed for the work by the Consulting Engineer to the Board, Mr. A. Mault, under whose supervision it was carried out. But it is apparent now, that had the survey been placed under the control of the Survey Department of the Colony, as I maintained at the outset was so desirable, so far as metes and bounds of properties are concerned, it would have formed a valuable and permanent record of the Colony in dealing with Property Titles, which value cannot now be attached to it. This circumstance is the more to be regretted, as such a survey is, and has been, needed for years.

In concluding this Report, I desire to record my acknowledgment of the satisfactory manner in which the Officers of this Department have attended to their various duties.

I have the honor to be,
Sir,

Your very obedient Servant,

E. A. COUNSEL,
Deputy Surveyor-General.

The Honorable the Minister of Lands and Works, Hobart.