

and Sydney is easy both by land and by water, and the flocks and herds of New South Wales are already depastured in the lands behind it."

*Extract of a Despatch from Sir George Gipps, dated 4th May, 1842.*

"I have at various times reported, and particularly in my Despatch, No. 32, of the 1st February, 1841, that sheep or cattle stations have been formed in the districts behind and beyond Moreton Bay. I have now to report that the number of these squatting stations is about forty-five; but none have been allowed to be formed within fifty miles of the town of Brisbane. About 1,800 bales of wool, the produce of these stations, have been shipped at Brisbane in the present year."

*Copy of a Despatch from Sir George Gipps to the Secretary of State for the Colonies, dated 15th July, 1842.*

"My LORD,  
"Government House, Sydney,  
15th July, 1842.  
"I have the honour to inform your Lordship that the first sale of land in the district of Moreton Bay took place yesterday in Sydney.

"Thirteen acres and a half of building ground in the town of Brisbane (the old penal settlement) on the river of the same name, were sold for the sum of 4,637l. 10s., being at the rate of 343l. 10s. per acre.

"I trust this sale will be satisfactory to your Lordship.

"I should however add that the sum of 4,637l. 10s. is not all realized to the land fund; a deduction from it of 711l. 10s. being to be made on account of remission to officers of Her Majesty's army or navy settled in the colony.

"I have, &c.  
(Signed) "GEORGE GIPPS.

"The upset price of the land was 100l. per acre.

(Signed) "G. G."

*Extracts from the Evidence of Evan Mackenzie, Esq., of Moreton Bay, examined before the Committee of the Legislative Council, 21st July, 1842.*

"Do you consider the climate of your district adapted for the growth of wheat?—I should say it was very well adapted for maize, and also for wheat, but there have hitherto been very few experiments tried.

"But from your knowledge of the district you have no doubt as to the productiveness of the soil?—It is most undoubtedly very productive.

"Is the district subject to hot winds?—No; I have felt no hot winds during my residence there—about ten months including last summer.

"Is the district sufficiently supplied with water?—Well supplied.

"Do you consider that tobacco, sugar, and coffee, might be grown there?—Sugar and tobacco, I know, can be grown, but I am not acquainted with the culture of coffee; arrowroot grows extremely well; also maize, which is a very prolific crop; sweet potatoes, yams, bananas, grapes, oranges, and fruits of almost every description are growing in the district at present.

"Then you consider that the articles of export from Moreton Bay might be considerably increased?—I do.

"You say there are ten stations at Moreton Bay, do you include the Darling Downs? Are you aware how many stations there are on the Downs?—The ten stations I have spoken of, are exclusive of the Darling Downs; I should think there are twenty to twenty-five; Brisbane is the outlet of the whole of that country.

"Speaking of the seven to ten stations you have mentioned to be on this side the range, what quantity of land do you suppose to be occupied by them?—There are about 40,000 acres to each station, that is speaking vaguely; miles even are not computed."

CLARENCE RIVER.

*Extract from a Report by the Deputy Surveyor General, made in June, 1839, enclosed in a Despatch from Sir George Gipps, dated 28th September, 1840.*

"As a field for the employment of capital in agricultural and commercial pursuits, the opening of a tract of fine country so situated, with respect to the stations to the westward, is contemplated with satisfaction by those who may be considered competent judges. In the lower part of the district alone there is room for a large body of industrious emigrants; and such is the nature of the soil, that little apprehension is entertained of its affording abundant compensation for the labour that may be bestowed on the cultivation of wheat, maize, the vine, tobacco, sugar, indigo, and many other articles of consumption, and even of export. The height of the neighbouring mountains so near the coast ensures to this quarter some protection from the hot winds that prevail to a great extent in more exposed parts, and to their proximity to the coast may be attributed the frequency of showers in times when other districts are parched with drought. The connexion with Moreton Bay, where the survey is steadily progressing, is already established by the discovery of a practicable route between the coast range and the sea; and with respect to the opera-

tions that are necessary as a preparatory arrangement to render the country at the back of Shoal Bay available for settlers of every class, contracts have been entered into for the survey of both banks of the river. The survey of the north bank of the McLeary River is also in progress, so that the whole country extending on the north from Moreton Bay to the coast range, on the west from Cunningham's Gap to the crest of the Liverpool range, on the south from the sources of the Peel to the coast in latitude 32°, and on the east to latitude 28° 5' (Moreton Bay), comprising an area of about 40,000 square miles, may be said to be in a state of preparation, as regards the survey, for immediate location."

*Extract from the Evidence of Frederiek Ogilvie, Esq., of the Clarence River; taken before the Committee of the Legislative Council on Immigration, 21st July, 1842.*

2. In what district is the land principally situated which you occupy on lease?—Clarence River.

3. What distance is that from Sydney?—About 250 miles by water.

4. Is it in that mode that you chiefly communicate with Sydney?—Entirely.

5. Where do you ship your produce?—At the Clarence River.

6. At what distance from the mouth of the Clarence?—About twenty-five miles in a straight direction from the coast.

7. What size vessel can come that distance up the river?—The largest vessel that has ever been up was about 150 tons, but she did not then either come in or go out with full cargo.

8. Is there a bar at the mouth, and if so, what depth of water is on it?—The shallowest part is within the bar, where at high tide there is about nine feet water.

9. How long have you been in the habit of shipping wool at that port to Sydney?—Two seasons.

10. Have you found reasonable facility in doing it, so that you would be encouraged to go on?—I have found much facility.

11. What number of stations are there connected with your family, on which you have control?—Eleven stations, extending about fourteen miles along the river, and in depth about an average of from two miles to two miles and a half on each side.

12. Is the soil in that district peculiarly fit for sheep or agriculture, or what purpose?—There are portions fit for each purpose; some for sheep, some for cattle, and some for agriculture: most of the upper part of the river is not very rich, and is fitter for sheep than cattle; nearer the mouth of the river there is rich alluvial land, which will be found very valuable for agriculture.

13. Is it a country which admits of the sheep be-

ing in large flocks?—No, not to the same degree as interior districts, there being a good deal of wooded and broken ground.

21. Do you find any difficulty in obtaining the supply of labour you require for your operations?—I have not for the last eighteen months found any difficulty in hiring men in Sydney, and defraying the expense of their conveyance to the Clarence River.

22. Has it been at a reduced rate of wages compared with those given before that period?—Yes, decidedly reduced.

23. What do you consider to be the present rate of wages for shepherds, farm labourers, and useful men of every description? 20*l.* per annum with rations, but rather smaller than formerly; the ration now given and purchased by us, is ten pounds of flour, at 3*d.* per pound,—2*s.* 6*d.*; one pound of sugar, 6*d.*; two ounces tea, 4½*d.*; and salt, 1*d.*; that not purchased, is ten pounds meat, at 2*d.* per pound,—1*s.* 8*d.*; or a total cost of between 13*l.* and 14*l.* per annum, supposing flour to be plentiful and consequently cheap; I have paid as much as 30*l.* per ton, besides freight and other charges in the transport of it from Sydney to the Clarence.

What materials have you for building purposes at the Clarence?—There is free stone in many places, and I think plenty of brick earth might be procured; there are also the same kinds of wood as are found in other parts of the country, though the cedar is now nearly all cut; there are plenty of shells at the mouth of the river, but I have not seen limestone; there are pine bushes in places.

#### CORNER INLET.

*Evidence of Laeklan MacAlister Esq., examined before the Committee of the Legislative Council on Immigration, 27th July, 1842.*

1. You are extensively engaged in sheep farming?—Yes, and cattle farming also.

2. You have stations in the district of Corner Inlet?—I have.

3. Do you find any difficulty in obtaining labour in that remote part of the colony?—I am obliged to send labourers from here, and have much difficulty in getting them down; I have also to pay their expenses.

4. Have you been able to obtain labour at a moderate rate at Corner Inlet?—No.

5. What wages do you give shepherds and labourers there?—I have none at less than from 24*l.* to 30*l.* per annum, and some few at 32*l.*

6. Does that include families?—I have only one family.

7. Is there any demand for stock in that district?—It depends on the market in Van Diemen's Land, where there is now a market; I have a vessel plying

between Corner Inlet and Hobart Town with fat sheep and cattle.

8. Do you obtain remunerating prices for them in that market?—Such as have been sent have brought very fair prices; about 14*l.* per head has been obtained for bullocks, and I have some for which I am led to expect 17*l.*

9. Do you find that you can still undersell the grazier of Van Diemen's Land?—Assuredly we can; Van Diemen's Land has been overstocked for the last fourteen years; they must provide artificial food.

10. Have you raised any grain in the district of Corner Inlet?—I have a crop in the ground this year for the first time.

11. Are you enabled to state whether it is favourable to the growth of grain generally?—It is impossible that it can be surpassed either in this colony or Van Diemen's Land.

12. Have your opportunities of observation in Van Diemen's Land been such as to enable you to judge of it?—I was in Van Diemen's Land for thirteen months in the army, and subsequently I visited it, I think in 1837, and travelled across the country from Port Dalrymple to Hobart Town.

13. And from what you saw there, and also from past experience, you come to the conclusion that wheat may be raised as plentifully at Corner Inlet as in any part of Van Diemen's Land?—Assuredly, and in immense tracts of it; there is a larger tract of land there available for agriculture than I have seen anywhere in the colony.

14. How long have you had stations in that part of the country?—For better than two years.

15. Has there been any drought there during the period that it prevailed in other parts of the colony?—There has been none there since my cattle went down in 1839.

16. Is the district well watered?—It is.

17. Could you describe how it is watered?—The district is bounded to the northward and westward, and south-west, by the Australian Alps, the summits of which are covered with snow; these mountains give rise to six considerable streams, or rather rivers, and each of them navigable from ten to fifteen miles, from a very large fresh water navigable lake, called Lake Victoria, by Mr. Angus Mac Millan, who first explored that part of the country in January, 1840. These streams in the driest seasons run perpetually, in consequence of the melting of the snow on the mountains.

18. What is the extent of the district?—I think about seventy miles in length, and thirty to forty miles in depth.

19. Do you state then, that the greater portion of it is fit for agricultural purposes?—A great portion of it; on the banks of the rivers there is rich alluvial land, without either a tree or stone on it, and immediately fit for the plough, without any expense of

clearing, exclusively of large tracts of brush land of the richest description.

20. Is the alluvial soil of considerable depth?—Of a very considerable depth; I know an instance of a native boy digging 14 feet; the soil to that depth was alluvial.

21. Are there many stations in that district?—Only eleven or twelve.

22. Are they all abundantly supplied with labour, or does the great want of labour still prevail?—The want still prevails; the people who came out with Mr. Macdonnell, of Glengarry, when discharged from his employment after he had disposed of his stock, obtained higher wages than those given by him.

23. Do you think if it were thrown open to purchase, that much of the land would sell?—I have no doubt of it; the water carriage is so convenient; I can receive supplies in that district at a cheaper rate than at my residence, at Clifton, forty-five miles by land from Sydney.

24. In what manner are supplies conveyed to that district? By water from Sydney; sometimes from Melbourne; vessels drawing from eleven to twelve feet can go in at low water; I think that a vessel of any size could enter at high water.

25. Do you think that land would sell readily in that district at the present minimum price?—A considerable quantity would sell, for agricultural purposes, if its quality was sufficiently known, but not for grazing.

26. Do you think that there would be sufficient land in that district to raise grain enough to supply the present population of New South Wales?—I should certainly say that in that district might be grown as much wheat as is now grown in Van Diemen's Land.

27. Suppose it were proposed to raise a loan of 500,000*l.* for the purpose of introducing, within seven or eight years, an industrious agricultural population into that district, do you think from your knowledge of the value of land, that security might be given upon the land in that district, for the regular payment of interest at five per cent. on that loan, and the repayment of the principal within a limited number of years?—I have no doubt that the land in the district would afford ample security; some of it, were sufficient labour introduced, would let for 1*l.* per acre, and the produce would afford an amply remunerative return to the tenant.

28. Will you enumerate as far as you are able, the several kinds of produce which you consider could be advantageously raised in that district, and what market might be found for them when raised?—It would produce wheat, oats, barley, rye, potatoes, clover, lucerne, and all artificial grasses; turnips and all vegetables grown in England: all European fruits might also, I am persuaded, be grown there with advantage; for grain, Sydney would afford a market;

and Van Diemen's Land would take the stock. The country is also admirably calculated for dairy farms, the sward of natural pastures being extremely rich, and the milk yielding an unusual quantity of butter. I may have seen as good land in Ireland, but never in Scotland. The country is full of game, kangaroos, emues, wild turkeys, geese, &c.; there is likewise abundance of fish in the lake and harbour.

29. Have you turned your thoughts to the possibility of forming establishments there for the purpose of salting, and exporting beef and pork?—I have taken it into consideration, and it was my intention to commence a salting establishment on a very large scale, but the imported salt beef has been selling at so low a rate, that it has been more profitable to send the stock alive to Van Diemen's Land.

30. What do you mean by the harbour of Corner Inlet?—It is an immense sheet of water, having I suppose about 100 islands in it; it is about thirty miles one way, and four or five the other.

31. Is there depth of water in the inlet itself for ships to enter the harbour, and room for them to swing at anchor when they are in?—Abundance of room for vessels drawing eleven or twelve feet, even at low water; the tide rises ten feet.

32. Have you ever had the opportunity of hearing the opinion of a naval man upon the recommendation of the harbour?—I have had the opinion of two masters of vessels who were there; they state that the entrance is perfectly safe for vessels drawing eleven or twelve feet water, at any time of the tide, and that at high water vessels of large tonnage could enter; the anchorage within the bar affords security for vessels of any size; it is considered a better and safer harbour than Port Phillip.

*Extract from the Evidence of the Surveyor General, Sir Thomas L. Mitchell, examined before the Committee of the Legislative Council on Immigration, 28th July, 1842.*

30. The Committee are desirous of being informed if you can oblige them with the plan of the land adjacent to Corner Inlet?—I can; I have a map here.

31. Will you have the goodness to explain to what extent the survey in that direction has proceeded?—The town of Albert has been marked out; and Mr. Townshend, the surveyor, has just arrived on Maneroo Plains, having completed a survey of the road on that point; and where he has been joined by two other surveyors who are to be employed with him in a general survey of the country towards Cape Howe and the eastern coast.

32. Have the approaches by water been sounded, and has there been found access for vessels of large burden?—They have; vessels of considerable tonnage may approach within three miles of the town-

ship, near the point of junction of the rivers Albert and Tarra.

33. From the reports of your surveyors, can you give the Committee any information as to the extent of good land in that neighbourhood?—I have not received Mr. Townshend's last report.

34. Will you have the goodness to state whether your impression as to the general character of the land there is favourable?—Not so favourable as it was, as respects the land immediately in the neighbourhood of Corner Inlet and Alberton; but I believe there is a vast extent of well watered and very valuable land between that and the district of Maneroo.

PORTLAND BAY.

*Extract of a Despatch from Sir George Gipps, dated 27th October, 1840.*

"In my despatch of the 11th of April last (No. 56), I detailed to your Lordship (whilst reporting on the case of the Messrs. Henty,) the circumstances under which I considered that it would shortly be necessary to form a government establishment at Portland Bay; and in that part of my despatch of the 28th of September last, (No. 139,) which relates to the south-western parts of this colony, I alluded to the circumstances under which a town had been laid out at Portland Bay, and the first allotments of land advertised for sale on the 15th of the present month; as an appendix to the last-mentioned despatch, I also forwarded the report which was made to me on Portland Bay and the adjoining country, by the surveyor (Mr. Charles Tyers), who had been employed there.

"As the sale of these allotments, took place at Melbourne on the 15th instant, I have not yet received an official account of it; but I learn from authentic sources, that 337 acres offered for sale, produced the sum of 17,245*l.* 10*s.* 5*d.*, being at the average rate of more than 50*l.* per acre.

"The sale included twenty acres of building land in the proposed town, which sold at the rate of 55*l.* 6*s.* per acre; 50 acres of land fit for gardens, or the erection of villas, in the immediate neighbourhood of the town, which produced 64*l.* per acre; and 267 acres of land fit for cultivation, within the distance of two miles from the town, which sold for 11*l.* 7*s.* per acre.

"When it is borne in mind that as yet only one house, (that of Mr. Henty,) exists in the place, and that the nearest government establishment is 150 miles distant, this result will, I doubt not, be considered by your Lordship as highly satisfactory; at any rate I trust it will be taken as a proof that the measures which I adopted for opening the district were not premature."

PORT PHILLIP.

The rapid progress of Port Phillip from its first settlement in 1837 may be best illustrated by the following tables, which were compiled, with the exception of the one on population, in the Colonial Secretary's Office at Sydney, and dated respectively the 1st of May, 1842.

Population. †

The population on the 31st December, 1841, was returned at . . . . . 17,955  
 Add number of Immigrants on bounty, arrived in the colony between 1st of January and 30th June, 1842 . . . . . 955

Total population on 30th June, 1842, (say) . . . . . 18,910

RETURN of the Value of Imports into the District of Port Phillip, from the Year 1837 to 1841, inclusively.

Year.	From Great Britain.	*From British Colonies.	From Foreign States.	Total.
	£.	£.	£.	£.
1837	..	115,269	..	115,269
1838	..	72,474	..	72,474
1839	12,369	192,353	..	204,722
1840	234,025	177,566	1,948	413,539
1841	172,092	162,792	368	335,252

\* This does not, of course, include the Imports into Port Phillip from other parts of New South Wales.

RETURN of the Value of Exports from the District of Port Phillip, from the Year 1837 to 1841, inclusively.

Year.	To Great Britain.	*To British Colonies.	To Foreign States.	Total.
	£.	£.	£.	£.
1837	..	12,178	..	12,178
1838	..	27,998	..	27,998
1839	26,654	51,030	..	77,684
1840	60,147	68,139	574	128,860
1841	77,431	61,704	..	139,135

\* This does not, of course, include the Exports from Port Phillip to other parts of New South Wales.

RETURN of Wool exported from the District of Port Phillip, from 1837 to 1841, inclusively.

Year.	Quantity.	Value as entered in the Return of Exports.
	lbs.	£.
1837	175,081	11,639
1838	320,383	21,631
1839	615,603	45,226
1840	941,815	67,902
1841	1,714,711	85,735

RETURN of the Amounts received from the Sale of Crown Lands in the District of Port Phillip, from the Year 1837 to 1841, inclusively.

Year.	Amount.
	£. s. d.
1837 . . .	3,712 14 0
1838 . . .	37,194 12 1
1839 . . .	59,994 14 7
1840 . . .	217,127 16 6
1841 . . .	71,152 1 3
Total . . .	389,181 18 5

TWOFOLD BAY.

Notice has appeared in Government Gazette at Sydney of the 4th November, 1842, that a settlement at Twofold Bay would be opened to location in the commencement of March 1843, and that town allotments, as well as grazing lands, would be sold as early in that month as circumstances would admit.

*Extract of a Minute by Sir George Gipps, showing his view on future conduct of Emigration. (Parl. Paper, No. 323, 1843, p. 110.)*

"Bounty Emigration, as it has existed for the last five years, should be put an end to."

\* \* \* \* \*

"Agreements should be made in England by the Commissioners with parties willing to export Emigrants, the number to be exported, and the bounty to be paid on them, being made, if necessary, matters of separate bargain in each case. The selection of the Emigrants should, however, be left entirely to the bounty agents; first, because any selection by the agents of Government will always be looked upon (however unjustly) with suspicion in the colony; and, secondly, because I think the disallowance of bounties on ineligible persons is better calculated to produce caution in the selection of them than any means that can be devised by the Commissioners."

RENEWAL OF EMIGRATION TO NEW SOUTH WALES.

The following notice on this subject has been issued by authority :—

9, Park-street, Westminster,  
July 15, 1843.

1. The Commissioners of Colonial Lands and Emigration hereby give notice that Her Majesty's Government have decided to sanction the RENEWAL of EMIGRATION on bounty to New South Wales, to the extent of 5000 persons or more; the limit being 4000 statute adults, or adults calculated according to the Passengers' Act.

2. The bounty, however, no longer to consist of the fixed sums for various classes stated in previous regulations; but to be a rate per statute adult, to be ascertained as hereinafter explained.

3. The fittings and victualling of the ships are to be as good and complete as required by the Commissioners for their own vessels, and to be subject to the full control of their officer.

4. The Commissioners reserve to themselves the power of either appointing the surgeons, or of calling upon the contractors to nominate them, subject to every security which may be required for their competency. The payment of the surgeon will be made, as usual, in the colony; his cabin passage and mess to be at the charge of the contractors.

5. The certificates of emigrants' description and character will no longer be required to be sent to the office of the Commissioners; but the providing of sufficient proof of their fitness will be left entirely to the parties who despatch them; and the judgment upon them will remain as heretofore with the Colonial authorities.

6. In other respects, the former regulations on bounty, dated at Sydney, 3d of March, 1840, and 11th of October, 1841, so far as regards the selection of emigrants, and the former supervision exercised in this country, to remain in force.

7. The bounty is to be paid in the colony; and the colonial government will have instructions to provide the necessary funds for the purpose.

8. Parties conversant with this kind of business, and desirous of engaging in it on these terms, are invited to send in tenders of

the rate per statute adult for which they will undertake it.

9. The contractors will be at liberty to take a payment not exceeding 1*l.* per statute adult from the emigrants themselves. With this exception, the bounty is to cover the whole cost of passage, and no further payment whatever is to be taken from the passengers. The contractors are to supply for all their emigrants new bedding, small boxes for linen, and knives and forks, in addition to the proper supply of mess utensils.

10. The tenders to be for one or more sets of 500 adults each; subject to an ultimate addition or diminution, not exceeding 10 per cent., with the consent of the Commissioners, in order to suit the numbers to the size of the vessels employed.

11. One-third, as nearly as may be, of the whole number will be required to go to Port Phillip; the rest to Sydney.

12. No emigrants to be despatched from the 1st of January to the 15th of February inclusive.

13. The parties will be required to bind themselves under penalty, and to be prepared to give security, if demanded, that not less than one-third, nor more than one-half the number of people for whom they contract shall be despatched by the 31st of December, 1843; and that all the remainder be despatched by the 1st of June, 1844.

14. Tenders to be addressed to the Secretary, and marked outside "Tender for Bounty Emigration." They will be opened at this office at 1 o'clock, P.M., on Wednesday, the 26th instant, and parties tendering must attend personally, or by agents authorized to act on their behalf. The Commissioners do not pledge themselves to take the lowest tender. No further form of tender is necessary than that the party offers to obtain and carry out to New South Wales — sets of emigrants equal to 500 statute adults, at — per statute adult, on the terms stated in the Commissioners' notice, dated July 15, 1843.

By order of the Board,  
S. WALCOTT, Secretary.

LONDON:

Printed by Order of the Colonial Land and Emigration Commissioners, by W. CLOWES and Sons, Stamford Street; and Published by CHARLES KNIGHT and Co., 22, Ludgate Street.

Longitude East from Greenwich

Tropic of Capricorn

The SOUTHERN PORTION of NEW SOUTH WALES, by John Arrowsmith.

Reduced from his large Map, compiled from Official Documents:

Scale: 0 to 100 English Miles



Counties.

- 1 Gloucester
2 Durham
3 Brisbane
4 Essex
5 Northumberland
6 Hunter
7 Phillip
8 Wellington
9 Cumberland
10 Cook
11 Roxburgh
12 Bathurst
13 Camden
14 Westmorland
15 Orange
16 St Vincent
17 Arriville
18 King
19 Murray

BASS STRAIT

London: J. Van Arman, 27, Soho Square, 1843.