

University of New England

**THE POLITICS OF LAND
OWNERSHIP IN NSW:
A CASE STUDY**

A Thesis submitted by

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Abstract

From 1885 to 1965, successive New South Wales governments made repeated attempts to break up large pastoral estates into family farms. This policy, which became known as closer settlement, was expected to address a range of pressing social and economic problems. This thesis takes a case study approach to assess the impact of this policy in a specific area, the county of Sandon on the NSW northern tablelands. It tests, at the local level, current theory and models of the land question, with the aim of furthering comprehension of this central issue in the development of New South Wales.

From the passing of the *Crown Lands Act 1884*, the NSW government was increasingly intrusive in determining where land settlement should take place, who was permitted to acquire Crown land, and how large their farms should be. By the turn of the century, the attention of both the government and the community at large became focussed on the need to buy back land locked up in the large pastoral estates to create family farms for those who did not already own land. Under legislation passed from 1901 onwards, across the state many thousands of acres of freehold and leasehold land were compulsorily and voluntarily resumed for this purpose. In the county of Sandon, this resulted in some private subdivisions in response to the threat of compulsory resumption, a voluntary resumption in the late 1930s, and both voluntary and compulsory resumptions to provide farms for returned servicemen and women after the two world wars.

The impact of closer settlement in the county of Sandon was marginal, in terms of the expected outcomes. A First World War soldier settlement at Kentucky in the south of the county resulted in an increase in the production of stone and pome fruit and a modest increase in population, with many of the soldier settlers being attracted from outside the district. A modest number of settlers came from outside the district to take farms created by the voluntary and compulsory resumptions in the late 1930s and following the Second World War, but otherwise there was no significant population increase. Over time successful farmers bought out their neighbours, and by 1965 most were engaged in the enterprise which had characterised the district in the first half of the nineteenth century, the grazing of sheep and cattle. Thus, there was no long-term change in agricultural output in the county.

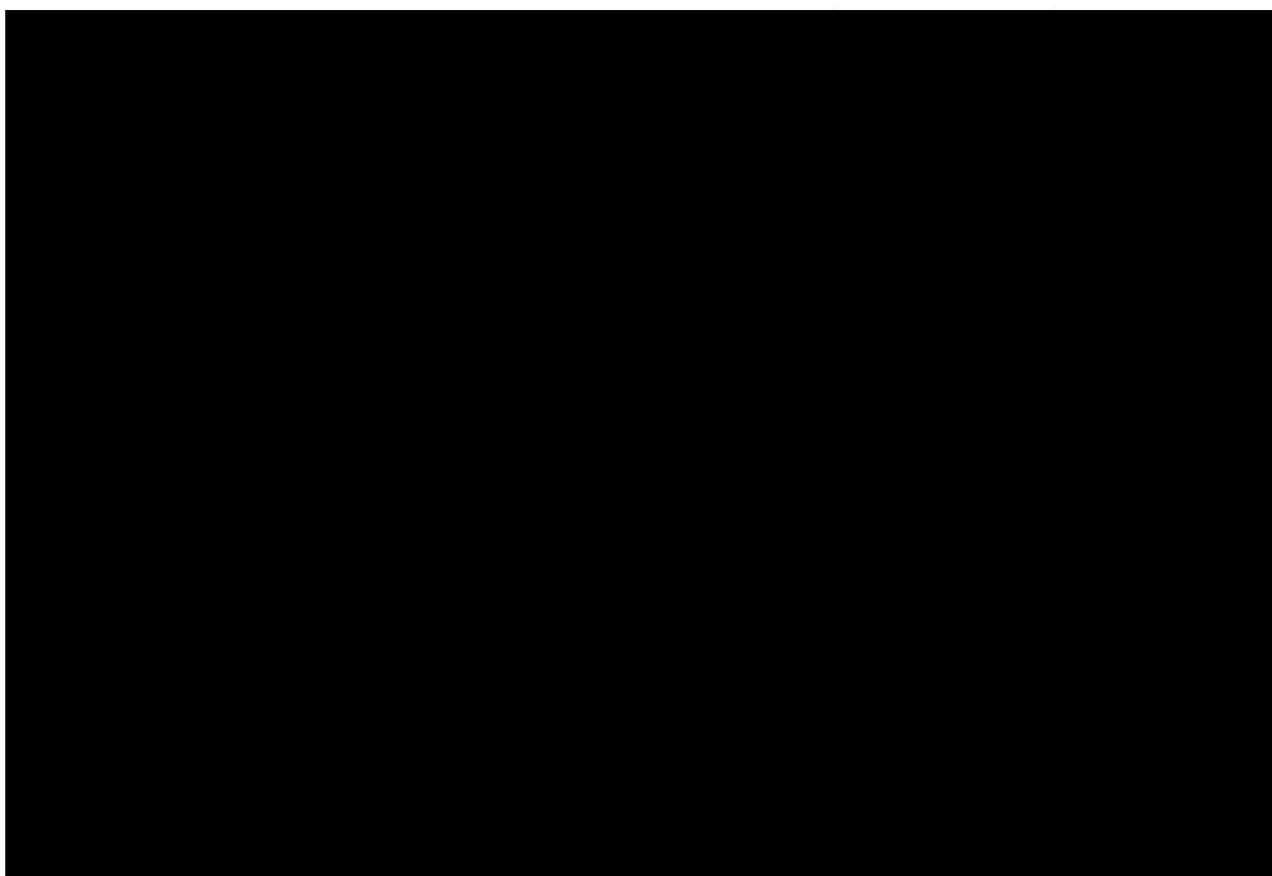
Based on this evidence, a new model of land settlement is proposed, that there are three forces which interact to determine the size of rural properties:

- Government policy which was aimed at creating family farms of what was known as ‘a home maintenance area’, that is, just large enough to support a family in average conditions, undertaking an enterprise best suited to their land;
- A tendency for more successful farmers to purchase additional land and so increase the size of their holdings, or to eventually provide farms for their children; and,
- A tendency for farms, over time, to either enlarge or contract to a size which is the most efficient.

While it would seem that the first force would be the most powerful, since governments had the power to legislate a maximum farm size, the experience in the county of Sandon demonstrated that this was not the case, as there was a marked trend towards properties of an efficient size. Thus, this study has demonstrated that the policy of closer settlement had little impact on the pattern of land settlement.

Certification of Thesis

I certify that the ideas, analyses and conclusions reported in this thesis are entirely my own effort. I also certify that the work is original and has not been previously submitted for any other award.



Acknowledgements

I am grateful to the many people who have me as I undertook this research. My supervisors, Dr Andrew Piper and Dr John Atchison, were superb, encouraging me when I doubted myself, offering dispassionate and constructive criticism, and were always generous with their time and knowledge. I could not have wished for better guides that Andrew and John proved to be.

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My family and friends were always supportive of my efforts. My good friend Dr John Harris read my final draft and identified a number of errors in fact and expression which I had missed. The staff of the School of Humanities were also most helpful, particularly Trish Wright, the Academic Manager, who kindly took time out of her busy life to assist me in formatting this thesis. The School partly funded my visits to NSW Archives, which I much appreciated. I also wish to acknowledge the assistance of the Commonwealth government which funded my project from 2016 through an RTP scholarship.

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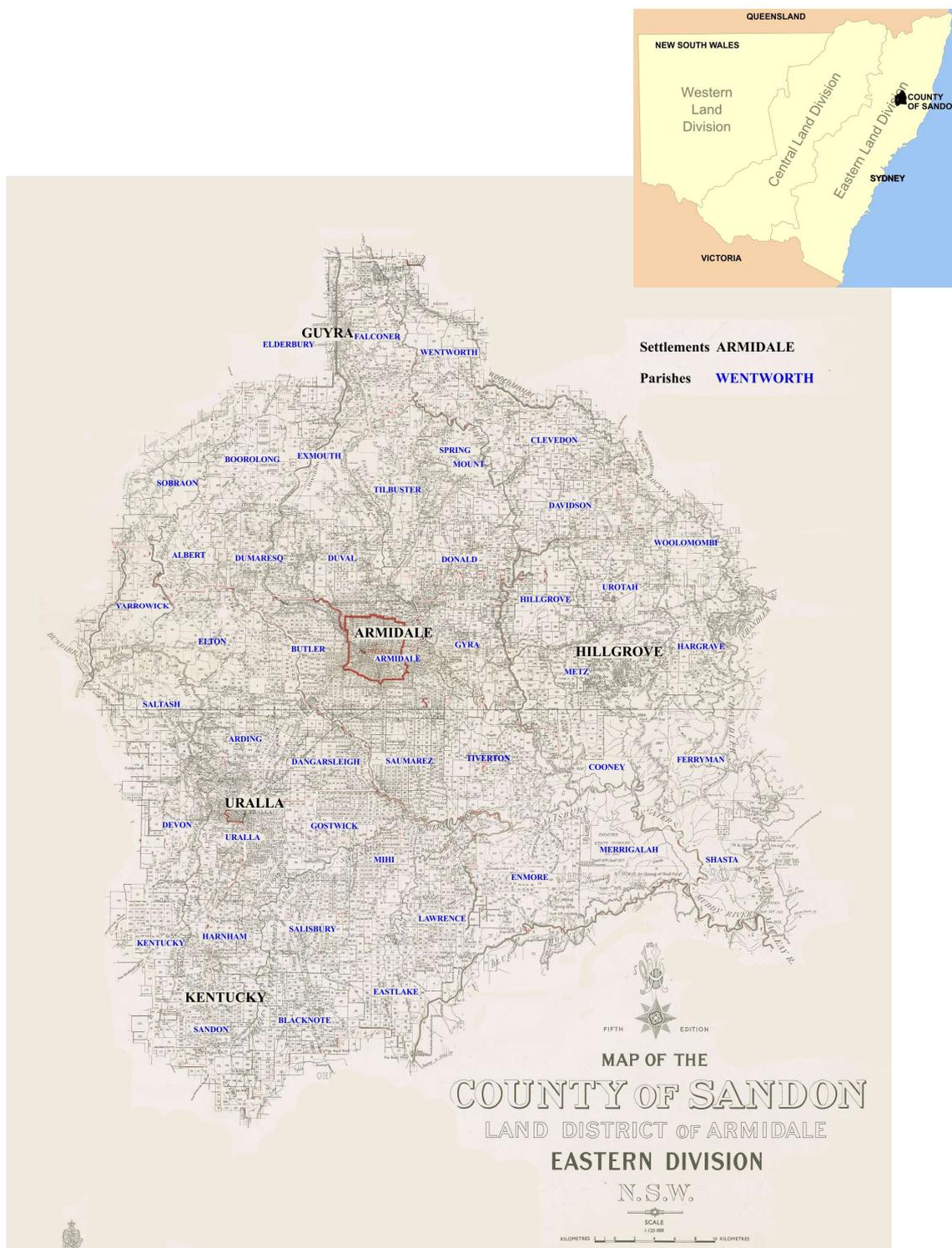


Figure 1.1: County of Sandon, NSW. Main: NSW Department of Lands, Map of the county of Sandon, Land District of Armidale, Eastern Division N.S.W., 5th edn, Sydney, 1946, revised 1976, <http://hlrv.nswlrs.com.au/pixel.htm> accessed 10 March 2014. Annotations by the author. Insert: The Three land divisions, [https://en.wikipedia.org/wiki/Eastern_Division_\(New_South_Wales\)](https://en.wikipedia.org/wiki/Eastern_Division_(New_South_Wales)), accessed 12 March 2018. Annotations by the author.

CHAPTER 1: INTRODUCTION

I have always steered clear of the land laws of this colony; firstly because I did not approve of them and secondly, because I could not understand them.

(Alexander Campbell, MLC, speaking in the second reading debate on the Crown Lands bill in 1884).¹

The agrarian question — how the land should be productively organised and therefore what the social organisation of society should be — shaped the colony and later the state of New South Wales.² From the beginning of British settlement it bedevilled politicians and bureaucrats and confused the public at large. Government policy (or lack of it) in the first half of the nineteenth century allowed squatters to engage in a land grab. In the second half the government enthusiastically sold the land of the colony to squatters and selectors alike, generating the major part of public revenue and allowing the construction of much-needed infrastructure, particularly railways. Then in the first half of the twentieth century, governments spent large sums of money resuming land from the pastoralists in the name of closer and soldier settlement. Some pastoralists became extremely wealthy, while many others, pastoralists, selectors and soldier settlers alike, were driven into grinding poverty. Some used the land to achieve social mobility and some to enable them to move into urban life. Successive governments endlessly enacted legislation as they attempted to use land ownership to solve social and economic problems, resulting in a complex and baffling array of ways in which land might be held. It is no wonder that NSW land policy and its application has attracted much attention, most of it critical.

It is this issue, of the vitally important but extremely confusing and confused responses by successive governments to the agrarian question, which is the theme of this thesis, which examines the question:

What was the intended purpose of the various government initiatives in respect to land ownership from 1885 to 1965, and how successful were these initiatives in the county of Sandon in northern NSW?

The first part of the research question is addressed by an investigation of the land legislation from the repeal of the Robertson land acts in 1884 to the abandonment of the

¹ *Votes and Proceedings of the NSW Legislative Council*, Vic. 47 & 48, 1st series, vol. XIV, 19 August 1884, p. 4865.

² Philip McMichael, *Settlers and the Agrarian Question: Foundations of Capitalism in Colonial Australia*, Cambridge, 1984, p. xii.

long-standing policy of closer settlement around 1965, as it applied to the Eastern Division of New South Wales.³ This examination is not a legalistic one, but rather one which seeks to determine what legislators and the community at large expected this legislation to achieve. The second part of the question is answered by an examination of the impact of legislation in a defined area, the county of Sandon in northern New South Wales, to determine if it had the effect which was intended. Several models of land settlement are reviewed in the light of these inquiries, and a new model is proposed.

Philip McMichael in his study of the role of British capitalism in the settlement of Australia in the nineteenth century reasoned that political conflict between the wealthy pastoralists, the emerging mercantile class and farmers involved the whole of colonial society in dealing with the agrarian question. The response of governments to this conflict determined the way in which New South Wales society was organised.⁴ This thesis will demonstrate that the answer which successive governments gave to the agrarian question was to attempt to foster closer settlement. That is, the placement of individuals and families on blocks of land just large enough to support themselves by engaging in some form of intensive agriculture, such as cropping, orcharding, dairying and the like, (or a combination of agriculture and grazing) and close to towns or existing infrastructure such as railways, ports or navigable rivers.

Although factors influencing this government policy varied over time, one of the principal driving forces from the mid-nineteenth century onwards was the determination to populate the countryside. A nostalgic desire to recreate the already vanishing English countryside of villages and market towns surrounded by small productive family farms was coupled with the idea that country life was somehow healthier and happier than life in the crime- and poverty-ridden cities. This ignored the fact that the Australian countryside was not well suited to the English way of farming, and that life in the country was often very difficult. In fact, Australia became a highly urbanised society with much of its principal agricultural products, grain, meat and wool, being produced on an industrial scale. While country villages, towns and cities exist and many flourish, there are also many that are decaying or abandoned. Some of these have declined because their reason for existence depended on some short-term enterprise. Hillgrove near Armidale, for instance, once a thriving town, now a tiny village, came into being

³ For a summary of all legislation mentioned in this thesis, see Appendix A. The Eastern Division was defined by the *Crown Lands Act 1884*. See Figure 1.1 for its location and that of the county of Sandon.

⁴ McMichael, *Settlers and the Agrarian Question*, p. xii.

as a gold mining settlement, but declined rapidly when the gold became too expensive to recover. The periodic recommencement of mining when gold prices are high has failed to re-invigorate the village. Bundarra west of Armidale, with its impressive but abandoned bank buildings, and Ebor to the east, both established as staging posts on the roads west and east, are examples of villages which have declined to a handful of residents and very few facilities. These, and many others, now have little reason to exist. This suggests that the successive attempts by governments to foster closer settlement have been a failure. However, as historian Bill Gammage pointed out in his review of the outcome of the Robertson land acts of 1861, 'later notions of democracy may have obscured our understanding of the purpose of the acts, and that reliance on general statistics may have obscured an understanding of their outcome.'⁵ That legislation resulted in both the establishment of thousands of small holdings and the purchase of large expanses of land by the squatters. As Gammage and others have argued, the widespread view that Robertson intended to create a yeoman class of small farmers was not correct, contending rather that Robertson wanted to promote equity in access to land, develop the resources of the colony and generate revenue for the government. Robertson expected settlers to come with some capital, and was uninterested in providing land to those who had none.⁶ Gammage went on to point out that his own study of the Narrandera Shire demonstrated King's misunderstanding of the outcome of the 1884 *Crown Lands Act*, and therefore it was important that more local studies of this legislation were necessary to clarify the issue.⁷ It is possible, then, that the intentions of governments in relation to closer settlement from 1884 onwards have at times been misinterpreted, as were the Robertson acts. Only by identifying what these intentions were, and testing the outcome 'on the ground', as it were, can the success or failure of the legislation (and its administration) be judged. As historian Sarah Maza pointed out, it is only through focussing on a specific area that it is possible to draw conclusions about issues such as labour disputes or the effects of war. She argued that:

⁵ Bill Gammage, 'Who gained, and who was meant to gain, from land selection in New South Wales', *Australian Historical Studies*, vol. 24, April 1990, p. 104.

⁶ *Ibid.*, pp. 112-113; D.W.A. Baker, 'The Origins of Robertson's Land Acts', *Historical Studies Australia and New Zealand*, vol. 8, no. 30, May 1958, pp. 166-182; Clarence Karr, 'Mythology vs reality: the success of free selection in New South Wales', *Journal of the Royal Australian Historical Society*, vol. 60, no. 3, 1974, pp. 199-206; McMichael, *Settlers and the Agrarian Question*, pp. 198-99, 212, 215, 240.

⁷ Gammage, 'Who gained', p. 120; C.J. King, *An Outline of Closer Settlement in New South Wales: Part 1: The Sequence of the Land Laws 1788-1956*, Sydney, 1957, p. 107.

[This is] the paradox at the heart of most academic historical practice: in order to do serious work, your focus must be local; in order to be taken seriously your questions and arguments must be national.⁸

This testing of the outcome of government policy at the local level is the central issue of this thesis.

Given the importance of the agrarian question for the development of the colony and state of New South Wales, it is surprising to find that there are only two detailed histories of land settlement, and both written many years ago. The first, Stephen Roberts' *History of Australian Land Settlement 1788-1920* was first published in 1924 and reprinted a number of times until 1968.⁹ In his foreword to the later reprints Roberts lamented the fact that the book, his first, had not been replaced, and that he had been unable to update it himself (no doubt because he was occupied for much of the intervening period as Vice-Chancellor of Sydney University). As his study ended at 1920, the shortcomings of the First World War soldier settlement scheme were not yet apparent, and his treatment of it was very brief. He concluded that in NSW soldier settlement had not been as successful as in the other states, but that, compared with similar schemes in Canada and USA, the Australian scheme had been satisfactory, a conclusion that other studies have contested.¹⁰ Robert's work is valuable in the way that developments in NSW up to 1920 are put in context with those in other colonies and states; while each was autonomous in land matters, both before and after Federation, changes in one state inevitably affected its neighbours.

The second work, C.J. King's *An Outline of Closer Settlement in New South Wales*, was published in 1957.¹¹ King's work contains considerably more detail than Roberts', concentrating as it does on NSW. His detailed listing and discussion of land legislation have been useful in corroborating my own estimations of the importance and outcome of each piece of legislation. However, he paid less attention to twentieth-century legislation from the First World War onwards and his treatment of the settlement schemes for veterans of the two World Wars is brief.

⁸ Sarah Maza, *Thinking about History*, Chicago, 2017, p. 49.

⁹ Stephen Roberts, *History of Australian Land Settlement 1788-1920*, South Melbourne, 1924, reprinted 1968.

¹⁰ *Ibid.*, p. 411. Works dealing with First World War soldier settlement schemes are critiqued in chapter 6.

¹¹ King, *Outline of Closer Settlement*.

There is a considerable literature on the legal aspects of land ownership. One of the basic technical texts is Andrew Lang's *Crown Land in New South Wales* which includes a brief but useful historical introduction.¹² He concluded that there had been:

... frequent reversals and rapid changes in land policy legislation, through social economic and political consideration. The shifting land policy illustrates the efforts of the Government to satisfy the demands of various sectors of the community, and to meet changing problems as they arose.¹³

The NSW land law was derived originally from British law, which had its origins in Roman law. British law was based on the feudal system of land tenure, with all land being held ultimately by the Crown for the benefit of the community at large; that is private land-owners held title as freehold tenants of the Crown.¹⁴ Thus, under both British and Australian law, governments have the power to resume land if it is needed, for example, as will be examined later, for the provision of farms for returned servicemen and women. However, as A.R. Buck has pointed out, British and NSW law have diverged markedly in other respects.¹⁵ British property law turned on the concepts of inheritance and obligations by landowners to their property and towards others dependent upon it. No such concepts were held in the colonies, where property was regarded as a commodity to be bought and sold, and owners felt no specific obligations to employees or family members. Buck argued that for squatters, security of title was tantamount, so that they could, for example, raise capital using property as collateral.¹⁶ While they were given some security from 1847 when they were granted leases to occupy their land, the Robertson legislation proved to be more useful as it was amenable to manipulation by those squatters who had the capital to purchase freehold title to their runs, and therefore attain greater security. As developments in the twentieth century confirmed, however, this title was not, and never has been absolute, as exemplified when NSW governments legislated to resume land for closer settlement.

Philip McMichael saw economic issues as being crucial to the rural settlement of Australia; in his view 'the key to the industrial capitalist development in this settler economy was the political resolution of the agrarian question to the long-term advantage of urban capital'.¹⁷ He argued that while the exploitation of the land was of primary

¹² Andrew G. Lang, *Crown Land in New South Wales*, Sydney, 1973.

¹³ *Ibid.*, 12.

¹⁴ Frank M. Hallmann, *Legal Aspects of Boundary Surveying as Apply in New South Wales*, Sydney, 1973, p. 55.

¹⁵ A.R. Buck, 'Property law and the origins of Australian egalitarianism', *Australian Journal of Legal History*, vol. 1, 1995, pp. 145-166.

¹⁶ *Ibid.*, p. 4.

¹⁷ McMichael, *Settlers and the Agrarian Question*, p. xiii.

importance to rural settlers, the land *issue* engaged urban dwellers and politicians.¹⁸ In the nineteenth century, politics and economics were dominated by the land question and the pace and form of rural settlement were driven essentially by the international capitalist environment. According to McMichael, the rising middle classes wanted to break the power of the large landholders, while politicians sought to capitalise on the colony's main asset, its land. The revenue from land sales was decisive in allowing the government to invest in social capital, such as the railways, to the benefit, not only of rural dwellers, but of the urban population as well.¹⁹

The Robertson land legislation created a market in land which allowed consolidation of holdings and the acquisition by squatters of freehold title to their runs, largely financed by British capital. With freehold title, pastoralists and farmers could borrow money to extend their holdings and to develop formerly unproductive blocks. However, with the decline in wool prices in the 1880s, many properties ended up in the hands of the banks. As a result, between 1860 and 1890 the number owned by individuals and partnerships declined considerably.²⁰ However, N.G. Butlin argued that while banks and other financial institutions may have appeared to have assumed ownership, this only indicated that the landholders had mortgaged their properties, and that only a minority lost them entirely by foreclosure or surrender; and, further that when that occurred the ownership by the banks was transitory as they were required by law to dispose of such properties within a reasonable time.²¹

Murray and Chesters examined the importance of wealth and its influence on politics in Australian history.²² In the early-nineteenth century the export of wool generated considerable wealth for pastoralists, to the extent that the agricultural sector dominated the economy and in turn exerted considerable political power over the colony. In the second half of the century, even though agriculture, manufacturing and mining expanded, wool remained the principal export together with gold, and hence the influence of the wealthy pastoralists continued. European capital investment increased, fuelling private investment in land and in industry, and public investment in infrastructure such as railways. Through the nineteenth century the source of wealth for

¹⁸ *Ibid.*, p. 215.

¹⁹ *Ibid.*, p. 245.

²⁰ *Ibid.*, p. 230.

²¹ N.G. Butlin, 'Company ownership of N.S.W. pastoral stations, 1865-1900', *Historical Studies Australia and New Zealand*, vol. 4, no. 14, May 1950, p. 110. This issue is discussed further in chapter 3.

²² Georgina Murray and Jenny Chesters, 'Economic wealth and political power in Australia, 1788-2010', *Labour History*, no. 103, November 2012, pp. 1-16.

most politicians was their rural interests.²³ Into the twentieth century the dominance of wool declined, and the wealthy elite diversified their interests. At the same time many of them withdrew from direct involvement in politics but continued to exert considerable political influence. Murray and Chesters concluded that colonisation had underpinned Europe's hunger and search for raw materials, new markets and sources of labour. The Australian colonies were able to provide all three. In colonial NSW the links between rural wealth, power and the state were close and overt, but after Federation the sources of wealth became more diffuse and the influence of the wealthy more covert.²⁴

The path taken by politicians and the community on land matters was convoluted and subject to powerful forces not necessarily working for the common good. The United Kingdom exerted not only legal, political and administrative control over her colonies, but also economic power. Even after 1856, when NSW gained a degree of political autonomy with the establishment of the elected Legislative Assembly, these influences continued to affect the way NSW rural settlement evolved. For example, after the First World War the British government put pressure on the Australian government to accept British returned soldiers into the soldier settlement scheme and instigated a program (partially paid for by Britain) to allow British migrants to participate in the Australian closer settlement scheme.²⁵

There are several ways of looking at the attempts by governments to deal with the agrarian question. Geographer Michael Williams proposed that the history of land settlement, 'the vital and living issue in public affairs', was one of *intensification*. This approach, he argued:

...unites much of the complexity [of the land settlement issue] and helps to pull together into a geographical framework the other divergent (but equally valid) overviews of the Australian rural scene.²⁶

Williams discerned three phases in rural settlement up to 1914, although they operated concurrently well into the twentieth century. The first was *using the unused*, as the British settlers spread out over the land, dispossessing the indigenous inhabitants, who were believed to be not 'using' the land.²⁷ The success of the squatters pointed the way

²³ *Ibid.*, p. 6.

²⁴ *Ibid.*, p. 13.

²⁵ The *Crown Lands and Closer Settlement (Amending) Act 1924* allowed British emigrants to apply for vacant Crown land.

²⁶ M. Williams, 'More and smaller is better: Australian rural settlement 1788-1914', in *Australian Space Australian Time: Geographical Perspectives*, J.M. Powell and M. Williams (eds), Melbourne, 1975, p. 62.

²⁷ *Ibid.*, p. 63.

to a form of settlement which was more in line with environmental reality, but at the same time encouraged the view that more intensive use of this land was possible and desirable. This led to the class struggle between generally conservative squatters and the more liberal-minded urban middle classes.²⁸

The second phase was *using the unused more closely*, through the sale of land and free selection.²⁹ Land in the hands of pastoralists was regarded as *unused* (more accurately *underused*) and was targeted for both civilian closer settlement and soldier settlement. The Cattle King, Sir Sidney Kidman, for instance, owned a strategically placed string of outback properties between which he moved mobs of cattle as climatic conditions dictated. Despite this early instance of rotational grazing on a vast scale, an environmentally sound approach to exploiting the arid lands responsibly, he was heavily criticised for not making the best (i.e. intensive) use of his land, which was dubbed ‘Mr. Kidman’s dingo incubator’.³⁰ While Kidman’s properties were in the remote rangelands (and not a target for closer settlement), pastoralists elsewhere were also regarded as not ‘using’ their land sufficiently intensively. For instance, James Farnell, Minister for Lands on introducing the Crown Lands Bill in 1883 asked plaintively: ‘Do you think we shall ever make a nation with sheep walks?’³¹ This despite the fact that the wool produced on these sheep runs was Australia’s major export earner well into the twentieth century.³²

The third phase, which began in the late-nineteenth century, was *changing the character of the used and unused* land, to increase productivity by changing the environment through new technologies and by forcing the transition of pastoral land to agricultural uses. The most dramatic change was the introduction of irrigation farming, almost entirely funded by governments. It was notable that this nationalisation of the water resources of the nation was accepted by the community, while that of land was opposed strongly. This phase also saw the recognition of the necessity for education and research

²⁸ *Ibid.*, p. 65.

²⁹ *Ibid.*, p. 70.

³⁰ M. Quinn, ‘Rights to the rangelands: European contests of possession in the early 20th century’, *Rangeland Journal*, vol. 28, no. 1, 2001, p. 19.

³¹ *Votes and Proceedings of the NSW Legislative Assembly*, Vic. 47 & 48, 1st series, vol. X, 7 November 1883, p. 332.

³² In 1963-4 wool was still Australia’s largest earner, at 34.5% of all export earnings. (Department of Foreign Affairs and Trade, *Fifty Years of Australia’s Trade*, Canberra, 2014, p. 4, <https://dfat.gov.au/about-us/publications/Documents/fifty-years-of-Australias-trade.pdf>, accessed 12 March 2018).

in rural matters, with the establishment of agricultural colleges and the promotion of practices such as the use of superphosphate, fallowing and soil erosion remediation.³³

Williams noted that:

Rural settlement was seen as a vehicle for influencing the type of society that the colonies wanted, or at least thought they wanted: it was an early example of social engineering.³⁴

This idea, of governments using land policy as a tool for social engineering, was taken up by historical geographer John Holmes, who argued that in Australia the evolution of land policy was: ‘a prolonged contest between Lockean and Kantian principles’.³⁵ By this he meant that the spread of squatters beyond the Nineteen Counties in the 1830s was an example of the Lockean principle that individuals had a pre-emptive right to unallocated resources.³⁶ This principle was modified by the Robertson legislation, which gave *bona fide* settlers the pre-emptive right to select land, in return for agreeing to use it more intensively than in the past.³⁷ Kant, on the other hand, argued that property rights flowed from a social contract under which the community agreed that individuals might hold land and under what conditions, not from any ‘natural rights’.³⁸ The abuse of the Lockean principle implicit in both squatting and selecting led to the reforms of the 1880s which marked the beginning of:

... directive, interventionist land settlement policies, targeting large holdings for partial subdivision and shaping the structure, ownership, and use of the resultant small holdings.³⁹

Although other historical geographers and historians have not used the term ‘social engineering’, Holmes argued that a number, including Roberts, Heathcote and Williams, have highlighted the use of land tenures as policy instruments. While his research focused on the use of leasehold tenures in the Cape York area of Queensland from the 1950s onwards, this idea has considerable relevance to land policy elsewhere, including in the area and period under study here.

Holmes was referring to the use by governments of leases to direct where and how land might be settled. Another leasing arrangement, tenant farming, a feature in the British

³³ Williams, ‘More and smaller is better’, pp. 86-88.

³⁴ *Ibid.*, p. 61.

³⁵ John Holmes, ‘Explorations in Australian legal geography: The evolution of lease tenures as policy instruments’, *Geographical Research*, vol. 52, no. 4, November 2014, p. 413.

³⁶ In 1829 Governor Darling decreed that no land could be purchased beyond the area surrounding Sydney. In the same year the boundary of the nineteen counties, a somewhat larger area surrounding Sydney, was defined as the limits of location. The boundary stretched from Kempsey in the north to Batemans Bay in the south and west to Wellington. A further county, Macquarie, was added to the limits of location in 1830. The area within the boundary of these counties has always been referred to as the Nineteen Counties, although there were in fact twenty.

³⁷ Holmes, ‘Explorations in Australian legal geography’, p. 413.

³⁸ *Ibid.*

³⁹ *Ibid.*, p. 414.

landscape, was replicated in the colony. According to historian Alan Atkinson, in the mid-nineteenth century tenant farming was widespread in NSW, and in the agricultural districts from the Hunter River south to Camden and the Illawarra and west to Penrith, tenants outnumbered freeholders by a considerable margin.⁴⁰ It was also common in Tasmania, where in 1858 two-thirds of all farms in the Northern Districts were tenancies on privately owned land.⁴¹ In both Tasmania and Camden, large land grants were made early in the colonies' existences, blocking small settlements and resulting in their owners being the commanders of what Atkinson described as: 'more a principality than an estate'.⁴² While some estate owners were benevolent landlords, many were not, raising rents and turning tenants out when their leases expired. Nevertheless, the tenant system did give many settlers a foothold in the agricultural industry, and as Atkinson noted, with the advent of selection, many of these farmers, or their children, were able to move further afield to properties of their own.⁴³ Tenant farming persisted in some areas of NSW, particularly the coastal dairying districts, and there were frequent calls for legislation to alleviate tenants' often poor circumstances, but there is no evidence of significant incidence of it in New England.⁴⁴

David Cameron, in a study of closer settlement in Queensland, discerned three phrases which he saw as tied to changes in political ideology:

- *Liberal agrarianism*, as non-farmers took up small agricultural farms from the 1860s to the early twentieth century;
- *Agrarian-socialist*, from the turn of the century to the Second World War, with the introduction of leasehold tenure and cooperative marketing, promoted by the emergent Labor Party; and,
- *Conservative agro-pastoral*, from the late 1940s, with the rise of broad acre grazing and cultivation, the reintroduction of freehold tenure and continuing cooperative marketing.⁴⁵

⁴⁰ Alan Atkinson, *Camden*, 2nd edn, North Melbourne, 2008, p. 97.

⁴¹ Shayne Breen, *Contested Places: Tasmania's Northern Districts from Ancient Times to 1900*, Hobart, 2001, p. 49. The Northern Districts is the region just to the south of Launceston, which was settled from 1805.

⁴² Atkinson, *Camden*, p. 97.

⁴³ *Ibid.*, p. 159.

⁴⁴ 'Tenant farmers and improvements', *Dungog Chronicle*, 24 February 1911, p. 7; 'Tenant rights', *Sydney Morning Herald*, 6 July 1906, p.5.

⁴⁵ David Cameron, 'Closer settlement in Queensland: the rise and decline of the agrarian dream, 1860s-1960s', in *Struggle Country*, Melbourne, 2005, p. 06.3, <http://www.epress.monash.edu/sc>, accessed 12 March 2014.

In Queensland, closer settlement was the corner stone of rural development policy, with bi-partisan support, until the 1960s. Unlike NSW and Victoria, where, according to Cameron, there was active encouragement of urbanisation and industrialisation, in Queensland there was a strong commitment to an economy based on agricultural production.⁴⁶

In the first phase of *liberal agrarianism*, the driving force was the ‘yeoman’ ideal of reproducing the vanishing small-holder landscape of Britain in the colonies. With the introduction of universal suffrage for men, liberal townsmen who wished to challenge the political power of the pastoralists were joined in time by socialist working-class men to support the breaking up of the squatting runs. From the separation of Queensland from NSW in 1859 until the 1880s there was a belief that the ‘trinity of hope’ — the combination of the construction of railways into the countryside, selection and immigration — would drive the development of the colony. However, the second *agrarian-socialist* phase proved the ‘trinity of hope’ to be unsustainable and greater government intervention was deemed to be necessary. Closer settlement schemes similar to those in NSW, resulted in the repurchasing of 320,000 acres in Queensland, mostly in the fertile Darling Downs district. With the election of a Labor administration in 1915 the alliance of workers and farmers resulted in comprehensive rural reconstruction programs and the introduction of perpetual leases instead of freehold tenure.⁴⁷ This phase lasted to the late 1940s, and saw the development of large scale irrigation schemes, some of which failed. In the *agro-pastoral* phase, broad acre mixed farming became more the norm, with freehold tenure again available. Scientific and technical advances in agriculture resulted in more efficient production. More large-scale irrigation projects were attempted, some on behalf of soldier settlers. Freehold ownership tripled and the number of farms in the state reduced significantly, but with a huge increase in their average size.⁴⁸ The importance of Cameron’s analysis to the current project is in its linking of political power to the development of closer settlement. As will be demonstrated, this link was all important in the history of land settlement in NSW.

For geographer R.L. Heathcote the process of intensification was countered by a natural tendency to the consolidation (and hence enlargement) of rural holdings. Heathcote took

⁴⁶ *Ibid.*, p. 06.3.

⁴⁷ *Ibid.*, p. 06.8.

⁴⁸ *Ibid.*, pp. 06.4-06.15.

'snapshots' of land ownership in an area north of the Darling River in the Western Division of New South Wales.⁴⁹ This is essentially a pastoral area which has seen permanent occupation since the early 1850s. There was considerable variation from the first 'snapshot' in 1866, to the following ones in 1879, 1929 and 1949 in the type of ownership (individuals, partnerships, companies and banks) and in the size of holdings. He concluded that there were two influences which worked against each other. The first was government legislation and its administration, which was rapid in occurrence and immediate in effect. It usually resulted in the fragmentation of large units, although in the twentieth century it also facilitated amalgamations of unviable properties. The other was a tendency for separate units of tenure to be amalgamated under common ownership, a process which was slow and irregular.⁵⁰ Conditions in the Western Division are quite different to those in the Eastern Division in which the county of Sandon was located, as from 1885 the Western Division Crown land was available only as leasehold, and the government accepted that pastoralism was the most suitable enterprise. The present study will determine whether such forces have also been evident in this different environment.

The conceptual schemes proposed by Williams, Cameron and Heathcote differ in their approach, timescale and geographical area. Williams was primarily interested in the way land use changed and saw three aspects which evolved concurrently over time. Cameron was concerned with changing political ideology which both shaped and responded to changes in land ownership and use. Heathcote was primarily concerned with the forces which drove the change in the pattern of land ownership. This research aims to determine if any, all or none of these schemes fit the particular circumstances of the area and time span chosen for study, or if another scheme emerges as more appropriate.

My interest in the agrarian question is a personal one. I have lived in the Armidale district since 1976, initially on a hobby farm at Kentucky, and since 1992 on a small rural property a few kilometres to the south-east of the northern NSW town of Armidale in the district known as Dangarsleigh. For a long time, I assumed (correctly) that our Dangarsleigh property had once been part of the mighty *Gostwyck* run, and (incorrectly)

⁴⁹ R.L. Heathcote, 'Changes in pastoral and land tenure and ownership. An example from the Western Division of New South Wales', *Australian Geographical Studies*, vol. 3, no. 1, April 1965, pp. 1-16.

⁵⁰ *Ibid.*, p. 13.

that an unknown selector had taken it up at some time after 1866.⁵¹ Then, in 2006, I came across a poster for the auction sale of 10,600 acres of *Gostwyck* in 1909 and realised that our land had been part of that subdivision. Delving further I found that it had not been selected, but bought by Grace Dangar in the early 1860s, after the Armidale town boundary was extended at her request into the *Gostwyck* run and the land sold at auction. Not only had there been an earlier *Gostwyck* subdivision in 1905, but there had also been a subdivision of the nearby *Saumarez* run in 1908. I was intrigued. I knew from my reading that the owners of these runs, the Dangars at *Gostwyck* and Henry Arding Thomas and the White family at *Saumarez*, had fiercely defended them from selectors using every means, both legal and dubious, to secure freehold title to as much land as possible. Why then, only some decades later, did the owners sell substantial parts of their properties? This puzzle became the subject of the research I undertook as part of my Master of History studies in 2012.⁵² That study revealed that *Gostwyck* and *Saumarez* had been under threat of resumption under the *Closer Settlement Act* of 1904, but that their owners at the time, Albert Dangar and Frank and James White, were able to evade this threat as creatively as their predecessors had evaded the threat of selection. This set me wondering about five issues:

- Were other properties in the district also threatened by closer settlement resumption, and if so, what was the outcome?
- What was the impact on the pattern of land settlement of other government measures such as the *Crown Lands* legislation from 1884 onwards, the soldier settlement schemes after the world wars, the resumption of land for purposes such as the establishment of the CSIRO McMaster Laboratory south of Armidale and the imposition of land and inheritance taxes?
- Since from 1885, each new government measure ran concurrently with those already in existence, how did these measures interact to change land ownership in the Armidale district?
- What other forces have influenced the pattern of land ownership? And,
- Which, if any, of the schemes proposed by Williams, Cameron and Heathcote fit the changing pattern of land ownership identified in the county of Sandon?

⁵¹ All properties named in the text are shown in italics to distinguish them from parish names which are often identical. All properties and persons named are listed in Appendices D and I.

⁵² Margaret Small, 'The impact of closer settlement on two pastoral runs in the Armidale district of northern New South Wales between 1901 and 1910', HUMS 508 Individual Research Project, University of New England, 2012.

These questions underpin the current study. The principal research question which emerged from them was:

What was the intended purpose of the various government initiatives in respect to land ownership from 1885 to 1965, and how successful were these initiatives in the county of Sandon in northern NSW?

As Bill Gammage pointed out, there is a need to undertake local studies to determine whether government policy had the desired effect (or in fact any effect at all). Only by examining the impact of legislation in specific areas, can an assessment be made. Gammage's fine study of the Narrandera Shire and those by Hancock of the Monaro, Waterson of the Darling Downs and Breen of north Tasmania provide useful examples of such investigations.⁵³

To examine the impact of government policy over such a period over all of NSW would be beyond the scope of a doctoral thesis. A smaller area, with some coherence of social and physical environments had to be chosen. Fortuitously John Ferry, in his PhD thesis and his later book *Colonial Armidale*, limited his examination of the changing land ownership issue to the county of Sandon, which surrounds Armidale.⁵⁴ His thesis and book are the fundamental sources for the history of Armidale in the nineteenth century. His synthesis of the development of the town itself and of the ownership of the land which surrounded it provided the social and physical context on which my thesis is built. Ferry's work, together with the fact that I live in the county of Sandon, made this the obvious choice for an area of study, with at times some attention to land settlement in the adjoining counties.⁵⁵ The University of New England and Regional Archives, housed in the university's Heritage Centre, was a rich source of primary material. It holds many original Lands Department registers and other documents compiled by the Armidale Land Board Office from the nineteenth- and early twentieth-centuries, and sets of pastoral records, including those of the properties *Saumarez* and *Salisbury Court*.

⁵³ Bill Gammage, *Narrandera Shire*, Narrandera, 1986; W.K. Hancock, *Discovering Monaro*, Cambridge, 1972; D.B. Waterson, *Squatter, Selector and Storekeeper: A History of the Darling Downs, 1859-93*, Sydney, 1968; Breen, *Contested Places*.

⁵⁴ John Ferry, 'Colonial Armidale: A study of people, place and power in the formation of a country town', PhD thesis, University of New England, 1994; *Colonial Armidale*, St Lucia, Qld, 1999.

⁵⁵ For the most part, in respect to pastoral estates which extended into the adjoining counties, and one First World War soldier settlement which was very close to the county boundary near Guyra.

NSW was surveyed into counties and parishes from the 1820s, with the last being proclaimed in 1884.⁵⁶ Figure 1.1 shows the county and its parishes. They were intended to be the basis of local government, on the English model, but have virtually no use today except for the identification of individual plots of land, they have the virtue of having unchanging boundaries, so long-term changes can be readily identified, and when they were surveyed an attempt was made to delineate areas with some coherence. The county of Sandon, proclaimed in 1850, straddles the spine of the Great Dividing Range and runs from south of Uralla to just north of Guyra, with the largest settlement in the area, the city of Armidale, at its centre. To the east there are spectacular gorges and to the west broken hilly country. From the south the New England Highway rises steadily from Tamworth to the tablelands; on sweltering summer days the dramatic drop in temperature is very welcome. The early explorers and squatters found an area of grassy eucalypt forests, open parkland, small areas of heath and scrub, and some open plains, such as Salisbury and Kelly's Plains.⁵⁷ The Surveyor-General, Thomas Mitchell described it in 1845 as follows:

This country could comprise a considerable part of the finest of the tableland called New England, extending about eighty miles north to south, and including the so-called Salisbury Plains, the place known as Armidale, and other sites suitable for towns. The whole country is well watered by tributaries to the Rivers Apsley and McLeay ... It is worthy of observation that the fruits of England can be grown on the elevated tableland of New England...⁵⁸

The squatting runs were established on the best land on a narrow belt in the centre of the county, and it is in this area that later development has been most dense.⁵⁹ Wool production has been the main pastoral activity since the arrival of the squatters in the mid-1830s, together with meat (beef and lamb), potatoes at Guyra, fruit at Arding and Kentucky, and to the mid-twentieth century, mixed farming in pockets such as Saumarez Ponds, Dangarsleigh and Kelly's Plains.

The period chosen for this study is from the implementation of *The Crown Lands Act 1884* in 1885, to the election of Robert Askin's coalition government in 1965. John Ferry and R.B. Walker thoroughly canvassed the impact of government policy in

⁵⁶ J.F. Atchison, 'The counties of New South Wales', *Australian Surveyor*, vol. 30, no.1, 1980, p. 35.

⁵⁷ David Curtis, 'The vegetation of New England as described by early settlers and travellers 1830-1880', *Armidale and District Historical Society Journal and Proceedings*, no. 46, 2003, p. 9; J.F. Campbell, 'Discovery and early pastoral settlement of New England', *Royal Australian Historical Society Journal*, vol. 8, no. 5, 1922, p. 225.

⁵⁸ Thomas Mitchell, 'Report of the Surveyor-General 1845', reprinted in Select Committee of Crown Lands, 'Appendix to the progress report on Crown lands', *Votes and Proceedings of the NSW Legislative Assembly*, 1854, vol. 2, p. 1214.

⁵⁹ P.J. Smailes and J.K. Molyneux, 'Twentieth century developments in the rural settlement pattern of the southern New England', in *New England Essays: Studies of Environment in Northern New South Wales*, Armidale, 1963, pp. 87-91.

northern NSW up to 1884.⁶⁰ However, post 1884 research has been somewhat patchy. Apart from my earlier study, there has been little mention of the impact of the closer settlement legislation in the Armidale area, and only passing mentions of that of the *Crown Lands Act* on individual properties.⁶¹ Wright family members, for instance, have written several books about their family properties *Wongwibinda* (bought in 1885), *Alfreda* (1890), *Wollomombi* (1900) and *Jeogla* (1901).⁶² Only one of these memoirs mentioned the division of the runs, which occurred not long before they were purchased, and there were only fleeting references to incursions by selectors in 1902, towards the end of a disastrous 'Federation' drought.⁶³ Elizabeth Gardiner's history of the *Terrible Vale* run at the southern end of the county briefly discussed the division of the run in 1885 and the sale of some land for closer settlement in 1907.⁶⁴ Soldier settlement in the district has attracted more attention. Rosemary Sparkes' 1996 MA thesis 'Forty acres and a crow: a comparison of soldier settlement in Australia after the two world wars', an invaluable study which looked at soldier settlement across the country, paid some attention to the Kentucky settlement after the First World War.⁶⁵ O'Sullivan's 1976 B.Litt dissertation is a valuable account of this settlement.⁶⁶ Gardiner's history included a brief account of the Kentucky settlement, part of which was established on *Terrible Vale* land.⁶⁷ Closer settlement subdivisions for civilians continued until after the Second World War but have not attracted any attention. Nor has Second World War soldier settlement in northern NSW been examined in any detail, with only brief articles by Neville Crew and Chris Christenson.⁶⁸ I chose to end my research with the election of the Askin government in 1965. While Askin and his Minister for Lands, Tom Lewis, paid lip service to the need for closer settlement, they, as I will argue, were not

⁶⁰ R. B. Walker, 'Squatter and selector in New England 1862-95', *Historical Studies Australia and New Zealand*, vol. 8, 1957, pp. 66-79; R.B. Walker, *Old New England: A History of the Northern Tablelands*, Sydney, 1966; Ferry, *Colonial Armidale*, chapter 9, 'The second struggle for the land', pp. 147-169.

⁶¹ Small, 'The impact of closer settlement'.

⁶² Phillip A. Wright, *Memories of a Bushwacker*, Armidale, 1982; Charlotte May Wright, *Memories of Far Off Days: The Memoirs of Charlotte May Wright 1855-1929, with afterword and additional family material by Peter A. Wright*, Armidale, n.d.; Owen Wright, *Wongwibinda*, Armidale, 1965; Judith Wright, *The Generations of Men*, Melbourne, 1959. See Appendix D for brief histories of all rural properties named in the text.

⁶³ Wright, *Wongwibinda*, pp. 81-82, 139. The *Crown Lands Act 1884* divided those holdings which still had vacant Crown land within their boundaries into two parts, with selection only available in one. This is discussed in detail in Chapter 2.

⁶⁴ Elizabeth Gardiner, *Terrible Vale: No Time like the Past*, Tamworth, 1995, pp. 106-108, 143.

⁶⁵ Rosemary Sparkes, 'Forty Acres and a crow: A comparison of soldier settlement in Australia after the two world wars', Master of Arts with Honours thesis, University of New England, 1996.

⁶⁶ Michael J.U.J. O'Sullivan, 'A New South Wales land settlement study. Kentucky Soldiers Settlement 1917-1975, with special emphasis on the period to 1940', Bachelor of Letters dissertation, University of New England, 1976.

⁶⁷ Gardiner, *Terrible Vale*, pp. 158-159.

⁶⁸ Neville Crew, 'Soldier settlement in New England: an adult education project', *Armidale and New England Historical Society and Proceedings*, no. 49, 2006, pp. 1-4; Chris Christenson, 'Soldier settlement in New England: an addendum', *Armidale and New England Historical Society and Proceedings*, no. 49, 2006, pp. 5-7.

committed to it, and turned their attention to other matters such as the reform of the Lands Department and national parks. This change of direction has also not been analysed in any detail in the literature. Thus, this dearth of analysis of the impact of government policy on local land holdings in the county of Sandon in the eight decades between 1885 and 1965 led to the selection of the time frame for this study.

From 1885 onwards, there was a major government initiative every decade or two, but in every instance except the first, the *Crown Lands Act 1884* which repealed the Robertson land acts, each new approach was added to the processes already in place. Therefore, when the *Closer Settlement Act 1904* was implemented, it was still possible to select land, and the government continued to release leasehold blocks of various kinds under the 1884 Crown Lands legislation. Similarly, the advent of soldier settlement after the First World War did not extinguish civilian closer settlement. It is important therefore, to examine how the initiatives interacted to get an overall picture of changes in land ownership. Thus, the present study is structured chronologically.

Chapter 2 begins with passing of the *Crown Lands Act 1884* and examines its impact in the county of Sandon in the first five years of its operation. Chapter 3 continues the examination of the 1884 legislation from 1890 to 1899, a period of great disruption in New South Wales as industrial unrest, severe economic depression and devastating drought tested governments and the rural community alike. In Chapter 4 the increasing complexity of the land legislation and the intense competition for the quickly diminishing stock of Crown land in the period between Federation and the outbreak of the First World War are detailed. The introduction of compulsory resumption of pastoral land under the *Closer Settlement Act 1904* and of land tax legislation introduced by the Commonwealth government are considered in Chapter 5. Chapter 6 examines the adaptation of the closer settlement legislation to provide land for returned servicemen and women after the First World War. Chapter 7 focusses on civilian closer settlement in the 1920s, and Chapter 8 in the 1930s. Chapter 9 looks at developments from the Second World War onwards, particularly the War Service Land Settlement scheme and the resumption by the Commonwealth of part of *Saumarez* for the establishment of a Council for Scientific and Industrial Research facility. Chapter 10 concludes the study by assessing how successful these government initiatives were in changing land ownership in the county of Sandon between 1885 and 1965. The models proposed by McMichael, Heathcote, and Cameron are re-examined in the light of the results of this study. A new model, and directions for further research, are proposed.

Appendices A to Z contain the background material to this thesis. As well as details of legislation, tenures, relevant statistics, pastoral properties and people named in the text, there are transcriptions of entries in various Department of Lands registers of land granted by the government in the county of Sandon between 1885 and 1965. Particular note should be taken of Appendix B which lists the large number of tenures under which land could be held in the Eastern Division of NSW. These tenures frequently have similar names and overlapping conditions which readers may find confusing. There is a general discussion of tenures in Chapter 10, including a chart which makes clear the relationship between them.

CHAPTER 2: THE CROWN LANDS ACT, 1884

*When the country was cursed with the drought at its worst,
And the cattle were dying in scores,
Though down on my luck, I kept up my pluck,
Thinking justice might temper the laws.
But the farce has been played, and the Government aid
Ain't extended to squatters, old son;
When my dollars were spent they doubled the rent,
And resumed the best half of the run.*

(The Broken-Down Squatter)¹

The *Crown Lands Act 1884* repealed the Robertson legislation, while retaining some of its central provisions. In this chapter the reasons for these changes are discussed, as is the reaction to the legislation by the citizens of the county of Sandon. In 1883, a government-appointed Commission indicated that selection had been heavy in New England and as a result little good land remained available, and that therefore further selection in this district would be fruitless.² However, analysis of selection in the county between 1885 and the end of 1889 challenges this conclusion.

The repeal of the Robertson land legislation

When John Robertson, the Secretary for Lands, forced through his revolutionary land legislation in 1861, his main aim was to achieve equity.³ His family had paid for the land they held within the Nineteen Counties, and Robertson could see no reason why the squatters should not.⁴ He wanted to foster the development of the colony by capitalising on its most valuable resource, its land.⁵ As Atchison put it, his was: ‘[an] honest and balanced attempt to compose the long-standing land problem for the benefit

¹ Often attributed to A.B. ‘Banjo’ Paterson but said to be by Charles A. Flower (*Queenslander* (Brisbane), 21 July 1894, p. 116). It was first published in *Queenslander* (Brisbane), 1 November 1884, p. 705 and later, with the addition of a chorus presumably by Paterson, in *The Old Bush Songs*, A.B. Paterson (ed.), Sydney, 1905, pp. 56-57.

² Augustus Morris and George Ranken, *Report of Inquiry into the State of the Public Lands and the Operation of the Land Laws*, Sydney, 1883, reprinted in *Votes and Proceedings of the New South Wales Legislative Assembly*, session 1883, vol. 2, pp. 71-164.

³ See Appendix A for an explanation of all land legislation mentioned in the text.

⁴ Biographical details of persons mentioned here may be found in Appendix I. The titles ‘Secretary for Lands’ and ‘Minister for Lands’ were interchangeable. In fact, while the Robertson family did purchase land, they also received generous land grants from successive governors, and John, his father and brother all held depasturing licences at some time. (Cynthia Hunter, *People, Property, Power*, Brisbane, 2010, pp. 10-17, 28-31).

⁵ Bill Gammage, ‘Who gained, and who was meant to gain, from land selection in New South Wales’, *Australian Historical Studies*, vol. 24, no. 94, 1990, pp. 122-123.

of all colonists'.⁶ As his biographer, Bede Nairn put it: 'He had formulated the greatest social theme in nineteenth century Australian history'.⁷ Robertson did not aim to promote agriculture, as his colleague John Burns, Member for the Hunter for almost thirty years, explained during the second reading debate of the Crown lands bill in 1883:

Now, in proposing the law my friend, Sir John Robertson — and he has authorised me to say this — never said a word about it being intended specially to promote agriculture. His intention was to enable persons of small means, in common with persons of large means, to obtain a home on the soil; and when they had obtained that home, whether the selection was small or large, they could use the land as they thought fit.⁸

Robertson's legislation allowed for individuals, known as 'selectors', to enter any squatting run and peg out an area of between forty and 320 acres. After applying for the land and paying a deposit of five shillings per acre, selectors were then able to live on the land and work it.⁹ In time the district surveyor would survey the land, and provided there was no impediment, such as a previous selection or purchase, or the previous declaration of the land as a reserve, the land was granted to the selector as a conditional purchase. Certain conditions had to be met, and the balance of the purchase price, a flat rate of one pound per acre had to be paid off, after which selectors were granted freehold title. The legislation also allowed squatters to purchase certain areas of land, particularly around improvements such as buildings, stockyards and dams.

Robertson garnered widespread support for his reforms. The rising urban middle class supported them because they hoped to break up the huge pastoral estates which were the source of the economic and political power of the squatters who dominated the government. Selling land produced a huge revenue stream for the government, making possible the construction of infrastructure, particularly the railways which were desperately needed to bring bulky agricultural products economically to the urban areas and ports, and to enhance people movement between Sydney and the rest of the colony. The financial institutions rewarded the greater security of tenure which the legislation permitted by lending money generously to squatters and selectors alike for the purchase of freehold and for improvements such as fencing. While the squatters resisted

⁶ John F Atchison, 'The Counties of New South Wales', *Australian Surveyor*, vol. 30, no.1, 1980, p. 34.

⁷ Bede Nairn, 'Robertson, Sir John (1816–1891)', *Australian Dictionary of Biography*, Canberra, <http://adb.anu.edu.au/biography/robertson-sir-john-4490/text7337>, accessed 12 August 2018.

⁸ John Burns, second reading debate, Crown lands bill, *New South Wales Parliamentary Debates*, 22 November 1883, first series, vol. X, Vic. 47^o & 48^o, p. 703.

⁹ In the period covered by this study, Australia used the British form of currency of pounds (£), shillings (s) and pence (d). There were twelve pence in each shilling and twenty shillings in each pound. On the adoption of decimal currency in 1966, one pound became two dollars with each dollar comprising 100 cents. The British form of currency is used throughout this thesis.

selection, they benefited from this availability of capital, at least while wool prices remained high. All in all, the Robertson legislation seemed to have something to offer to everyone, far beyond Robertson's own objectives.

By the late 1870s these imperatives remained. While the economic and political dominance of the pastoralists had waned, it certainly had not vanished. The Dangars, for instance, were fabulously wealthy, having diversified into other areas of economic endeavour, but still with their immense agricultural holdings, including thousands of acres in the county of Sandon.¹⁰ Through their social connections they were able to influence government policy, and they continued to wield direct political influence as well. In 1884, for example, Henry Cary Dangar sat in the Legislative Council while Thomas Gordon Gibbons Dangar represented The Gwydir in the Legislative Assembly.

Agricultural production had increased somewhat but still required fostering. There was mounting concern about the pace of the outright sale of land, much of which had been bought by the squatters. However, ceasing such sales would seriously affect the colony's finances and would require finding an alternative source of revenue such as income or land tax, or increased tariffs, both unpopular ideas. Because of these varied issues there was rising disquiet, even within Robertson's own faction, over the shortcomings in his legislation.

In October 1877, Thomas Garrett, the Secretary for Lands, made a determined attempt to reform the land legislation. He presented to Robertson, who was premier at the time, a bill which proposed many wide-ranging changes. Robertson refused to consider them, Garrett resigned from the government and Robertson lost control of the Legislative Assembly soon after.¹¹ When Henry Parkes failed to form a viable administration, James Farnell, a harsh critic of the Robertson legislation, accepted the premiership. However, he was unable to get his land reforms passed before he too lost control of the Legislative Assembly in December 1878. Robertson and Parkes then formed an unlikely coalition with Parkes as premier and Robertson as Secretary for Lands.

In 1882 Robertson brought forward a bill which was basically a consolidation of existing legislation that proposed only minor changes. Alexander Stuart, the leader of

¹⁰ As the records consulted in this study date from pre-metric times, all areas are given in acres. One acre is approximately 0.45 hectares.

¹¹ 'Resignation of the Minister for Lands. The draft land bill', *Illawarra Mercury*, 16 October 1877, p. 2.

the opposition, responded by proposing significant changes which Robertson would not accept. In his speech in reply, Stuart laid down eight principles which he argued should be incorporated into the legislation and which included some of the reforms proposed by Garrett and Farnell. Among them were: the abolition of selection before survey, of auction sales and pre-emptive leases; the decentralisation of the administration of land matters; and, the division of the pastoral runs into two parts, with only one part available for selection immediately.¹² Robertson, who had steadfastly maintained that his legislation was accomplishing his aims, refused to accept Stuart's amendments, the bill was rejected at the second reading stage in the Legislative Assembly and yet again an election was called.

The Morris and Ranken Commission

Campaigning on the platform of land reform Stuart won the ensuing election convincingly and appointed Farnell as his Secretary for Lands. Stuart immediately suspended auction sales of land and appointed Augustus Morris and George Ranken as a Commission of Enquiry into the operations of the Robertson legislation. Morris had been a parliamentarian and a pastoralist but had been forced by a financial crisis to sell all his runs in the mid-1860s. Ranken, who had been briefly a pastoralist in Queensland, was a surveyor and estate agent and had served as a Commissioner for Crown Lands for a short time in Queensland. Ranken's views on land matters were well known as he was a frequent correspondent to the *Sydney Morning Herald* under the pen name of 'Capricornus'.¹³ During his time as Crown Lands Commissioner in Queensland Ranken had engaged in the division of runs there, so he did have experience with this issue.¹⁴ Since the pair were handpicked by Stuart and Farnell, it is not surprising that Robertson was scathing in his condemnation of 'these two useless, incapable men'.¹⁵

Morris and Ranken concluded that free selection had worked adequately in the old settled districts, but elsewhere the system was poorly managed, unfair to both squatters and selectors and had been exploited by persons (squatters primarily, but some selectors

¹² *New South Wales Parliamentary Debates*, first series, session 1882, 46^o Vic., 8 November 1882, p.1185. See Appendix B for an explanation of all tenures referred to in the text.

¹³ For instance, his three-part series titled 'Grazing – past, present and future' which ran in the *Sydney Morning Herald* from 2 December 1876 to 6 December 1876, followed by his nine-part series, 'The land law of the future' which ran from 8 August 1877 to 1 September 1877.

¹⁴ George Ranken, 'The division of runs', *Sydney Morning Herald*, 26 January 1885, p. 4.

¹⁵ John Robertson, quoted by David Denholm and H.J. Gibbney, 'Ranken, George (1827-1895)', *Australian Dictionary of Biography*, Canberra, <http://adb.anu.edu.au/biographies/ranken-george-1148>, accessed 3 September 2013.

as well) with the means to purchase large tracts of land. In the New England district, they found that ‘it had been settled by *bona fide* selectors perhaps more than any other district of the Colony’, and that most of the good land near towns and villages had been selected.¹⁶ In their report to parliament in 1883, Morris and Ranken made many recommendations for land reform which were very much in line with those proposed by Stuart in 1882. Their report met with considerable but not universal approval at the time, and more recent analysis has been quite critical. For example, Noel Lamb identified significant errors in the evidence on which the Commissioners based their recommendations. G.L. Buxton was also scathing in his assessment of their report.¹⁷

Passing the Crown Lands Act 1884

Following the submission of the Morris-Ranken report, Farnell presented a bill to reform land matters. The second reading debate began on 7 November 1883 and wound on, with lengthy speeches, mostly critical of some aspect or other of the bill, on almost every sitting night until 13 December. The debate was one of the longest in NSW history, with the final sitting taking more than eighty hours before the motion to read the bill for the second time was finally passed, seventy-six votes to sixteen.

One of the dissenters was William Proctor, a Robertson supporter and an opponent of the bill. He and James Farnell represented New England, an electorate entitled to two representatives at the time. In 1882 Farnell, who had previously represented Sydney electorates, and a third candidate, J. M. O’Connell, a Uralla selector, had attempted to defeat Proctor by standing together, with the strong support of the Trade Defence Association.¹⁸ In a tight poll, Proctor attracted 980 votes, Farnell came second with 968 and O’Connell a close third at 951.¹⁹ It is hard to imagine why Farnell and O’Connell thought that running together would enhance their chances of both being elected, as at the time voting was ‘first past the post’, not preferential. While electors no doubt voted for their chosen candidate for a variety of reasons, it is reasonable to assume, that, since

¹⁶ Morris and Ranken, *Report*, pp. 130-132. Given the extensive purchases of land by some squatters, this conclusion is debatable.

¹⁷ Peter Noel Lamb, ‘Crown land policy and government finance in New South Wales 1856-1900’, *Australian Economic History Review*, vol. 7, no. 1, 1967, p. 58; G.L. Buxton, ‘1870-90’, in *A New History of Australia*, F.K. Crowley (ed.), Melbourne, 1974, p. 174.

¹⁸ How useful the support of the Trade Defence Association might have been is debatable, as it was a body formed to defend liquor traders against the impost of the *Licensed Victuallers’ Act*. (‘Trade Defence Association’, *Sydney Morning Herald*, 28 October 1882, p. 9).

¹⁹ *New South Wales Election Results 1856-2007, New England 1882*, <https://www.parliament.nsw.gov.au/resources/nswelectionsanalysis/1882/NewEngland.htm>, accessed 2 October 2014.

the election was hard fought on the land reform issue, Farnell and O'Connell supporters were generally in favour of land reform, while Proctor's were opposed. Therefore, taking Farnell and O'Connell's votes together, the pro-reform electors were actually in the majority. However, as time would tell, local opponents of Farnell's reforms proved to be the most vocal.

During the following very lengthy committee stage of the bill in the Legislative Assembly almost every clause was argued over. Farnell and Stuart had expressed their willingness to entertain amendments, and the lower house took them at their word. As a result, there were many changes, but the basic principles of the bill survived, and embodied most, although not all those which Stuart had proposed in 1882. These principles were:

- the division of the colony into three administrative zones, the Eastern, Central and Western Divisions (section 8);
- the decentralisation of the administration of land matters by the establishment of Land Districts and Local Land Boards of three paid members (sections 9-20);
- the division of pastoral runs into two, with the vacant Crown land in one half to be immediately available for selection, and that in the other half to be leased to the run holder for a fixed period (five years in the Eastern Division) (sections 70-77);
- an increase in the maximum area of conditional purchases to 640 acres in the Eastern Division (section 24);
- the introduction of additional conditional purchases and conditional leases, available to any holder of a conditional purchase, with the total area of each series to be up to 1280 acres. Conditional leases able to be converted to conditional purchases after five years (sections 42, 48, 50);
- the abolition of pre-emptive and improvement purchases, and of pre-emptive leases (section 3);
- the introduction of homestead leases in the Western Division (section 82);
- the restriction of the auction sale of Crown land to 200,000 acres per year (section 61); and,

- the reservation to the government of all mineral resources (section 7).²⁰

The legislation also introduced two new concepts. One was that of the ‘pastoral holding’, a term to replace ‘squatting run’, and was defined by the Act as:

... the area included within the continuous boundaries or reputed boundaries of any station worked or used for grazing purposes whether such station includes more than one run or includes lands held by or in the interests of the runholder.²¹

The second was the separation of the ownership of land and improvements. This clarified the ownership of improvements on leasehold land.²² The amendments proposed by the Legislative Assembly and accepted by Stuart and Farnell were largely matters of detail, important though many were. For instance, the time by which selections had to be fenced was extended from six months to two years. The legislation still had to get past the hurdle of the conservative Legislative Council, but as David Clune and Gareth Griffith noted, the bill was ‘sufficiently attuned to the interests of the large landowners’ that it passed easily, assisted by six Stuart appointees, including H.C. Dangar, ‘a voice of hard-nosed conservatism’.²³

To get their bill through parliament, Stuart and Farnell were willing to forgo some of the radical reforms which Stuart had proposed in 1882, and Morris and Ranken had recommended in 1883. That Stuart and Farnell were not dogmatically committed to Morris and Ranken’s recommendations may be assumed from Farnell’s admission during the second reading debate that he had not actually read their report.²⁴ Importantly, the principle of selection before survey survived.²⁵ The administrative changes which would have been required to abandon selection before survey were simply unachievable in the short term. Not only would it have been necessary to establish where selection would be permissible (i.e. after the division of the runs was finalised) but then this land would need to be surveyed before it could be selected, a major problem in the light of the chronic inability of the Lands Department to undertake

²⁰ In this thesis the emphasis is on legislation which related to the Eastern Division of New South Wales. Differences between these measures and those affecting the Central and Western Divisions are only discussed if they have direct relevance to the Eastern Division. Legislation affecting the Western Division is particularly voluminous and differs significantly to that of the Eastern and Central Divisions. All legislation mentioned in this thesis is listed in Appendix A.

²¹ *Crown Lands Act 1884*, Section 4.

²² Alexander Stuart, second reading debate Crown lands bill, *New South Wales Parliamentary Debates*, first series, Vic. 47^o & 48^o, vol. X, 27 November 1883, p. 603.

²³ David Clune and Gareth Griffith, *Decision and Deliberation: The Parliament of New South Wales 1856-2003*, Sydney, 2006, p. 129.

²⁴ James Farnell, second reading debate, Crown lands bill, *New South Wales Parliamentary Debates*, 7 November 1883, first series, Vic. 47^o & 48^o, vol. X, p. 601. No doubt he already knew what they would recommend.

²⁵ Under the Robertson legislation selectors simply chose some land which appeared to be unoccupied, anywhere on a squatting run, applied for it, and then waited, sometimes for years, for the Lands Department surveyor to survey the land.

surveys in a timely manner.²⁶ Another reform which Stuart and Farnell chose not to implement was the complete cessation of auction sales, although the scale of sales was significantly reduced in the short term.

One must ask, then, if the *Crown Lands Act 1884* was simply, as geographer Michael Williams claimed, a 're-arrangement of the furniture', or a hugely important piece of legislation, as John Atchison contended.²⁷ While selection before survey, the central feature of the Robertson legislation, remained, the new legislation embodied important changes both in process and philosophy. The decentralisation of land administration was a welcome step. Delays in surveying and in determining the validity of selections were major problems. The necessity for selectors who wished to challenge decisions to travel to Sydney was reduced by the establishment of local land boards which would make at least initial determinations, although appeals to the Minister for Lands were still possible. The division of the runs gave squatters certainty for a fixed period over the remaining vacant land in half of their runs and was a tiny step towards planning where closer settlement should occur; until then it was wherever individual selectors could find unalienated land.

The introduction of two new forms of ownership, conditional lease and additional conditional purchase, allowed selectors in the Eastern Division to build up holdings of as much as 1280 acres over time, as their finances permitted.²⁸ This was a much more viable property size, although there were conditions of residency and improvements to be fulfilled. The abolition of pre-emptive leases (commonly referred to as pre-leases), was a hugely unpopular development with those who had them. Pre-leases had been introduced in the Robertson legislation and allowed any land owner to lease up to three times the area of the freeholding without conditions and at a low annual rental, and only the lessee could purchase land within them. Leases were for five years but in practice seem to have been renewed almost automatically. Both squatters and selectors had used these leases to lock up land without having to fulfil the usual requirements of conditional purchases. Even though selectors were granted the right to convert them to

²⁶ C.J. King, *An Outline of Closer Settlement in New South Wales: Part 1: The Sequence of the Land Laws 1788-1956*, Sydney, 1957, p. 86.

²⁷ M. Williams, 'More and smaller is better: Australian rural settlement 1788-1914', in *Australian Space Australian Time: Geographical Perspectives*, J. M. Powell and M. Williams (eds), Melbourne, 1975, p. 80; John Atchison, 'An informative document', *Armidale and District Historical Society Journal and Proceedings*, no. 18, 1975, p. 83.

²⁸ See Appendix B for details of all tenures mentioned in this thesis.

the new conditional leases, this involved the necessity of complying with the fencing and improvement requirements, and initially they did not carry the right of conversion to conditional purchase. However, it was unreasonable for pre-lease holders to continue to enjoy such favourable conditions, and as there were some restrictions on the area of pre-leases which could be converted, more land became available for selection.

The period in which residency, fencing and improvement conditions were to be met was to begin from the date on which the selection was confirmed, not as under the previous legislation, the date of application for the selection. There had been many instances of selectors making improvements, only to find months and even years later, when their selections were finally surveyed, that they were not in fact available for selection because they fell within a reserve, an already existing selection or land purchased by the squatter. While the new rules could still lead to disappointment, at least selectors were not compelled to begin developing their selections until they were certain that they were in fact available.

The restriction of auction sales to 200,000 acres annually was generally welcomed as squatters had been the purchasers of much of the auctioned land in the past, being able to out-bid most of their competitors. There was a downside, as the outright sale of land had been a significant contributor to the colony's revenue. If a block of land was sold at auction, the purchaser had to pay the whole purchase price almost immediately. If, on the other hand, it was selected, the selector had to pay only a deposit, just two shillings per acre under the new legislation, with the remainder to be paid off over a lengthy period. This was expected to seriously reduce government revenue.

All in all, this legislation, although not without its shortcomings, was a significant step forward in addressing the agrarian question. While it may not have gone as far as either selectors or squatters wanted, it addressed many of the shortcomings of the Robertson legislation. It remained to be seen, however, whether these reforms would in fact achieve the government's aims.

The Crown Lands Act 1884 in operation in the county of Sandon

The new legislation was not welcomed with open arms in the New England electorate, even though one of their representatives, Farnell, was, with Stuart, a principal architect of the bill. Selectors in New England were mostly concerned with the abolition of the pre-leases which, according to the Mayor of Armidale, John Moore, would have a

‘ruinous effect in the district.’²⁹ As a substantial landowner and businessman in the Armidale district, Moore had a vested interest in the matter. On 11 December 1883, a petition signed by 726 New England residents was presented to Parliament. It read:

That the Land Bill now submitted by the Government is unsuitable to requirements of the Colony in general and of New England in particular, and should it become law, will tend very materially to prevent further settlement upon the Crown Lands of this Colony, and will also seriously prejudice vested interest both of squatters and selectors. For the foregoing reasons your Petitioners earnestly pray that your Honourable House will use its best efforts to defeat the Bill.³⁰

The next year well-attended public meetings were held in Armidale on 5 and 17 September. At the first meeting a motion to the effect ‘that the present pre-leases and vested interests of selectors be preserved in their entirety’ was carried unanimously, as was a further motion ‘that Mr Farnell, the member for the district, be called upon to resign’.³¹ The second meeting also carried motions proposing changes to the bill in relation to pre-leases and fencing.³² It was agreed to put the motions into a petition to Samuel Terry, MLC, as the Legislative Council was considering the bill at the time. Terry had represented New England in the Legislative Assembly from 1871 to 1880, and was a long-time supporter of Robertson’s, so must have been regarded as being sympathetic to their cause. This petition, however, had no effect on the outcome.

Farnell again disappointed the electors of Armidale when it was announced that the office of the new Local Land Board would be in Glen Innes, not in their town. A public meeting on 2 December formulated a petition to be sent to Farnell, asking that the decision should be reversed, but to no avail.³³ Cabinet confirmed Glen Innes as the location for the office, drawing the following comment from the Armidale correspondent for the *Australian Town and Country Journal*:

Although it was well known that many of the Ministers had for private reasons a very cordial hatred of this town, the majority of people here declined to believe that in the absence of any good public argument, the Ministry would locate the lands office in Glen Innes.³⁴

What the basis for the allegation of ‘cordial hatred’ was is unknown, but perhaps it related to the animosity towards Farnell. Armidale was not ready to concede defeat. On 15 December Farnell received a deputation comprising William Proctor and Henry

²⁹ Francis Suttor, second reading debate on the Crown lands bill, *New South Wales Parliamentary Debates*, first series, Vic. 47° & 48°, vol. X, 21 November 1883, p. 617.

³⁰ ‘Crown Lands bill (petition against – inhabitants of New England)’, *Votes and Proceedings of the NSW Legislative Assembly*, session 1883-4, vol. III, p. 839.

³¹ ‘Meeting on the land bill’, *Armidale Express and New England General Advertiser*, 9 September 1884, p. 2.

³² ‘Selectors’ meeting on the land bill’, *Armidale Express and New England General Advertiser*, 19 September 1884, p. 4.

³³ ‘New England Lands Office’, *Evening News* (Sydney), 3 December 1884, p. 4; D.I. McDonald, ‘Land offices — Glen Innes or Armidale?’ *Armidale and District Historical Society and Proceedings*, no. 27, March 1984, pp. 49-56.

³⁴ ‘Local Land Offices fixed’, *Australian Town and Country Journal* (Sydney), 6 December 1884, p. 14.

Copeland, the present and past representatives of the electorate, and thirteen local businessmen and farmers. Farnell's response to their appeal was that the Armidale Council was unwilling to provide suitable premises for the board, and Glen Innes was; and, that the decision had been made by cabinet and he had no say in it.³⁵ While it seems unlikely that cabinet would not take Farnell's preference into account, the decision stood. Two years later it was reversed by Farnell's successor, much to annoyance of the Glen Innes business community, which claimed that the loss of the office would cost it £4000 a year.³⁶ Given the animosity which had developed towards Farnell it is not surprising that he chose not to stand for New England again. He moved to the Legislative Council in October 1885, and subsequently returned to the Assembly in 1887, representing Redfern. He died the following year.

The last selections under the old legislation took place just before Christmas 1884 when there was quite a rush. On 23 December, the Armidale correspondent for the *Evening News* reported that:

DREADED — A dry season and the new Land Act are the two evils most dreaded by us at the present time.

SELECTIONS — 5066 acres were selected at Armidale on Thursday, being the last day on which land could be selected under the old law; a great many went in for a block to square their holdings before their old friend — the Act of '61 — passed into history. These facts show the strong claim of this electorate to have the lands and survey offices at Armidale instead of at Glen Innes. Some of the Armidale old fogies blame the selectors as the cause of Mr Farnell removing the land offices to Glen Innes; but let the cause be what it may, every person in this district feels indignant at the unjust preference shown to Glen Innes by the present Ministry.³⁷

No more applications were accepted until 6 August 1885. There were two reasons for this. The first was that the administrative structure needed to be put into place. As well as appointing a local land board and establishing its headquarters, the government needed to define the boundaries of the land districts which comprised each Local Land Board area. These were published in the *New South Wales Government Gazette* in early January.³⁸ There were to be five land districts within the Glen Innes Local Land Board area (later to be the Armidale Local Land Board after the headquarters were moved there): Armidale, Glen Innes, Walcha, Tenterfield and Inverell. It covered the area generally regarded as the northern tablelands and stretched from the top of the Moonbi range north of Tamworth to the Queensland border, with an area of some 15,000 square

³⁵ 'Deputations. Claim of Armidale to a land office', *Sydney Morning Herald*, 16 December 1884, p. 6.

³⁶ 'Glen Innes', *Australian Town and Country Journal* (Sydney), 15 January 1887, p. 16.

³⁷ 'Chandler River December 23', *Evening News* (Sydney), 7 January 1885, p. 3.

³⁸ 'Eastern Division', *New South Wales Government Gazette*, no. 4, 2 January 1885, pp. 173ff.

miles. For reasons known only to the Department, the boundaries of the land districts did not follow the already surveyed county boundaries. The boundary of the Armidale Land District, for instance, included all of the county of Sandon and parts of the adjoining counties of Hardinge, Clarke and Inglis with such helpful descriptions as:

...thence by that creek [Major's Creek], downwards to its intersection with the easterly prolongation of the north boundary of T. Freeman's 640 acres, portion 8, parish of Ernani [*sic*], county of Fitzroy, at a tree marked ↑LDB55...³⁹

One can only hope that a bushfire never took the tree out, and that Mr Freeman never subdivided his portion 8. Presumably the residents and the district surveyor were accustomed to such directions.

The office of the Local Land Board had a considerable staff complement including a Crown land agent and was headed by the district surveyor. Crown land agents received applications, collected land revenues, provided information on land matters and kept the land records for the district. Each of the local land districts had to make do with just a Crown land agent, and often the local Clerk of Petty Sessions added this role to his other responsibilities.⁴⁰

The second reason for the delay in accepting applications for selections was the need for the division of the pastoral runs into resumed and leasehold areas to be finalised. Run holders were required to apply for a pastoral lease within 120 days of the commencement of the Act on 1 January 1885. Run holders were directed to:

... furnish a plan of his Pastoral Holding ... showing to the best of his ability the boundaries and area of such holding together with all ranges watercourses lakes or other natural features within such boundaries and shall also mark on such plan the position of all lands held or occupied by him under any tenure other than Pastoral Lease and all improvements upon such holding made by him or of which he claims to be the owner and shall furnish ... a statement of the average grazing capacities of the holding and the nature and value of the improvements thereon ... and the runholder shall divide by a line or lines the entire area of all Crown Lands situated within such pastoral holding into two parts as nearly equal in area as practicable and after receipt of the plan ... the Governor may ... reserve temporarily from conditional sale any land within such pastoral holding divided as foresaid pending a determination of which part shall be converted into a Resumed area.⁴¹

Most commentators have misunderstood the import of the division of the pastoral runs. A typical statement is that of Bruce Davidson: 'New South Wales attempted to overcome this [the problem of providing selectors with land] by resuming half of the

³⁹ *Ibid.*, p. 174.

⁴⁰ John Jenkins, *Crown Lands Policy-Making in New South Wales 1856-1991: The Life and Death of an Organisation, Its Culture and a Project*, Canberra, 1998, p. 30.

⁴¹ *Crown Lands Act 1884*, part IV, section 71, p. 80.

runs'.⁴² In fact while all of the vacant land within each holding had been available for selection until December 1884, after that any vacant land in the leasehold areas of holding was withheld from selection for five years in the Eastern Division and longer in the Central Division. Far from providing selectors with land, it gave the pastoralists sole use of the vacant land in the leasehold area of their holdings. Banjo Paterson also misinterpreted the impact on squatting runs in his song 'The Broken-down squatter': rather than taking half their runs away, the legislation actually protected half of each run from selection for a time.

The required returns would provide the first comprehensive and accurate descriptions of the runs, which to this time had been vague in the extreme. Run holders who failed to submit such a plan would not be entitled to a pastoral lease over any remaining Crown land. The Minister had the power to decide which portion would become the resumed area, although in practice his decision must have been guided by recommendations from district surveyors who in turn surely were influenced by the pastoralists themselves. Pastoralists were entitled to take a five-year pastoral lease over the vacant land in the leasehold area, and an occupation licence over that in the resumed area. Freehold land which fell within the resumed area could be surrendered and its purchase price refunded, or it could be exchanged for land within the leasehold area. This allowed pastoralists to tidy up their boundaries and dispose of land which was less useful.

Where runs were too small to be usefully divided, the Minister had the power to declare the entire run to be leasehold.⁴³ The Minister was, however, reluctant to exercise this right, as the manager of *Salisbury Court*, south of Uralla, discovered in 1887 when he applied to have the entire run declared leasehold. In a heated letter to the Under Secretary for Lands, the manager claimed that the unalienated area had been grossly overestimated, and on that basis, there should be no resumed land declared. The Minister was unmoved by this plea.⁴⁴

⁴² Bruce Davidson, 'An historical perspective of agricultural land ownership in Australia', in *A Legacy Under Threat? Family Farming in Australia*, Jim Lees (ed.), Armidale, 1997, p. 38.

⁴³ *Crown Lands Act 1884*, part IV, section 71, pp. 80-81.

⁴⁴ C. Marsh to C. Olliver, Under Secretary for Lands, 28 April 1887, NSW Department of Lands, Occupation Branch, Pastoral holdings file no. 144, Eastern Division, Salisbury, State Archives, series 8137, item 3/1198.

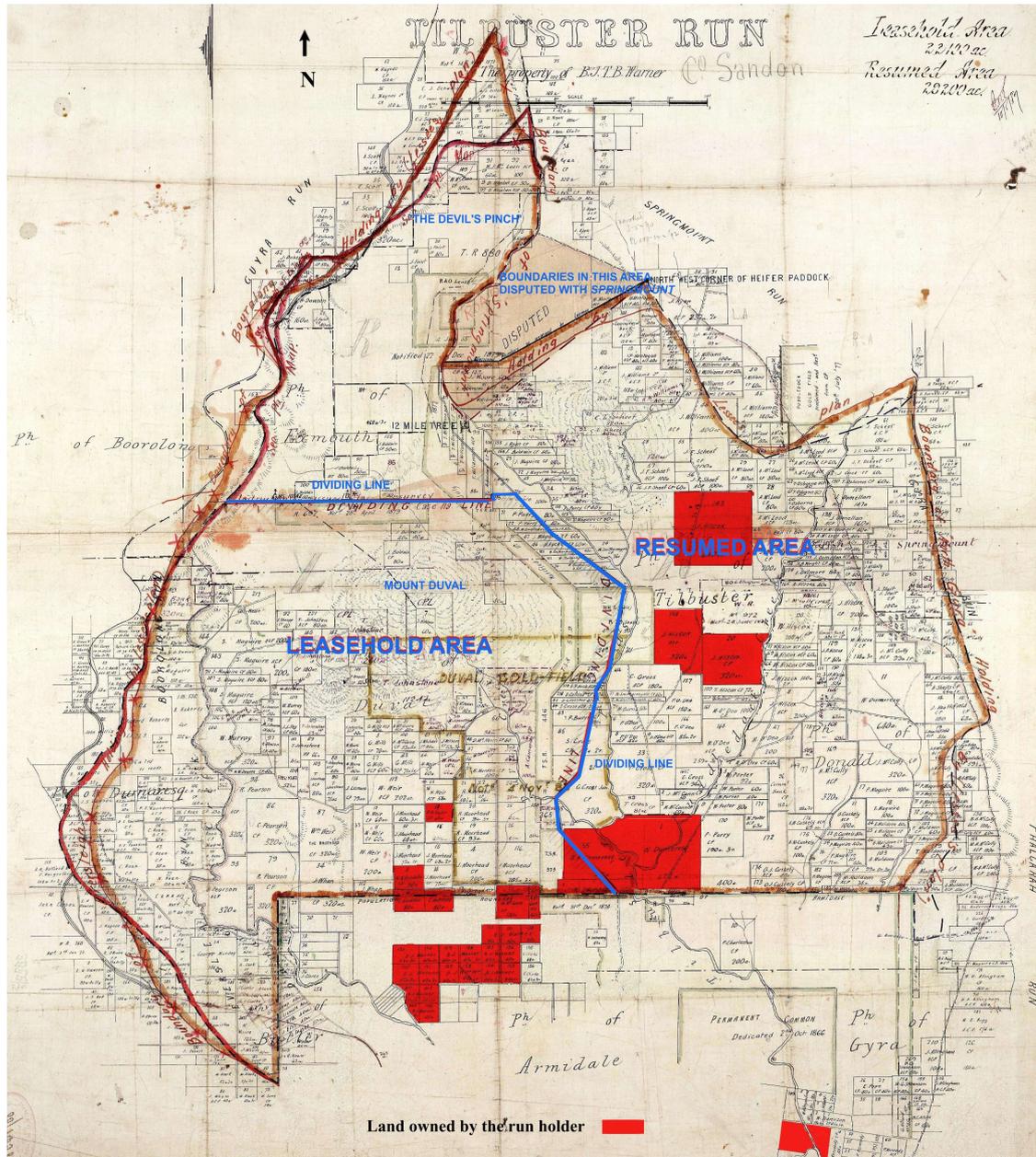


Figure 2.1: Tilbuster division of run map 1885.⁴⁵

⁴⁵ NSW Department of Lands, Tilbuster P.H. no.319 [division of run map], 1887, NSW Land and Information, <http://hlrv.nswlrs.com.au/pixel.htm>, accessed 10 March 2014. Annotations added by the author.

Figure 2.1, an example of a division of run map, is that of *Tilbuster*. The areas shaded in red were held as freehold by the run holder, Benjamin Warner. The remainder of the run was a mixture of selections owned by others and of Crown land held by Warner under a pastoral lease. The run was divided in two by a line (marked here in blue) running north along the Great North Road to a point about half way to the northern boundary of the run, then west. The Minister for Lands designated the south-west portion of the run as the leasehold area, and the remainder as the resumed area. This decision was challenged by Emily Warner, the executor of her husband's will, he having died suddenly in December 1885. She unsuccessfully applied in 1887 to reverse the leasehold and resumed areas of the run on the grounds that, firstly her head station was within the resumed area, which would make management difficult; and, secondly, there was very little land suitable for selection in the resumed area. Why that should have been of concern to Mrs Warner is hard to understand, except she may have felt that would have persuaded the minister to do as she requested. It did not.⁴⁶ As well, she and James Ryan, the owner of *Springmount* disputed the boundary between their two runs. In the event they agreed to divide the disputed area between them.⁴⁷

Returns were submitted for twenty pastoral holdings which were located wholly or partly in the county of Sandon. A noticeable exception was *Saumarez*, either because there was no leasehold land left there at all, or so little that it was not worth retaining.

A compilation by William Hanson published in 1889 listed all the runs in the colony which had submitted returns in 1885 and 1886, recording the name of the run holder, the location of the run, the size of the leasehold and resumed areas and the rent paid by the run holders for each run (which would have given some indication of the quality of the land).⁴⁸ Hanson intended his compilation to:

... form a précis to our immense pastoral resources and to be a guide to all who are interested in the further development of this almost terra incognita of New South Wales ... may also be acceptable to the capitalist as demonstrating the solid foundation upon which our public securities stand, and the certainty of a steady revenue being derivable from the Pastoral Possessions of the Colony ... [and] afford a ready means of knowing where land is open for settlement.⁴⁹

⁴⁶ K. Emily Warner to W.C. Proctor 4 April 1887, NSW Department of Lands, Occupation Branch, Pastoral holdings file no. 566, Eastern Division Tilbuster, NSW Archives, series 8367, item 3/1234. Mrs Warner's full name was Katherine Emily, but she seems to have been known by her second forename.

⁴⁷ James Ryan to the Minister for Lands, 1886, NSW Department of Lands, Occupation Branch, Pastoral holdings file no. 566, Eastern Division Tilbuster, State Archives, series 8367, item 3/1234.

⁴⁸ William Hanson, *The Pastoral Possessions of New South Wales*, Sydney, 1889.

⁴⁹ *Ibid.*, pp. i-ii.

That is, one of his aims was to indicate to potential selectors where land might be available. Hanson did not state how he arrived at his figures, which are somewhat at variance with other available data, as is explained in Appendix C. Nevertheless, his is the most complete data set, and has been used here to estimate the area of land available.

With so little land available, Commissioners Morris and Ranken concluded that the division of runs in this district would be ‘absurd’ and would ‘greatly injure the pastoral industry’.⁵⁰ They argued that much of the remaining unalienated land on the squatting runs was suitable only for grazing, and for the squatters to lose this land to selectors would jeopardise the viability of their runs, many of which, the Commissioners claimed, were already small. While most if not all the squatting runs in New England were considerably reduced in size by selection, it is impossible to agree with their conclusion. While *Gostwyck* and *Saumarez*, with their extensive freehold land were exceptional, most of the other old squatting runs in the county of Sandon also had sufficient freehold land, strategically placed, to be viable. In any case, if there had been so little land available, as Morris and Ranken had claimed, then further selection would hardly have threatened the squatters.

The Commissioners paid particular attention to the need to reserve land for future mineral development in this potentially valuable region. They recommended that the available land should be classified for its agricultural or mineral potential and leased until the surveys could be undertaken.⁵¹ If selection before survey had been abandoned as Morris and Ranken recommended, there would have been a more orderly management of the alienation of the remaining Crown land in the district. While the government already had the power to declare goldfields and thus restrict or prevent selection, the 1884 legislation did not allow for the classification of lands as Morris and Ranken suggested.⁵²

Figure 2.2 shows the approximate boundaries of the runs in the county of Sandon in 1885 and the extent of land not claimed by any run. The boundaries of each run encompassed, not only the freehold and leasehold land of their holders, but also land owned by selectors. Almost all of *Gostwyck* was held by its owner William Dangar as

⁵⁰ *Ibid.*, p. 137.

⁵¹ *Ibid.*

⁵² *Mining Act 1874*, 37 Vic. No 13, section 10.

freehold, due to the vigorous purchasing of his parents Henry and Grace in the 1850s and 1860s. The other runs varied considerably. *Tilbuster*, while claiming a total area of 42,300 acres in 1885, had only 3,468 acres of freehold and 14,452 acres of leasehold. That is, within the boundary of the run, persons other than the run owner held 24,380 acres of conditional purchases. *Tilbuster* was originally owned by William Dumaresq, who had interests elsewhere and leased the run out.⁵³ After his death in 1868 his son ran the property until selling it in 1872 to George Cross, ‘a well-known turfie’, which may have been the reason *Tilbuster* was sold under the instructions of the mortgagee in 1880.⁵⁴ It was bought by William Coventry who sold it two years later to Benjamin Warner. Dumaresq’s lack of interest in the run and Cross’s financial difficulties meant that in the crucial years when selectors were most active the run was not defended in the same way as *Gostwyck* and *Saumarez* were and, consequently, was heavily selected.⁵⁵

While for the most part squatting runs had common boundaries, there was some land which was not claimed, and this land, if not already alienated, was immediately available for selection, provided it was not a gazetted goldfield or reserve. These areas are shaded grey in Figure 2.2. To the north-west of Uralla, the extensive Rocky River goldfield reserve prevented Henry Arding Thomas, who owned *Saumarez* from 1856 to 1874, from securing freehold title to land there although it was originally part of his squatting run. Land was withdrawn from *Saumarez*, *Gostwyck*, *Kentucky Station* and *Salisbury Court* for the Uralla town reserve.

Armidale was surrounded by small holdings on land withdrawn from *Tilbuster*, *Saumarez*, *Gostwyck* and *Gyra*, surveyed and sold in the 1850s and 1860s.⁵⁶ To the east of Guyra in the far north of the county there had been two runs, *Guyra West* and *Guyra East*, but in 1885 their leases were forfeited because of arrears in rent, and therefore no

⁵³ John Ferry, ‘Pinch Flat’, *Armidale and District Historical Society Journal and Proceedings*, no. 39, 1996, p. 67.

⁵⁴ ‘Turfie’ was slang for a devotee of horseracing, a well-known way of losing money. ‘New England District’, *Sydney Morning Herald*, 2 May 1872, p. 9; ‘From Armidale to Glen Innes’, *Australian Town and Country Journal* (Sydney), 7 July 1877, p. 22; ‘First-class pastoral property’, *Sydney Morning Herald*, 24 June 1880, p. 10; ‘Stock, station and produce reports’, *Australian Town and Country Journal* (Sydney), 10 July 1880, p. 37.

⁵⁵ John Ferry, *Colonial Armidale*, St Lucia, 1999, p. 149. *Tilbuster* was particularly attractive to selectors since so much of the land to the south and west of Armidale had been purchased by the owners of *Gostwyck*, *Eversleigh* and *Saumarez*.

⁵⁶ The run *Gyra* is not shown on the map as by 1885 it had been divided into *Thalgarrah* and *Herbert Park*. See Appendix D for an explanation of the confusing names of the runs *Guyra*, *Gyra* and *Gara*.

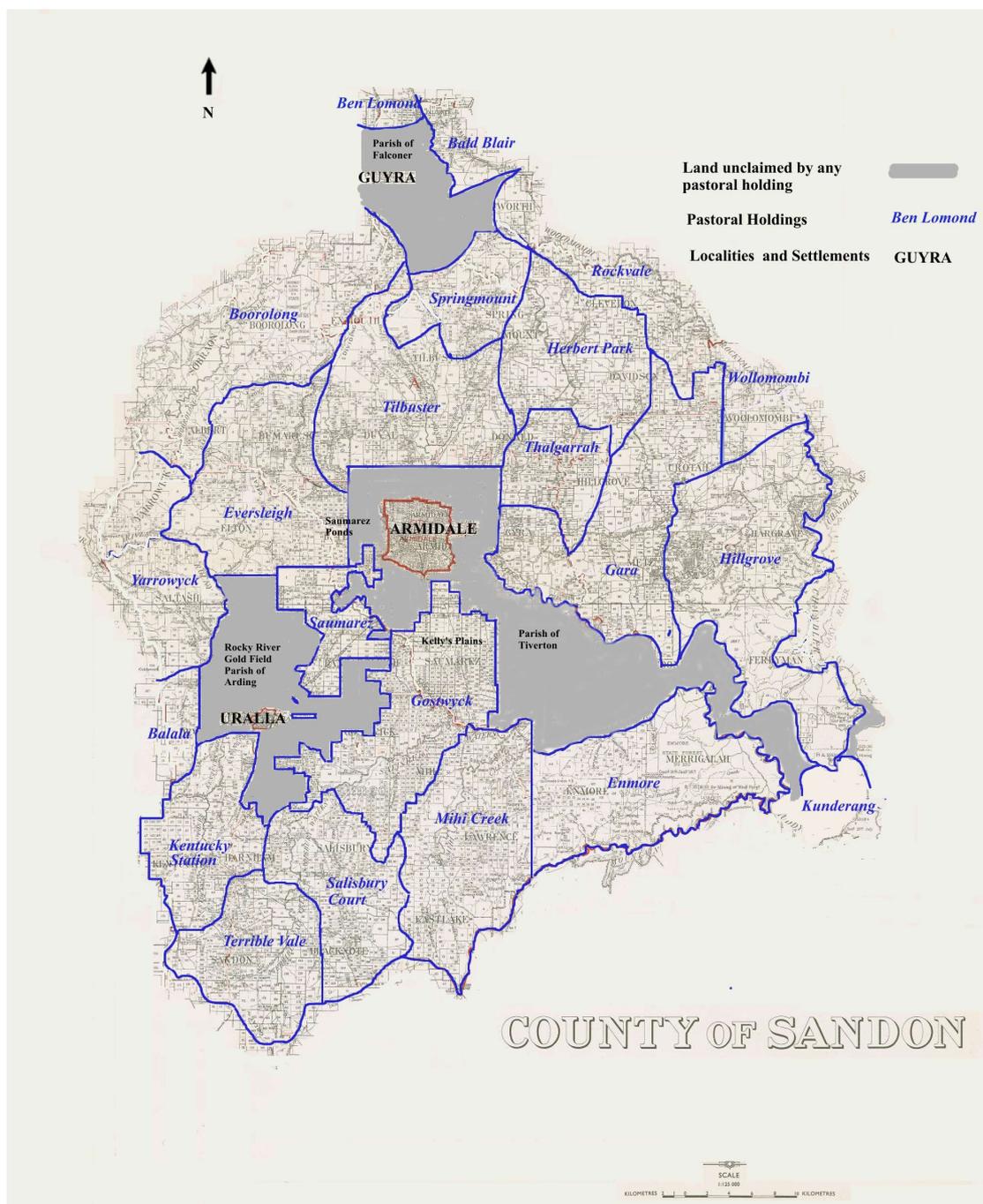


Figure 2.2: Approximate run boundaries and land not claimed by any pastoral holding, county of Sandon, 1885.⁵⁷

⁵⁷ Figure based on NSW Department of Lands, Map of the county of Sandon, Land District of Armidale, Eastern Division N.S.W., 5th edn, Sydney, 1946, revised 1976, <http://hlrv.nswlrs.com.au/pixel.htm> accessed 10 March 2014. Annotations by the author.

division of run claims were submitted for this land.⁵⁸ The land on either side of Hillgrove Long Point, at the southern extremity of *Hillgrove*, was formerly part of *Kunderang*, but the lessee, Elizabeth Crawford, declined to take up an occupation lease over this area.⁵⁹

The total area of the county of Sandon is 890,880 acres.⁶⁰ A precise figure for the area available for selection has proved impossible to calculate because of the difficulty of determining exactly the amount of leasehold and resumed land of each of the runs which were only partially in the county. A conservative estimate of the acreage available for selection immediately in the resumed areas and potentially in 1890 in the leasehold areas, is detailed in Table 2.1.⁶¹

The total area available according to my calculations, 285,684 acres, is more than Morris and Ranken's estimate of twenty-five square miles (i.e. 16,000 acres) suitable for agriculture and two hundred square miles (128,000 acres) of pastoral land. The difference between the figure calculated in Table 2.1 and Morris and Ranken's estimate is explained by the fact that they were looking at land which was suitable immediately for agriculture or grazing, while my calculation includes a considerable amount of land which at the time would have been regarded as unsuitable for either, primarily in the south-east of the county on the *Enmore* and *Kunderang* holdings, and to the north-west on *Boorolong*. In time much of this land came into use, as will be discussed in later chapters.

Table 2.1: Estimated area available for selection in the county of Sandon in 1885 and 1890.

	Available immediately (acres)	Available in 1890 (acres)	Total available area (acres)
Runs entirely within the county of Sandon	78,084	79,600	157,684
Runs partly within the county of Sandon	15,500	32,500	48,000
Areas not within any runs	80,000		80,000
Total	173,584	112,100	285,684

⁵⁸ 'Crown lands held under lease or licence', *Votes and Proceedings of the New South Wales Legislative Assembly*, session 1875-76, vol. III, p. 1097; Department of Lands (report for 1885), *Votes and Proceedings of the NSW Legislative Assembly*, second session 1887, vol. III, p. 867.

⁵⁹ Bob Harden, *European Settlement & Pastoralism at Kunderang, Upper Macleay River, 1840-1960*, Armidale, 2015, p. 51.

⁶⁰ William Hanson, *Geographical Encyclopaedia of New South Wales*, Sydney, 1892, p. 112.

⁶¹ The Act stated that the leasehold area leases could be extended at the Minister's discretion. In the event he chose not to do so. See Appendix C for details of the calculation of these figures.

The division of the runs in the county of Sandon were gazetted in July and August 1885, and selection under the new rules could begin.⁶² The first day on which applications for selections were received was 6 August, and there was quite a crowd of eager would-be selectors at the Armidale Land District Office. The scene was ‘exciting’:

This morning before 9 o’clock, selectors had wedged themselves against the door of the land office. As 10 o’clock approached the scene at the office became more exciting. Fully thirty selectors, including one or two women, were massed round the door, reminding one of a scene at the pit door of a London theatre on a ‘first night.’⁶³

There was no need for alarm, as the Crown land agent announced that he would accept all applications and conduct ballots if there were multiple applications for the same portions. Twenty-two applications for land in the county of Sandon were accepted on the day, of which three were eventually disallowed, and no ballots were needed.⁶⁴

Given the complexity of the new legislation, it is not surprising that there was considerable confusion, not only among hopeful selectors but within officialdom. On the very first day on which selections were to be accepted, it was announced that, contrary to previous instructions, applications for conditional leases should be submitted at the same time as those for conditional purchases. This apparently caused much consternation among those who feared that they would lose the opportunity to obtain leases over adjoining land, but selectors were reassured that applications of leases would be accepted later.⁶⁵

That many would-be selectors were also confused is evident from the fact that twenty-three per cent of all applications for conditional purchases in this period were disallowed for a variety of reasons. For example, applications from two married women were refused because they were living with their husbands and were therefore ineligible to own land in their own right.⁶⁶ Some were disallowed because they fell within leasehold areas or reserves.⁶⁷ One applicant was unsuccessful because of the ‘vagueness’ of his

⁶² *New South Wales Government Gazette*, no. 277, 10 July 1885, pp. 4284-4325; no. 311, 31 July 1885, pp. 4875-4899; no. 325, 5 August 1885, pp. 5048-5065.

⁶³ ‘Land Office Day. Exciting scenes’, *Evening News* (Sydney), 6 August 1885, p. 5; ‘Division of pastoral runs’, *Armidale Express and New England General Advertiser*, 7 August 1885, p. 4.

⁶⁴ See Appendix E, Table 1 for a summary of the alienation of Crown land. All applications lodged for land in the county of Sandon for conditional purchase (CP) and conditional lease (CL) are listed in Appendices M and N.

⁶⁵ ‘The Land Act’, *Freeman’s Journal* (Sydney), 22 August 1885, p. 13.

⁶⁶ Emma Jane Marsh’s application for 139 acres, CP85-189; Catherine Geary’s application for 100 acres, CP88-57. Emma unsuccessfully appealed against the decision.

⁶⁷ For example, Arthur Muldoon’s application for 100 acres in the *Thalgarrah* leasehold area, CP85-126; James McCrossin’s application for 640 acres in the Rocky River Goldfield Reserve, CP85-198.

description of the block.⁶⁸ Another was unsuccessful because she did not have a certificate of abandonment of a previous conditional purchase which had been declared forfeit.⁶⁹ Some were refused because their additional conditional purchase applications were not for land adjoining an existing series.⁷⁰ Others were disallowed because the land had already been selected, was below the minimum size of forty acres, or because there was no land available.

Despite the hiccup on 6 August 1885, conditional leases were soon being granted. From the registers and parish maps eighty-six conditional leases have been identified as being applied for between August 1885 and December 1889, for 25,719 acres. Not included in this figure are the converted pre-leases, which were such a cause for anxiety by the local selector community.⁷¹ Eighty-nine applications for such conversions were approved, involving 30,492 acres, indicative of the importance of this issue, and greater than the area taken as new conditional leases during this period. The legislation initially denied these former pre-leases the right of conversion to conditional purchase, but that was later quietly dropped. Of these leases, only eight (3538 acres) were forfeited and almost all of the others were eventually converted to conditional purchase.

Some Crown land was offered for outright sale by auction in this period. On assuming office in 1882, Stuart had suspended auction sales altogether, but they did resume in 1886 on a much-reduced basis. From late in that year some auctions were held in the county of Sandon, mostly of blocks which had either been previously offered at auction but not sold, or forfeited or voided selections.⁷² To 1889, ninety-eight blocks were offered, comprising 7588 acres. Many of the blocks remained unsold, and indeed some were unsaleable. In the county of Sandon, at least, auction sales after 1885 added little to the colony's coffers.

Some blocks, however, did find buyers. In 1888 nine blocks of forty and eighty acres near the eastern boundary of *Gostwyck*, within its resumed area, were auctioned. These had been surrendered, as the legislation allowed, in exchange for land in the leasehold

⁶⁸ Thomas Oates' application for 70 acres, CP86-61.

⁶⁹ Mary McCully's application for 320 acres, CP89-82.

⁷⁰ For example, Thomas Starr's application for 40 acres, CP86-108 and Kenneth Finlayson's application for 100 acres, CP86-09.

⁷¹ 'The Land bill', *Sydney Morning Herald*, 19 September 1884, p. 10; 'Selectors' meeting on the land bill', *Armidale Express and New England General Advertiser*, 9 September 1884, p. 2 and 19 September 1884, p. 2.

⁷² See Appendix P for the list of portions offered for sale.

area of the holding. The surrendered blocks were surrounded by freehold *Gostwyck* land, preventing any purchaser from actually gaining access to them. Therefore, no one except its owner would have had an interest in bidding. Unsurprisingly the blocks were bought by the Dangars.⁷³ Thus, Albert Dangar, who at the time was managing *Gostwyck* (he later became its owner), was able to use this exchange provision to advantage: the surrendered blocks were bought back into *Gostwyck*, presumably at the usual upset price, and equivalent land elsewhere was added at no extra cost. It was a cunning ploy. The location of conditional purchases, conditional leases and land offered for sale by auction between 1885 and the end of 1889 has been plotted in Figure 2.3. There was heavy selection in the area between *Gostwyck*, *Mihi Creek*, *Enmore* and *Gara*. This was previously part of the *Gostwyck* squatting run, but the Dangar family chose not to defend it, and it was not regarded as part of the run in 1885. It is noticeable that the heaviest selection within holdings was on their extremities, as was the case on *Yarrowyck*, *Bald Blair*, *Boorolong*, *Terrible Vale* and *Wollomombi*. This is not surprising, as pastoralists concentrated on defending the areas closest to the homesteads. Selections on *Eversleigh*, *Gostwyck*, *Salisbury Court* and *Springmount* were largely by the run holders themselves, or dummies for them.⁷⁴

Some selections were allowed within the leasehold areas of *Tilbuster*, *Eversleigh*, *Boorolong*, *Enmore* and *Mihi Creek*. There is no obvious reason for this. There must have been uncertainty about the boundaries of the leasehold and resumed areas as they existed only as marks on the division of run maps and were apparently not surveyed accurately. Three of the selections on *Tilbuster* were additional conditional purchases, so perhaps they were allowed, but two selected by Selena Armstrong appeared to have been original selections.⁷⁵ Perhaps the Armidale Land Board simply turned a blind eye

⁷³ The Torrens Title deed TT919-26 for portion 123, parish of Mihi records William Dangar as the purchaser. The deeds for the other blocks, portions 14, 16, 74, 81 and 123 sold on 28 September 1888 no longer exist as separate titles, but as W. Dangar's name appears on the parish maps for these portions it is reasonable to assume that he purchased them all. The sale of the remaining portions, nos 34, 50, 127 and 128 to Frederick Dangar is noted on Crown survey plan 130-1660 (NSW Land and Property Information, <http://hlrv.nswlrs.com.au/pixel.htm> accessed 1 November 2014). I have been unable to identify the land which William received in exchange. Torrens Title (TT) deeds record land ownership. All such deeds noted here were consulted at NSW Department of Lands, Torrens title deeds, <http://hlrv.nswlrs.com.au/pixel.htm> accessed numerous dates 2008-2018.

⁷⁴ Even though the practice of dummymy, the selection by squatters in the names of compliant employees or family members, only to sell to the squatters, or to allow the selection to be forfeited, allowing it to be brought to auction, was outlawed in 1875, but it proved to be almost impossible to stamp out.

⁷⁵ CP85-31, portion 38, and CP85-167, portion 142 parish of Duval, additional conditional purchases by Thomas Johnstone; CP85-67, portions 131 and 140, parish of Dumaresq, additional conditional purchase by John Moore; parish of Duval;

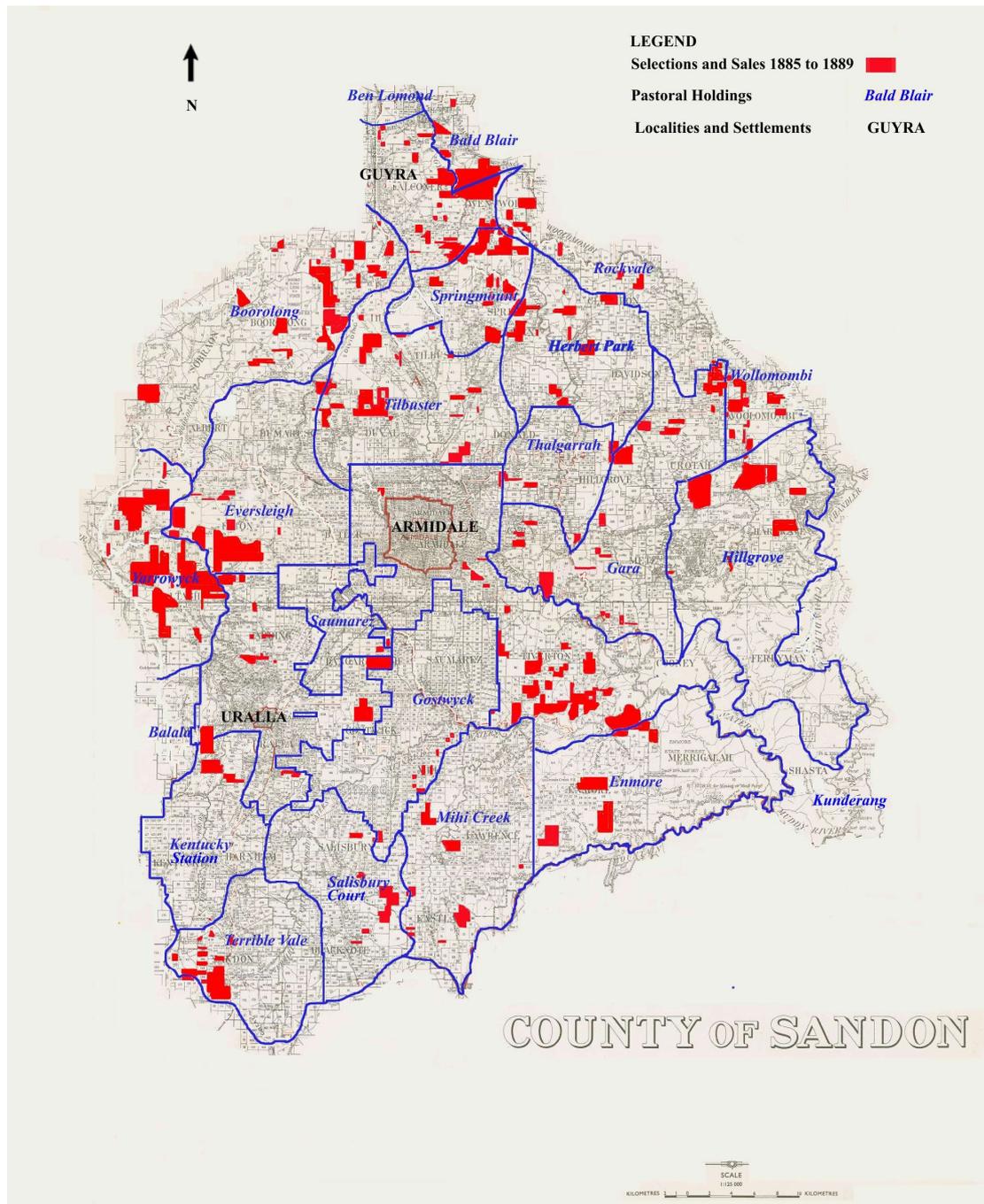


Figure 2.3: Alienation of Crown land in the county of Sandon, 1885-1889.⁷⁶

CP86-90, portions 106 and 111, parish of Duval, original conditional purchase by Selina Armstrong, all within the *Tilbuster* leasehold area.

⁷⁶ Figure based on NSW Department of Lands, *Map of the county of Sandon, Land District of Armidale, Eastern Division N.S.W., 5th edn*, Sydney, 1946, revised 1976, <http://hlrv.nswlrs.com.au/pixel.htm> accessed 10 March 2014. Annotations by the author.

at times or depended on run holders to challenge selections in unavailable locations. One selection on *Enmore* was a lease within a forestry reserve and may have been allowed because of uncertainty over the status of reserves in general.⁷⁷ Given these uncertainties and the general confusion about the new legislation, it is not surprising that such errors occurred.

One of the most strident complaints against the Robertson legislation concerned the way in which squatters were able to purchase land using ‘dummies’. The practice was made illegal in 1875, but it was impossible to stamp out. The dummyming which was rife on Algernon Belfield’s *Eversleigh* during the Robertson era certainly continued there.⁷⁸ In June 1891, for example, the Board investigated whether or not an *Eversleigh* employee, Alexander McDonald, had fulfilled the residency and improvement conditions on his 1886 selection of 480 acres.⁷⁹ When questioned, McDonald claimed he had paid the deposit for the selection from his own money, had built a house and had only later and in good faith, mortgaged the land to Belfield. Suspiciously, he said that he had not received any money from Belfield, except for £2 for carting wire; rather, Belfield was paying the interest as it fell due and had agreed to purchase the land when the certificate of compliance was issued. While it seems very likely that McDonald was acting as a dummy for Belfield, the Board let it go through.

The reliance of the pastoralists on private financiers is obvious from the selections made during this period. The partnership of George Cruickshank and Thomas Baird was integral to the push by Belfield and other pastoralists to secure their holdings. Cruickshank and Baird were themselves wealthy pastoralists, Cruickshank at Inverell where he owned *Byron*, and Baird in the Dubbo district. Between 1886 and 1895 the pair financed the selection of several portions on *Eversleigh*, and the purchase of others from selectors such as Alexander McDonald, on behalf of Algernon Belfield. These were then transferred to the Camden Park Estate (also as mortgagee) in 1903 and finally to Belfield in 1906.⁸⁰ There were other similar transactions of conditional purchases and leases on behalf of three other pastoralists, George Jenkins, the owner of *Herbert*

⁷⁷ William House’s CL4110.

⁷⁸ Ferry, *Colonial Armidale*, pp. 158-159.

⁷⁹ CP86-50; NSW Department of Lands Conditional Sales Department correspondence file 1877-1922, series 8103, AO 10/17841; Ferry, *Colonial Armidale*, pp. 158-160.

⁸⁰ CP87-70; CP90-382; CP90-400; CP91-50; CP94-49; CP95-12; CP95-13.

Park, Henry Bigg, *Thalgarrah* and Henry Curtis, *Brooklyn*.⁸¹ Jenkins and Bigg also used the services of another pair of financiers, J. Gordon and T.J. King of Sydney and Young.⁸² Technically these financiers should not have been able to select as it was not until 1889 that mortgagees could apply to select on behalf of mortgagors, but obviously the Armidale Local Land Board had nevertheless accepted these applications.

Many portions selected during this period ended up in the hands of the pastoralists, with the owners of *Gostwyck*, *Salisbury Court*, *Boorolong*, *Tilbuster*, *Springmount* and *Thalgarrah* buying selections as they came onto the market. However, these appear to have been simply cases of pastoralists taking advantage of offerings, rather than dummy sales. They all also successfully applied for conditional purchases in their own right.

Altogether, around eighty thousand acres of Crown land were alienated in the county between 1885 and the end of 1889.⁸³ While not a huge acreage in comparison with the alienation in the county during the Robertson era, it nevertheless constituted almost nine per cent of the county, was forty-five per cent of the available land, and was likely to be most of the land suitable for selection at the time. The process was not, however, entirely smooth. One of the criticisms of the Robertson legislation was that the Lands Department took an inordinately long time to carry out surveys. Farnell and Stuart expected the decentralisation of the management of the system to overcome this problem. In the period 1885 to the end of 1889, forty per cent of all successful applications for conditional purchases were confirmed within three months, sixty per cent within six months, and eighty-five per cent within a year.⁸⁴ The disallowed and withdrawn applications were dealt with quite quickly, seventy-five per cent being finalised within three months.

The three longest delays all involved people who appealed against decisions of the Armidale Local Land Board. Richard Hargrave, the owner of *Hillgrove*, waited from 24 April 1887 to 11 March 1889 for his application for a conditional purchase of 310 acres and a conditional lease of 930 acres to be approved.⁸⁵ Emma Marsh, one of the

⁸¹ *Brooklyn* was not one of the old squatting runs. It was a 12,000-acre portion of *Thalgarrah* which Henry Bigg sold to his son-in-law Henry Curtis in 1889 or 1890.

⁸² CP86-62; CP87-27; CP87-108; CP90-16, CP90-164, CP90-200, CP90-204, CP90-205, CP90-314; CP91-8.

⁸³ Conditional purchases 22,255a; conditional leases 25,719a; converted pre-leases 30,492a; plus, an unknown but small area of Crown land sold at auction.

⁸⁴ The time between applications and confirmations was calculated from the data in Appendix M.

⁸⁵ Armidale Local Land Board, Minute Book 11 March 1889, University of New England and Regional Archives, series 33/5170, item 4.

married women whose applications were disallowed, waited from 24 December 1885 until 19 March 1888 for a decision.⁸⁶ Emma was the sister of Frederick Taylor, the owner of *Terrible Vale*, and the wife of Cloudy Marsh, then manager of *Salisbury Court*. It is hard to believe that Marsh and Taylor, both experienced pastoralists, would not have known that Emma's application would be unsuccessful, so perhaps this application was intended to test the system. In the event, it hardly mattered, as Hargrave and Marsh were not obliged to fence or improve their selections until they were confirmed, and in the meantime, they were at liberty to graze the land and keep other selectors at bay.

The third case was that of Alfred Hack, a miner, who applied in July 1887 for a non-residential selection of forty-one acres on Bakers Creek, right in the Hillgrove goldfield.⁸⁷ Other miners objected, and his application was rejected in December 1888 after a three day hearing, on the grounds that the land was not available on the date on which he had applied.⁸⁸ Hack appealed to the Minister for Lands who allowed his appeal in the face of the strong opposition of the Minister for Mines.⁸⁹ The mining community was outraged, and expressed its 'great indignation' at a public meeting. A petition with several hundred signatures was compiled and a committee appointed to pursue the matter further.⁹⁰ This did not bear fruit, and Hack's selection was eventually confirmed on 19 November 1889. The selection was in the centre of an important goldfield in which conditional purchases were not allowed under the legislation. The Minister, in over-riding the decision of the Armidale Land Board, was clearly in error. Hack, who went on to establish the profitable Enterprise Mine on his land, was not a selector in the spirit of the legislation, but a miner seeking to protect his claim to what was a valuable gold reef.

There were a relatively small number of appeals against rulings of the Armidale Land Board. The annual report of the Lands Department noted eight appeals from the Board's decisions to the Minister in 1889, of which four were upheld, two were dismissed, two were referred back to the Board, one was sustained and the last was still pending.⁹¹

⁸⁶ CP85-189.

⁸⁷ CP87-91.

⁸⁸ Armidale Local Land Board, Minute Book 18 December 1888, University of New England and Regional Archives, series 33/5170, item 4; 'Country news Armidale', *Sydney Morning Herald*, 25 December 1888, p. 5.

⁸⁹ 'Hillgrove mines', *Evening News* (Sydney), 22 January 1889, p. 8.

⁹⁰ 'Hillgrove mines. Great indignation meeting', *Armidale Express and New England General Advertiser*, 22 January 1889, p. 4.

⁹¹ Department of Lands (report for 1889), *Votes and Proceedings of the NSW Legislative Assembly*, session 1890, vol. IX, p. 24.

Although the details of these appeals were not noted, at least two, Hack's and Hargraves's, dated from before 1889, and certainly some related to selections outside the county of Sandon. The number of appeals by Sandon selectors therefore does not seem excessive.

While selections in Sandon seem to have been processed reasonably quickly, this was not the case for all applications received at the Armidale Land Office. At the end of 1885, 179 conditional purchase applications to the Armidale Land Office had not been processed, and of them eighty-seven were still outstanding at the end of 1886.⁹² By the end of 1889, there were still two applications for conditional leases outstanding from the period 1885 to 1888, down from thirty-five at the beginning of that year.⁹³ Most of these outstanding applications related to land in counties other than Sandon. The delays may have been due to the combination of their greater distance from Armidale, where the surveyors were based, and the likelihood that fewer of these selections would have been already surveyed, than was the case within the more heavily selected county of Sandon.

In 1887 Thomas Garrett, again Minister for Lands, overruled the determination of leasehold rents by local land boards including that of Armidale, and raised them significantly. A public meeting held in Armidale on 21 October 1887 to discuss the assessment of these rents attracted a large attendance, including representatives of all the pastoral runs and many selectors. It was reported that:

The matter, indeed, affected not pastoralists and selectors alone, but artisans and labourers, and in fact, was causing depression and uncertainty throughout the whole colony. The country had passed through severe droughts, and had been elastic enough to survive these, but now the Minister had put his foot down on everything, and had paralysed all industries in the colony.⁹⁴

It was alleged that squatters were being subjected to special taxation: 'their [i.e. the government's] one great object was to squeeze the last drop out of the country's landholders'.⁹⁵ The squatters had good grounds for complaint: for example, the rents for *Hillgrove* and *Enmore* rose from one to two pence per acre, and that for *Gostwyck* from two and one-eighth pence to four pence.⁹⁶ However, it was not just squatters who

⁹² Department of Lands (report for 1886)', *Votes and Proceedings of the NSW Legislative Assembly*, session 1887-8, vol. X, pp. 6 and 32.

⁹³ Department of Lands (report for 1889)', *Votes and Proceedings of the NSW Legislative Assembly*, session 1890, vol. IX, p. 40.

⁹⁴ 'The Land assessments in the New England district', *Sydney Morning Herald*, 21 October 1887, p. 5.

⁹⁵ *Ibid.*

⁹⁶ 'Crown Lands (annual rental from leasehold areas, occupation licences and homestead leases) return 8 February 1888', *Votes and Proceedings of the NSW Legislative Assembly*, session 1887-8, vol. X, pp.140-146.

were affected but conditional leaseholders as well. As Andrew Messner and Frank Bongiorno noted in their review of politics in New England, this issue marked the end of hostilities between pastoralists and selectors as they now had a common cause of complaint against the government.⁹⁷ As was usual at these meetings, a petition was taken up, which stated:

That the Minister for Lands in fixing, as he has done, the rents of Pastoral and Conditional Leases has assumed powers which were not intended to be conferred upon him by the Land Act of 1884. That by ignoring the assessments of the Local Land Boards, based on sworn evidence, and ruinously raising the rents, he has greatly depreciated the value of pastoral securities, affected injuriously all branches of trade, and is causing widespread distress among the labouring population of the Colony.⁹⁸

The petition was signed by 382 people, but the rents were not reduced as a result. The meeting also established a Land and Electoral Union for the New England district although this body seems to have been ineffectual.

Soon after this blow, the pastoralists received the unwelcome news that the leases on their leasehold areas would not be renewed and would therefore be open to selection in 1890. The 1884 legislation had stated that pastoral lessees in the Eastern Division would have the right to extend their five-year leases for another five years, unless the Minister deemed it necessary to return the land to the Crown, which, in the event, he did. This caused consternation among the pastoralists, but would-be selectors and those wanting to increase their selections welcomed the news. The pastoralists were however, offered the opportunity to take out a licence to graze the remaining land, and all did over all or part of the remaining leasehold and resumed areas of their runs.⁹⁹

While some pastoralists were taking the opportunity to increase their holdings, so were the more successful selectors. The Finlaysons in the north-east of the county were actively selecting, adding nearly nine hundred acres to their already considerable holdings. The twin processes of intensification and consolidation identified by Heathcote can thus be seen at work already in this relatively limited period.¹⁰⁰ While some new selectors were coming into the field, at the same time both pastoralists and

⁹⁷ A. Messner and Frank Bongiorno, 'New England', in *People and Politics in Regional New South Wales, vol. 1: 1856 to the 1950s*, J. Hagan (ed.), Sydney, 2006, p. 170.

⁹⁸ 'The Land Law. (Petition from certain residents of New England) tabled 27 March 1888', *Votes and Proceedings of the NSW Legislative Assembly, session 1887-88, vol. V, p. 627*.

⁹⁹ See Appendix F. The licence for *Boorolong* was initially forfeited but granted later.

¹⁰⁰ R.L. Heathcote, 'Changes in pastoral and land tenure and ownership. An example from the Western Division of New South Wales', *Australian Geographical Studies*, vol. 3, no. 1, April 1965, p. 13.

selectors who had access to finance were buying out others. The old established pastoral runs remained, albeit diminished or split, but were being joined by new pastoral estates growing out of selections.

After only five years of operation, it was too early to determine if the objectives of the *Crown Lands Act 1884* were being met in the county of Sandon, but the signs were, for the most part, promising. Despite predictions that there was little or no land suitable for selection left in the district, there was in fact a considerable amount selected. While there were still delays in acting on applications for selections, and they worsened during this time, most were acted upon within a reasonable period. While most of the run holders added some land through direct selection, or by buying out genuine or dummy selectors, genuine selection did occur, and many existing selections were extended by the conversion of pre-emptive leases and the adding of additional conditional purchases and conditional leases.

Many selections were disallowed, but there were only a small number of appeals against decisions of the Armidale Local Land Board to the Minister for Lands, suggesting that for the most part its decisions were considered to be fair, or not worth the time and trouble of appealing. However, the widespread dissatisfaction with the power which the Minister held was evident in Armidale. He was clearly in error in allowing the appeal by the miner, Hack, and there was considerable consternation over his high-handed increase of the rents set by the Armidale Land Board. There was some evidence of blatant dummied and collusion; it was proving impossible to prevent such practices.

All in all, the *Crown Lands Act 1884* had its shortcomings, but it was a significant improvement over the Robertson legislation. Admittedly the overall pattern of land ownership in the county did not change significantly, with all the old squatting runs, now known as pastoral holdings, remaining in some form. However, genuine selection had continued, and in a more orderly manner than in the past, and many selectors were able to extend their holdings in a way previously impossible. A tiny step had been taken towards government direction of where settlement should occur, with the division of runs exercise. The next decade, however, would test politicians and the community alike, as first industrial unrest, then a severe depression, and finally a devastating drought made life particularly difficult for pastoralists and selectors. The way in which

the government responded to the agrarian question in the face of these challenges is the subject of the next chapter.

CHAPTER 3: THE AGRARIAN QUESTION IN THE TURBULENT 1890S

The fundamental question of who should own what had been settled ... around Armidale by 1891.

(Historian John Ferry)¹

By 1890 the long boom in the colony's economy, fuelled in part by the income from land sales and rents, was about to come to an end. The ensuing decade was one of the most turbulent since British colonisation, with industrial unrest, deep economic depression and disastrous drought, all of which tested the government and the community at large. In historian Stuart Macintyre's words, the 1890s was a period when: 'Discord, depression, drought, the horsemen of the apocalypse rode over the continent and trampled the illusions of colonial progress.'² In this chapter the government's response to the agrarian question in this most difficult period is examined. The impact of government policy in the county of Sandon to 1900 is analysed, and some trends in land settlement are identified.

Strikes, depression and drought

Industrial action began in the shearing industry in September 1889 when union shearers 'black banned' the Darling Downs property, *Jondaryan*. More trouble emerged on the waterfront in April 1890 when the maritime unions began to place pressure on ship owners for improved wages and conditions.³ In May the Queensland Shearers' Union persuaded wharf labourers to not handle the wool shorn by non-union shearers at *Jondaryan*.⁴ In August the Wharf Labourers Union agreed to ban the handling of non-union shorn wool at the Sydney docks. This ban extended to a general ban on shipping, and coal miners and miners at Broken Hill joined in. The strikes, however, were short-lived with the striking workers returning to work by October, without gaining any concessions.⁵ More strikes by shearers followed in Queensland in 1891 and 1894, by Broken Hill miners in 1892 and NSW coal miners in 1893 and 1896. None of these strikes resulted in material gains for the workers, but rather they caused short-term

¹ John Ferry, *Colonial Armidale*, St Lucia, 1999, p. 169.

² Stuart Macintyre, *A Concise History of Australia*, 4th edn, Cambridge, 2016, p. 133.

³ B.K. De Garis, '1890-1900', in *A New History of Australia*, Frank Crowley (ed.), Melbourne, 1976, pp. 229-230.

⁴ *Ibid.*, p. 230.

⁵ *Ibid.*, p. 231.

hardship for pastoralists, and were instrumental in the establishment of pastoralists' associations and of the Labor Party as a political force. Historian Stuart Svensen also attributed the later Labor Party support of closer settlement to the unrest in the shearing industry and claimed that closer settlement went smoothly because the financial houses, which held most of the large pastoral runs in the 1890s, were unconcerned as to who owned them. In fact, Svensen asserted, they would have supported the subdivision of such properties as that would lead to further development requiring financial support, which they would provide.⁶ As I will argue later, the Labor Party, while committed to closer settlement, opposed compulsory resumption; and secondly, Svensen's assertion regarding the financial houses and their ownership of pastoral estates is ill-founded.

While world-wide factors triggered the severe economic depression which set in, the strikes in Australia were an important local contributing factor.⁷ The causes of the depression were complex. Governments had borrowed heavily to fund infrastructure construction, particularly the railways, while pastoralists and selectors had borrowed to pay for land and improvements such as fencing and water supply. When Baring Bank, a major London bank failed, financiers became reluctant to lend more to Australian borrowers, particularly in view of the actual and feared disruption caused by industrial action. At the same time the economic depression in Europe drove down the prices of Australia's main export commodities. The depression caused widespread unemployment, the failure of numerous Australian financial institutions and many bankruptcies.

No sooner had economic conditions eased, than the rural industry suffered another blow, the 'Federation' drought which set in around 1895 and did not end until 1903. This terrible drought saw millions of animals die of starvation and many landowners driven to economic ruin.⁸ Despite these challenges, alienation of Crown land continued, though at a slower pace, due mainly to the rapidly diminishing stock of land suitable for settlement.

⁶ Stuart Svensen, *The Shearer's War: The Story of the 1891 Shearers' Strikes*, rev. edn, Carlisle, W.A., 2008, p. 208.

⁷ De Garis, '1890-1900', pp. 234-235; Stuart Svensen, *Industrial War: The Great Strikes 1890-1894*, Wollongong, 1998, p. 11; John David Rickard, *Class and Politics: New South Wales, Victoria and the Early Commonwealth, 1890-1910*, Canberra, 1976, p. 12.

⁸ Michael McKernan, *Drought: The Red Marauder*, Crows Nest, NSW, 2005, pp. 20-21.

The importance of land revenue to the NSW government's finances

New South Wales experienced a long period of prosperity from the time of the gold rushes in the 1850s to 1890.⁹ Gross domestic production in NSW reached its nineteenth century peak in 1891, a level to which it did not return until 1907.¹⁰ The colony's wealth had been built on wool and gold, and during the four decades leading up to 1890 money and immigrants flowed in. Those pastoralists who were able to produce high quality wool at a competitive price for the European market, used the proceeds to purchase freehold title to their runs and to develop them with fencing, dams, homesteads and farm buildings. Governments used the revenue raised from the sale of land to pastoralists, selectors and town dwellers to construct infrastructure, particularly railways. These apparently reliable income streams for both pastoralists and governments alike allowed heavy borrowing to further fund their investments. The level of government debt rose dramatically; from £1.1m in 1875, to £48m in 1890, and £63.7m by 1899.¹¹

The contribution of the alienation of land to the colony's finances is demonstrated in Figure 3.1. Revenue and expenditure more than doubled from 1875 to 1899, but the revenue from land sales and rents remained fairly static from 1883 onwards. Even the unpopular move in 1887 to dramatically increase rents on leases did little to significantly raise the level of income from the land in the longer term. In 1875 land revenue paid for more than half of the colony's expenditure, while in 1899 it accounted for less than twenty per cent. This meant that that the government needed to find other sources of revenue at a time when overseas borrowings, on which the government had relied heavily, were becoming almost impossible to arrange. This need prompted the introduction of land and income tax in 1895 (discussed further below).

⁹ Roger McGhee, 'The Long boom, 1860-1890', in *Essays in Economic History of Australia*, James Griffin (ed.), Milton, Qld, 1967, p. 135.

¹⁰ Jim Hagan and Ken Turner, *A History of the Labor Party in New South Wales 1891-1991*, Melbourne, 1991, p. 9.

¹¹ Statistical review – progress of New South Wales 1860-1899 – appendix', *New South Wales Statistical Register for 1899 and Previous Years*, Sydney, 1900, folding sheet after last page.

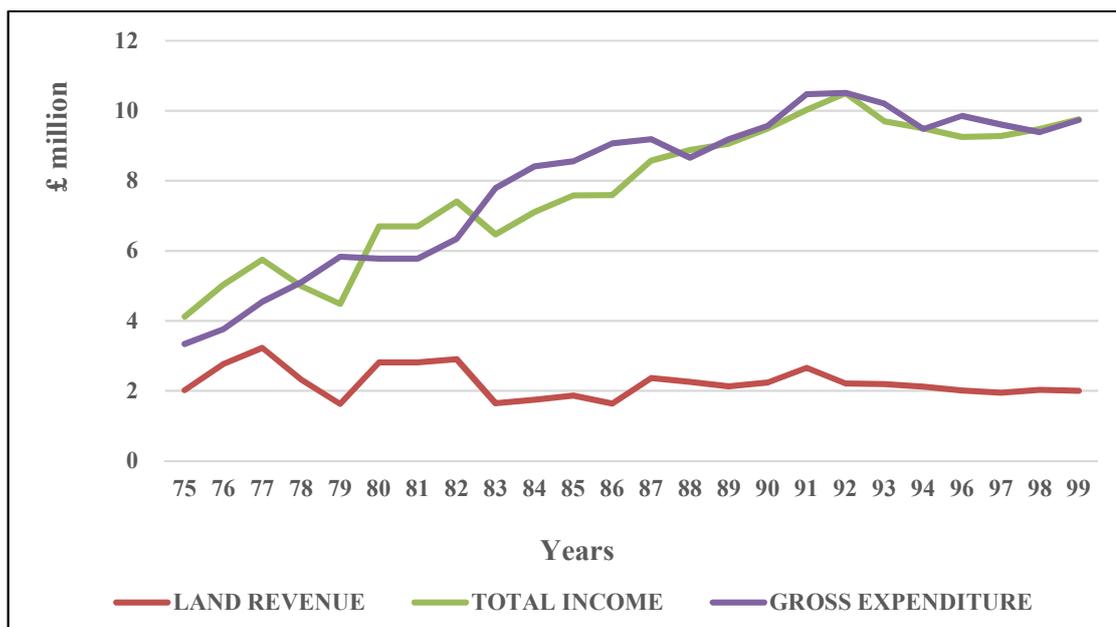


Figure 3.1: Land revenue, total revenue and gross expenditure for the colony of New South Wales from 1875 to 1899, expressed in £million.¹²

Alienation of land as a tool for social engineering

A second effect of the lessening importance of revenue from the land was a changing approach to the agrarian question. From 1884 onwards, there was more emphasis on easing the lot of settlers, both in obtaining land and in making a success of their farms. Access to land was made progressively easier, with reductions in initial deposits on selections, more relaxed conditions on improvements, and, as financial conditions worsened, a more sympathetic response to selectors struggling to make payments. The imperative of making the land of the colony available became less about raising revenue, and more about providing opportunities for its citizens and supporting rural settlements.

From factions to political parties and the emergence of the Labor Party

The political scene was also changing. In the first three decades of responsible government in NSW, parliamentarians formed loose factions around the most dominant individuals, particularly John Robertson and Henry Parkes. However, by 1890

¹² Data derived from 'Statistical review'. The figure for 1895 has been omitted from this graph as from 1 July 1895 the government switched from calendar year to financial year reporting, and only the first half year data was reported.

Robertson and Parkes had had their day. Robertson, after holding the post of premier five times and Secretary for Lands on seven occasions, retired from public life in June 1886, and died in 1891. His great opponent (and occasional ally), Henry Parkes had also been premier five times, the last between 1889 and 1891. He retired from parliament in 1895, after more than forty years of public service. Parliament was a very different place by then, particularly since the introduction of salaries in 1889 for all parliamentarians made it possible for people without independent means, or occupations which could support them on a part-time basis, to enter parliament.

By the late 1880s, two parties, Free Trade and Protectionist, had emerged which, unlike the factions of the past, did not owe allegiance to an individual, but to an ideology. In the eyes of the electorate, Free Trade was seen as liberal and the Protectionists, whose members mostly represented country electorates, as conservative.¹³ The 1887 election was the first to be fought between these emerging parties and was won convincingly by Free Trade led by Parkes, although the result was not that of a straightforward preference by the electorate for one ideology over the other. Sectarianism played a part, as did Parkes' personal prestige.¹⁴

The emergence of these two organised parties paved the way for that of a third, the Labor Party. As Loveday and Martin concluded:

By whatever means the steps by which the respective parties had emerged, they had clearly brought revolutionary changes to the politics of New South Wales by mid-1889 ... New men, new issues, and new organisations had ... broken through the sanctions which the old 'liberal' ethos had erected against sectional political activity, and insensibly prepared the ground for the painless acceptance in 1891 of the Labor Party.¹⁵

In 1890 the Labor Council, the peak NSW union body founded in 1871, spurred on by the failure of recent strike action to lead to industrial reform, established the Labor Electoral League to field candidates in the next election. Rules and a platform were formulated, and thirty-five Labor candidates were successful in 1891. Not enough to form government as the Legislative Assembly had 141 members at the time, but enough to hold the balance of power.¹⁶ Labor's electoral success in 1891 was, however, its high point for a decade. The abolition of multi-member constituencies in 1893 and the failure

¹³ A.W. Martin, 'Free trade and protectionist parties in New South Wales', *Historical Studies Australia and New Zealand*, vol. 6, no. 23, November 1954, p. 318.

¹⁴ P. Loveday and A.W. Martin, *Parliament Factions and Parties: The First Thirty Years of Responsible Government in New South Wales, 1856-1889*, Melbourne, 1966, pp. 139-140.

¹⁵ *Ibid.*, p. 148.

¹⁶ Hagan and Turner, *A History*, p. 21.

of many unions to affiliate with the Labor Council during the depression years kept their numbers low, and it was only in 1901 that Labor began to recoup its losses, and eventually won power in its own right in 1910.¹⁷

Thus, by the early 1890s there were three major parties in the NSW parliament, with a number of independents, most of whom were loosely affiliated with one of the parties but who did not feel bound to always vote with them. During this decade, while the agrarian question remained important for the government and the community at large, it was not the burning issue it had been; economic and social crises took precedence. The three parties had different (and imprecise) policies in relation to the agrarian question. Free Trade was committed to low or no tariffs, direct taxation and to:

- laws to provide *bona fide* settlers with the most practicable expeditious and liberal means of settlement; and,
- the enactment of laws to regulate the occupation of Crown lands for pastoral purposes upon a fair and liberal basis including special provisions to meet the conditions of the Great Western area of the Colony.¹⁸

How they intended to implement such policies was unclear. Platform 13 of the Labor Electoral League stated:

The recognition in our legislative enactments of the natural and inalienable rights of the whole community to the land – upon which all must live, and from which by Labour all wealth is produced – by the taxation of that value which accrues to land by the presence and needs of the community, irrespective of improvements effected by human exertion; and the absolute and indefeasible right of property on the part of all Crown tenants in improvements effected on their holdings.¹⁹

That is, the Labor Party supported the taxation of the unimproved value of land and implied support for leasing rather than outright sale of land. Protectionists opposed taxation of land and supported the imposition of import duties, both to raise revenue and to protect local production.²⁰ Although the Protectionists held power with the support of Labor from 1890 to 1894, the most important reforms in respect to the

¹⁷ G.N. Hawker, *The Parliament of New South Wales*, Ultimo, 1971, p. 183; Hagan and Turner, *A History*, pp. 20-22. At the 1894 election fifteen official Labor and twelve independent Labor candidates were successful. Four of the independents later joined the party. Labor representation remained at around nineteen to the end of the decade (B. K. De Garis, '1890-1900', p. 237). The effect on Labor of the abolition of multi-constituent seats is illustrated by the Upper Hunter electorate which returned a Protectionist, Robert Fitzgerald, and a Labor member, Thomas Williams, in 1891. In 1895 Fitzgerald was returned as the member for the new, smaller electorate of Robertson, defeating the Labor candidate Francis Gilbert. (*New South Wales Election Results 1856-2007*, <http://www.parliament.nsw.gov.au/resources/nswelectionsanalysis/1895/Robertson.htm>, accessed 12 September 2014).

¹⁸ 'Appendix II. Liberal Party 1889. Platform, rules, etc', quoted by Hagan and Turner, *A History*, p. 163.

¹⁹ 'Rules and platform of the Labour Electoral League of New South Wales, 1891', quoted in Hagan and Turner, *A History*, pp. 10-11.

²⁰ Martin, 'Free Trade', p. 318.

agrarian question were enacted from 1894 onwards by Free Trade, with Labor's support, and embodied Labor's objectives.

The Crown Lands Act 1889

Stuart's land legislation drew criticism right from the start. John Robertson was of course a vocal critic. In an address to his constituents in Mudgee in December 1885, Robertson was scathing about the legislation which, he said, had already resulted in an 'unexampled deficiency' in the colony's finances.²¹ The cost of administering the new arrangements would be a burden on the colony's finances, while the short term of the pastoral leases would discourage expenditure on improvements, to the detriment of the development of the country. Rural employment, he claimed, had dropped dramatically as a result. Parkes, too, usually uninterested in land matters, was reported as having described the legislation as: 'an unworkable Land Act and the complete frustration of the settlement of the country.'²²

This was too harsh a judgement, although the 1884 legislation did have some deficiencies. Several amendments to the legislation were passed to deal with technical issues, and to authorise selections which had been made in error. The first attempt to significantly amend the legislation came in 1887. Thomas Garrett, the Secretary for Lands under Robertson from 1875 to 1877, had reassumed that position in the Parkes ministry in February 1887. However, despite Garrett repeatedly stressing the urgency of the issue, it was not until 1889 that amending legislation was passed, by which time James Brunker was Minister for Lands. Brunker introduced the second reading of a new land bill thus:

I have endeavoured to produce a measure liberal and comprehensive in its terms, capable of affording easy means of access to the soil, of effective permanent and profitable settlement, and conceding to Crown tenants and conditional purchasers such privileges as will plant upon the public lands a body of pastoralists and agriculturalists who may live by the produce of the soil in solid comfort, and individual independence.²³

In view of the track record of governments since the 1860s, which had struggled to achieve such a result, this was a bold (or naïve) assertion.

Despite many amendments, the bill passed through the Assembly surprisingly quickly. The second reading was introduced on 15 May 1889 and was voted through on 5 June

²¹ 'To the electors of Mudgee', *Maitland Mercury and Hunter River General Advertiser*, 31 December 1885, p. 8.

²² 'Monday October 19, 1885', *Sydney Morning Herald*, 19 October 1885, p. 6.

²³ *New South Wales Parliamentary Debates*, first series, session 1889, 52^o & 53^o Vic., 15 May 1889, p. 1264.

with only three dissensions. Forty-six members had spoken on the bill, almost all in favour. While the Legislation Council proposed a number of changes, the principles of the bill were unaltered, and it passed into law on 1 October 1889 as the *Crown Lands Act 1889*. The *Sydney Morning Herald* reported that:

Both Houses are to be congratulated upon the fact that the Land Bill has been carried in safety through all its perils. It has provided improved conditions for pastoral lessees – not, indeed, to the extent of their desires, but still to an extent that is not inconsiderable. It has made important concessions to free-selectors, although they have not obtained all that they would have been willing to accept. It will promote the interest of the country, generally, by bringing, at least temporarily, to a pause the agitation and unsettlement which, since the passing of the Act of 1884, have interfered with the investments of capital and the prosecution of enterprise in the occupation and improvement of the public estate. The passing of the bill would make the session memorable if there were nothing else to be commemorated.²⁴

The new legislation, which incorporated most of Garrett's proposed reforms, amended the 1884 legislation in several important ways. The most significant were:

- an independent Land Court was established to determine appeals against local land board decisions (section 8);
- local land boards were given the power to suspend repayments for six months if illness or other sufficient cause could be demonstrated (section 24);
- procedures for dealing with applications were overhauled, for example by requiring ballots to decide on conflicting applications, not rejecting applications solely on the basis of errors, and allowing applications not confirmed within six months to be withdrawn without penalty (sections 11, 14 and 15);
- selectors were to have legal title (provided they complied with the various conditions) from the date of application, and the date at which repayments were to begin would be calculated from that date. This was a reversion to the principle which applied under the Robertson legislation. However, the date by which improvements and fencing had to be completed continued to be calculated from the date of confirmation of the selection (section 21);
- conditional leaseholders were given the right to apply at any time to convert leases to conditional purchases (section 25);
- forfeited conditional purchases and leases which were within pastoral and homestead leases, occupational licences or reserves of any kind would revert to the lease, licence or reserve, and not be available for selection or lease (section 32); and,

²⁴ 'Tuesday, October 1, 1889', *Sydney Morning Herald*, 1 October 1889, p. 6.

- all pastoral leases in the Eastern Division would revert to resumed areas upon expiry but be available to the leaseholder as a preferential occupational licence at the discretion of the Crown (section 33).

These reforms dealt with several contentious issues. The thorny question of when selectors could occupy their land was again addressed. The 1884 legislation dated the conditions of residency and improvements from the date of confirmation of the selection because many selectors under the Robertson legislation had moved onto their land, only to be disappointed months and sometimes years after to find that it was not in fact available. A different problem arose under the new regulations. All too often neighbours, particularly the pastoralists whose resumed land had been selected, took the opportunity to graze new selections bare while the selector was waiting for confirmation. The 1889 legislation made it possible for selectors to occupy their land at once but put them under no obligation to improve and fence it until confirmation came through. This was a sensible compromise.

The decision to not extend the pastoral leases had been signalled two years earlier, and while the pastoralists were dismayed by this, potential selectors were pleased to have more land available for selection. Pastoralists did have the right to take out preferential occupation licences over the former leasehold land, and in the event, all of those in the county of Sandon did so.²⁵ Selectors, too, welcomed the right to convert conditional leases to conditional purchases at any time during the term of the lease, which was extended to fifteen years. This removed the pressure to do so quickly, as under the previous legislation such conversions had to be completed within five years of selection.

The establishment of an independent Land Court with the powers of the Supreme Court was an important change. There had been many complaints about the action of ministers in overturning decisions and recommendations of local land boards. In the county of Sandon, the upheld appeal by Hack, where Minister Bruncker's decision was clearly wrong, was one such example. Another was the colony-wide complaint of the Bruncker's raising leasehold rents well above the levels recommended by the local land boards, including that of Armidale. By taking such decisions out of the hands of ministers it

²⁵ Pastoralists had been able to take such licences over the resumed areas from 1885. The licence for *Boorolong* was initially forfeited but reinstated later. See Appendix F.

was expected that they would be taken impartially and without the taint of political influence.

The Crown Lands Act 1895

As with the earlier legislation, deficiencies in the 1889 legislation soon emerged. The *Crown Lands Act Amendment Act 1891* was introduced to address two deficiencies in the 1889 legislation. The first was to allow the Minister for Lands the power to reverse the decisions of local land boards to declare selections forfeit, when he was satisfied that failure to comply with conditions was the result of ‘accident, error, mistake, misadventure or other innocent cause’.²⁶ This despite the disquiet which was expressed in parliament at this change, which it was alleged gave ministers unwarranted power, and seemingly ran contrary to the establishment of the Land Court only two years earlier.²⁷ The second aim was to outlaw the common practice of individuals entering multiple applications for a block of land which was in demand.

The Crown Lands Act 1895 was more significant. This legislation is commonly held to mark the end of ‘selection before survey’, the practice which had been in place since the 1860s. In fact, it did not abolish it, but it restricted it significantly, by introducing the practice of classifying Crown land. Such land was to be surveyed into blocks of suitable size, taking into account their location and suitability for agriculture, and made available under whatever tenure was deemed appropriate. It was intended that in future land was to be released primarily as three new tenures, settlement leases, improvement leases and homestead selections, and not for original selection.²⁸ The only concession to selectors was that those whose properties fell within a classified area were entitled to take additional conditional purchases and conditional leases.

The introduction of these new classes of lease marked an important step forward in government thinking. The government was taking a keener interest in where settlement could take place, and how large each farm thus released should be, than had previously been the case. Long term leases made it easier for settlers to take up land, as an initial deposit was no longer required.²⁹ With these changes came the concept of the ‘home maintenance area’, although the term was not defined legally until 1908. This area was

²⁶ *Crown Lands Amendment Act 1891*, section 6.

²⁷ ‘Parliamentary proceedings’, *Maitland Mercury and Hunter River General Advertiser*, 22 August 1891, p. S2.

²⁸ See Appendix O for homestead selections, Appendix Q for settlement leases and Appendix S for improvement leases.

²⁹ Unfortunately, this also further reduced government revenue.

to be sufficient to maintain a family in average seasons, taking into account the suitability of the land for agriculture or grazing. This concept was to be fundamental to land policy in New South Wales until 1965.³⁰

While conditional purchases and leases were still possible, the conditions governing them were tightened considerably. For the first time the legislation embodied the principle of 'one man one selection' by not allowing persons who had selected at any time in the past to select again, although additional conditional purchases were still possible (but they depended on adjacent or nearby land being available, and such land was quickly running out, at least in the county of Sandon). This was a significant change, as under the previous legislation, selectors who had satisfied the requirements of previous selections could select again. This change was intended to prevent pastoralists and existing selectors from building up large estates, and to allow newcomers better access to the fast diminishing stock of vacant Crown land. The residency requirement was lifted to ten years to force new settlers to remain on their farms for an extended period. On the other hand, relief was provided by the provision of up to one year's suspension of payments in times of hardship. Conditional purchase holders were to be able to convert them to homestead selections if they wished.

The legislation did little for struggling pastoralists who were contending with drought, overdrafts and rabbit plagues. The main concession to them was the right to again lease the leasehold areas which they had been forced to relinquish in 1890. Since that time, they had only been allowed preferential occupation licences to graze the land without making any improvements. There was particular concern about the spreading rabbit problem, and it hoped that if the pastoralists were given leases over this land, and encouragement to exterminate these pests, then productivity of these lands would be restored.³¹ As well, selection before survey was no longer permitted within preferential occupation licences and pastoral leases, although the government could withdraw land from them for allocation under various tenures.

³⁰ J.N. Lewis, 'Is the concept of the home maintenance area outmoded?', *Australian Journal of Agricultural Economics*, vol. 7, no. 2, December 1963, p. 97.

³¹ C.J. King, *An Outline of Closer Settlement in New South Wales: Part 1: The Sequence of the Land Laws 1788-1956*, Sydney, 1957, pp. 132-133.

The Land and Income Tax Assessment Act 1895

The next significant piece of legislation relating to land was the *Land and Income Tax Assessment Act 1895*. There had been mounting interest in land tax as a way of ensuring that the wealth of the land was shared with the whole community. As early as 1835 the Van Diemen's Land newspaper editor Henry Melville had proposed the imposition of a land tax to support the development of the colony and the idea continued to be raised from time to time. During the 1880s Land Nationalisation Leagues flourished briefly, with the aim of ending land sales and imposing land tax, but declining wool prices and drought made their ideas unpalatable. As Craufurd Goodwin concluded: '... [this] made discussion of compensation for the unearned decrement in land values more relevant than confiscation of an increment. As property values and rents fell, expropriation lost its appeal.'³²

Nevertheless, the issue was still a live one. The American single tax advocate Henry George, who toured Australia in 1890, promoted the simplistic view that the state should take back all land by means of a flat land tax. Taxing the unimproved capital value of land would encourage large landowners who were not maximising the use of their land to subdivide and sell, thus making land more widely available.³³ George's visit attracted enormous interest around the country. His tour included visits to Armidale and Hillgrove, where he said:

On (one) side the town is hemmed in by the possessions of an old squatter, who holds some 20,000 acres in fee simple and will not sell an inch nor give the townspeople any convenience he can help, regarding them as intruders worse than the kangaroos and blackfellows whom he originally drove out.³⁴

However, many were highly critical of these ideas, including Henry Copeland, Armidale's parliamentary representative at times, a Protectionist and Minister for Lands in the Dibbs administration. He was particularly scathing about the idea of a single land tax. It would be unconscionable for a government which had received full payment for land, to then impose a tax on it, as Copeland claimed:

³² Craufurd D.W. Goodwin, *Economic Enquiry in Australia*, Durham, N.C., 1966, p. 100.

³³ Rae Else-Mitchell, *Legacies of the Nineteenth Century Land Reformers from Melville to George*, St Lucia, 1975, pp. 10-13; Raymond Markey, *The Making of the Labor Party in New South Wales 1880-1900*, Kensington, 1988, p. 298.

³⁴ J. Pullen, *Nature's Gifts: The Australian Lectures of Henry George on the Ownership of Land and Other Natural Resources*, Sydney, 2014, p. 140. The squatter was Richard Hargrave who purchased the squatting run Hillgrove in 1845 and lost it when his bank foreclosed in 1897. He was notorious for his opposition to selectors. The situation was exacerbated by the discovery of antimony in 1876 and then gold, leading to the development of the town of Hillgrove with around 3,000 inhabitants at its peak. This rapid population increase brought much pressure for access to land.

To adopt Henry George would be to absolutely destroy the value of private land and with it the value of Crown land and the whole wealth of the country built up on the value of the landed estate.³⁵

Although the single tax issue was part of the Labor Party's platform from 1893, there was not uniform support for it amongst unionists.³⁶ However, despite the misgivings of many, land tax did become a reality, in an attempt to remedy the colony's dire financial situation.

Partly because of the suspension by the government of auction sales of land in 1883, NSW's deficit rose to record levels. The sale of land brought in £2.45m in 1882, but only £1.26m in 1883, and remained around that level for the rest of the century.³⁷ A new source of income was desperately needed, and a land tax seemed to offer a solution. There had been earlier unsuccessful attempts by George Dibbs in 1885 and Patrick Jennings in 1887 to introduce such a tax, but it was not until 1894, when Free Trade, under George Reid, regained power, and with Labor support, that a land tax seemed achievable.

Reid immediately put forward a land and income tax bill that, with other reform measures, was so amended by the Legislative Council that he called an election in 1895 which was fought on the role and powers of the Upper House. Having won the election, Reid again presented the taxation bill, and after a great deal of wrangling between the Assembly and the Council, including a joint sitting of the two Houses, the bill eventually passed into law in December 1895. According to Hawker:

Reid's achievement in the 1890s was to take the cry of direct taxation, at the time a touchstone of advanced thinking, and link it directly with the free trade cause ... The numerous voters of the urban areas, both working and middle class, saw in land and income taxation a surer way to distribute the burdens of a severely depressed economy, and a way more equitable than through protectionist duties which hampered the bulk of the population whilst leaving the wealthy relatively free. They and the free selector and miner could also hope that direct taxation would bring low the large landholder.³⁸

The legislation allowed for the levying of a land tax on all privately-owned land with unimproved capital value of more than £240. There is, however, no evidence that this land tax led to a noticeable rise in land sales. Rather it simply added yet another cost for land owners, pastoralists and selectors alike, and the revenue derived from the tax across

³⁵ 'The Minister for Lands at Armidale', *Sydney Morning Herald*, 17 April 1894, p. 6.

³⁶ Markey, *The Making*, p. 299.

³⁷ Figures quoted by Peter Noel Lamb, 'Crown land policy and government finance in New South Wales 1856-1900', *Australian Economic History Review*, vol. 7, no. 1, 1967, p. 41.

³⁸ Hawker, *The Parliament*, p. 184.

the colony was less than the government had hoped. In the four years from the introduction of the tax to 30 June 1900, the tax raised £1,070,146, only about 13% of the revenue derived from the sale and rent of land in the same period.³⁹ This must have been disappointing, as during the debate in the Legislative Assembly, the member for Yass, William Affleck, claimed that the tax could raise £104,166 a year from the AA Co. alone, and Reid expected it to bring in £400,000 per year in total.⁴⁰

The Crown Lands (Amendment) Act 1899

In the dying days of the decade, the NSW parliament passed another amendment to the Crown lands legislation. In the face of the financial difficulties which selectors were facing due to the drought, the government sought to give them some relief. Selectors could now apply to have their selections revalued, and if the valuation was lowered, their outstanding debt (and therefore their interest and capital payments) was reduced. It was generous only up to a point. Selectors who had already paid more than the new value of their land, were not entitled to a refund. This amendment did, however, provide relief to many struggling selectors.

There was also a change to the ballot system, in another attempt to stamp out the manipulation of the system. Henceforth if successful applicants withdrew their applications, they forfeited their deposits, and a new ballot was conducted, rather than awarding the selection to the next applicant in the draw. The *Crown Lands Act Amendment Act 1891* had outlawed the practice of individuals making multiple applications for selections, but such individuals instead made many applications in the names of compliant employees and relatives. Such applicants, if successful, then withdrew in favour of the principal in the arrangement. While the process could be repeated in a new ballot, the perpetrators would have at least lost their deposits.

The impact of land legislation in the county of Sandon during the 1890s

Selection continued in the county, but after the initial rush when the leasehold areas were released, it slowed to a trickle. While other forms of tenure became available, they

³⁹ *New South Wales Statistical Register*, 1897, p. 916; 1898, p. 896; 1899, p. 882; 1900, p. 916.

⁴⁰ *New South Wales Parliamentary Debates*, first series, session 1895, 58^o and 59^o Vic., 30 August 1895, p. 2773; 'New South Wales Parliament. Legislative Assembly', *Sydney Morning Herald*, 28 August 1895, p. 3. The Australian Agricultural Company (AA Co.) was established under a British act of parliament in 1824 and was granted one million acres which it initially took up at Port Stephens, then later moved to the Liverpool Plains and the Peel Valley.

were rarely taken up before 1899. Pastoralists and selectors in the county were less affected by the depression and drought than those in other parts of the colony. In the following sections the extent of selection and of other forms of tenure taken up in the county, and the impact of the economic depression and of the Federation drought, are examined in detail.

Selection

On 17 July 1890, the excited crowd which assembled at the Armidale Land Agent's office must have rivalled that which had gathered almost exactly five years earlier, when the resumed land from the division of the runs was first made available for selection. Now the leasehold areas on these runs were available for selection. Close to one hundred applications for conditional purchases were lodged, including thirty-nine in the county of Sandon. The rush continued through July and August, and by the beginning of September ninety-eight applications had been lodged for Sandon land, and a smaller number of applications for conditional leases. That there was keen competition is evident from the fact that the land agent was forced to conduct seven ballots in July and August. Selectors had quickly realised that they could increase their chances to win by flooding the ballot. As an example, among these ballots were three for adjacent blocks on *Boorolong*.⁴¹ Five of the seven applicants were directly involved with *Boorolong*: Edwin Blomfield (the manager of *Salisbury Court* and *Boorolong*), Herbert and Hugh Croft (the grandsons of the late Matthew Marsh and beneficiaries under his estate), John Chisholm (the *Boorolong* farm manager), and John's brother Thomas. The two other applicants were W.S. Pleffer, who may have been a genuine selector, and W. Tobin, possibly a *Boorolong* employee.⁴² Blomfield's name was pulled out first for all three blocks, with the Croft brothers filling second and third places and the Chisholm brothers at fourth and fifth. It was just this kind of practice, which gave a genuine selector little chance of success, which the legislation of 1891 and 1899 aimed to outlaw.

There are familiar names among the selectors. Algernon Belfield of *Eversleigh* selected ten more blocks between 1890 and 1894, all additional conditional purchases, and all financed either by his usual backers, Cruickshank and Baird, or by a partnership of local

⁴¹ CP90-480, 90-481, 90-482.

⁴² Pleffer may have been a genuine selector as William Pearson Pleffer (presumably the same person) selected two blocks in the parish of Exmouth, and neither passed to Blomfield or the Marsh Estate (CP88-57 and CP88-45). Tobin may have been a *Boorolong* employee, as there is no record of him selecting in this period.

businessmen and pastoralists, George Moore, E.C. Blomfield, J. Morse and A.W. Simpson.⁴³ The Finlayson family continued its expansion in the north-east of the county, applying for another ten blocks, although neither Belfield nor the Finlaysons were successful in every application. The Finlaysons added a thousand acres to their holdings and Belfield eleven hundred acres, plus fifteen hundred acres selected by others between 1885 and 1899 which he later bought. Cruickshank and Baird also financed five selections for Bigg of *Thalgarrah* and three for Jenkins of *Herbert Park*.

After the rush of applications in 1890 the rate slowed with only 353 applications by the end of 1894.⁴⁴ Of these, ninety-eight were either disallowed or withdrawn, the later mainly because they were unsuccessful in a ballot, of which there were twelve. There were only eleven selections forfeited, including one by Mary Read who had selected forty acres in the parish of Donald in 1889, only to forfeit it in 1890. In 1891 she applied again to select the block, and was fortunate in winning it in a ballot, with Lily Read, presumably a relative, drawn second. The second time the Read family held onto the block.⁴⁵

Some 122 conditional leases were applied for in this five-year period, some of a considerable size.⁴⁶ Thomas Jones in the Boorolong parish, Eliza Anderson in the parish of Hillgrove and Jane Hamilton at Wollomombi each leased 960 acres adjoining conditional purchase blocks in their names. Cruickshank and Baird leased over two thousand acres on Bigg's account, one hundred and fifty acres for Belfield and a meagre sixty-four acres for Jenkins. The opening up of the leasehold land gave the opportunity for those who could afford the fencing costs to greatly extend their holdings, but these opportunities were becoming rare.

An adventurous soul, Robert Pease of Armidale, selected 267 acres at the end of Long Point, on *Hillgrove* in the far south-east of the county in 1894. Soon after Henry Morton, who owned other land around Hillgrove, also selected here, taking 350 acres as a conditional purchase and another 142 acres as a conditional lease. These were the most

⁴³ Belfield had always relied heavily on others to finance his pastoral acquisitions. When he bought land from Henry Thomas in the 1860s, he was backed by the Reverend Septimus Hungerford, the Vicar of Armidale, and Bishop Tyrrell of Newcastle (Richard Belfield, 'Algernon Henry Belfield (1838-1922)', *Armidale and District Historical Society*, no. 50, 2007, p. 84).

⁴⁴ See Appendix E for a summary and Appendix M, Table 2 for a complete list of conditional purchases in the county of Sandon in the period 1890-1894.

⁴⁵ CP91-145.

⁴⁶ See Appendix E for a summary and Appendix N, Table 2 for a complete list of conditional leases in the county of Sandon in the period 1890-1894.

isolated selections in the county, difficult to reach through thick scrub which is now a national park, but a good patch of country which is still privately owned today. That Pearse and Morton selected here is an indication of the growing scarcity of good land for selection elsewhere in the county. Both men selected these blocks as original conditional purchases; it seems incredible that they would have fulfilled the residency and improvement conditions in such an isolated place, but both did.⁴⁷

From 1895 onwards, the pace of selection slowed further, with only ninety-two successful applications for conditional purchases and forty-seven for conditional leases to the end of 1899. While the depression no doubt took its toll, the most pressing problem was the shortage of land. In the county of Sandon there was very little good vacant Crown land left, and since 1895 this was generally not available for selection. While existing selectors could add additional conditional purchases and conditional leases, they were no longer able to take out further original selections, as had been possible in the past.

Auction sales

Despite the mediocre success of auction sales of Crown land between 1885 and 1889, they continued to be held in the 1890s. Between 1890 and 1899 the Crown listed for sale 163 suburban and country blocks of twenty acres or more for a total of 9317 acres.⁴⁸ These ranged in size up to 320 acres, but most were less than one hundred acres. Many were repeat offerings. Nine blocks of twenty acres just outside the Armidale town boundary, were offered for sale in 1893, 1894 and 1895. They were eventually taken as homestead selections.⁴⁹ One of largest blocks on offer was 190 acres with the added inducement of substantial improvements, but with a corresponding substantial reserve.⁵⁰ Given the considerable number of blocks which were listed repeatedly, the revenue raised from the sale of suburban and country land in the county must have been negligible.⁵¹ Most appear to have been scattered pieces of land, sometimes locked in by surrounding selections with no access, and of little appeal to buyers other than adjoining

⁴⁷ CP94-08, CP94-35, CP94-37 and CL94-21.

⁴⁸ Town blocks, of which there were many offered, are not included in these figures.

⁴⁹ Portions 841, 845-849, 856-858, parish of Armidale. Thomas Caffery took portions 841, 856-858 as homestead selections in 1899, only to forfeit 841 the following year. He surrendered the remainder to the Crown in 1924. HS99-1 and HS99-5. Reuben Gallagher selected portions 846-848, and still owned them in 1913 when he converted them to conditional purchase. HS99-16, CP13-15.

⁵⁰ Portion 113, parish of Sandon. The upset price was £214 9s plus improvements valued at £164.

⁵¹ While no figures are available for the revenue from successful sales in the county, if all the blocks sold for the upset price of £1 per acre, the total would have been less than £10,000.

landowners, for whom there was little incentive to actually pay for the land, as no doubt they were grazing them anyway.

Homestead selection

The 1895 amendment brought some new forms of ownership to the Eastern Division, but they had little impact in Sandon. There were no settlement leases taken up before 1900, and only forty homestead selections of twenty acres or more, with some smaller blocks between nine and twelve acres on the outskirts of Armidale. Of the others only eight were larger than forty acres.⁵² Most blocks were really for people who worked in Armidale and were, in fact, similar in every way to the suburban blocks which were also being offered for sale, without much success. The settlers on these blocks did not have a good record, as fourteen of them were forfeited by 1902. It seems likely that these leases appealed to the poorer members of the community who were unable to pay the required twenty-five per cent deposit for a Crown land purchase. Taking a homestead selection might have seemed an affordable way of obtaining a plot of land, but many found themselves unable even to meet the rent on their leases.

There is no evidence of any conditional purchaser in the county of Sandon taking up the opportunity to convert his or her land into a homestead selection, at least before 1900, even though this would have been an attractive option in the medium term for a hard-pressed selector. While a selection cost 2s per acre (ten per cent of the capital value) initially, then at least 1s per acre (five per cent of the capital value) annually after three years until the capital and interest at four per cent per annum, were paid off (a matter of twenty years or so), a homestead selection could be had for a rent 1.25% of the land capital value initially, rising to 2.5% after five years. The downside was that homestead selections required the owner to be resident for at least seven months each year, and this applied to anyone who bought one from an original selector. On the other hand, conditional purchases could be sold outright after five years (after ten years from 1895) without any residency requirements being attached.

⁵² See Appendix O.

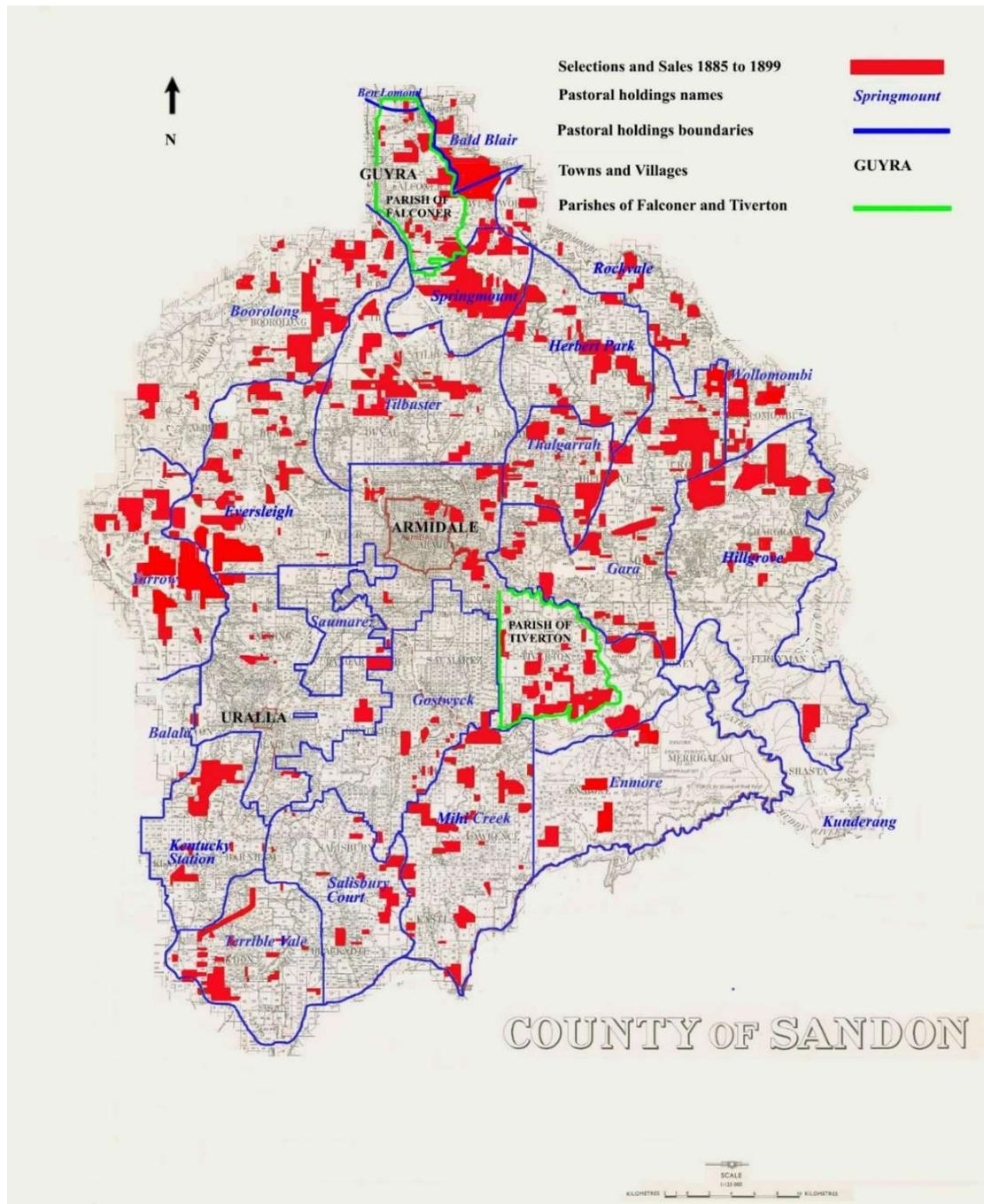


Figure 3.2: Alienation of land in the county of Sandon, 1885 to 1899 related to the pastoral run boundaries in 1885.⁵³

⁵³ Figure based on NSW Department of Lands, Map of the county of Sandon, Land District of Armidale, Eastern Division N.S.W., 5th edn, Sydney, 1946, revised 1976, <http://hlrv.nswlrs.com.au/pixel.htm> accessed 10 March 2014. Annotations by the author.

Distribution of alienated land

By 1899 enough time had passed for an assessment to be possible of the impact of the *Crown Lands Act 1884* and its amendments. From 1890 to 1899 inclusive 88,825 acres had been conditionally purchased or leased in the county of Sandon, added to the 78,466 acres selected in the first five years of the operation of the act.⁵⁴ This was more than half of all the land which was potentially available for selection, and as has been noted above, much of the remaining land was unsuitable for agriculture or even grazing. The county was running out of land suitable for selection by the turn of the century. Figure 3.2 shows the distribution of selection in the county of Sandon from 1885 to the end of 1899.

Despite Morris and Ranken's conclusion that selection was pointless in New England, there was still land available, and between 1885 and 1899 selectors and pastoralists took the opportunity to make new selections and to enlarge existing ones. The selections from the period 1885 to 1889 did include the extensive pre-leases which were converted to conditional leases, and between 1890 and 1899 conversions of conditional leases to conditional purchases (although there were few of the latter in this period).

The Federation drought

While the 'Federation' drought is generally considered one of the worst since British colonisation, it was not as severe in Sandon as elsewhere up to 1900 at least, and therefore pastoralists and selectors were less affected by it. Table 3.1 shows the annual rainfall at four locations in the county of Sandon. While across NSW conditions were good to excellent from 1890 to 1895, they deteriorated from 1896 until the drought broke in 1903. In 1898 and 1902, all the recording stations in the county recorded falls well below the average. However, rainfall is not by itself an indicator of drought. The official definition is 'a prolonged dry period when lower than normal water supplies impact on users' needs'.⁵⁵ Sandon, while not blessed with substantial rivers, does have a milder summer climate which somewhat ameliorates the effects of prolonged dry periods. The timing of good falls of rain is always critical. In September 1899, for example, it was reported that following a 'mild and favourable winter', prospects were

⁵⁴ See Appendix E for the acreage of land selected in the periods 1890-1894 and 1895-1899.

⁵⁵ As defined by the Australian Bureau of Meteorology, quoted in McKernan, *Drought: The Red Marauder*, p. 15.

good for pasture growth, crops and the coming shearing.⁵⁶ By November the news was that the wool clip was excellent, and prices were high, hay was being harvested and was exceptionally heavy, and cherries, although limited in supply, were bringing high prices. The outlook was good.⁵⁷ Even though the rainfall in 1899 was lower than average, the effect of the drought had not fallen as heavily on Sandon as elsewhere.

Table 3.1: Annual rainfall in mm. in the county of Sandon, 1895 to 1903.⁵⁸

Recording station	Long term average	1895	1896	1897	1898	1899	1900	1901	1902	1903
Armidale	792	859	754	714	528	670	763	675	560	976
Uralla	840	867	868	685	685	789	936	712	503	1021
Guyra	880	n/a	877	747	585	719	884	837	684	1048
Boorolong	819	815	818	771	636	797	956	720	689	1013

Mortgages, bankruptcies and foreclosures

Economist N.G. Butlin noted a commonly held view that from around 1870 onwards ownership of many pastoral estates passed from individuals to companies, largely financial houses, because of liens being placed on wool, prompted by ‘the caprices of prices and the weather’.⁵⁹ According to Davidson, by 1889 banks held 640 leasehold properties in the Central and Western Divisions and by 1901, fifty-seven per cent of all pastoral leases in NSW were held by banks and pastoral companies which were forced to operate the stations as they were impossible to sell.⁶⁰ By 1895 it was claimed that:

The banking corporations own more than three-quarters of the holdings. The occupiers of the land are very small in number compared with the banking institutions who have control of the properties. The cause of their disaster has been the very high rates of interest they have had to

⁵⁶ ‘Agricultural and pastoral’, *Australian Town and Country Journal* (Sydney), 23 September 1899, p. 18.

⁵⁷ ‘Agricultural and pastoral’, *Evening News* (Sydney), 29 November 1899, p. 2.

⁵⁸ These figures are compiled from NSW Bureau of Meteorology, *Climate data online*, <http://www.bom.gov.au/climate/data/> accessed 17 September 2014. Uralla and Armidale collection points are within the county of Sandon. It is not stated where the Boorolong collection point was, but presumably it was at the *Boorolong* homestead which is also within the county. Guyra township is partly within the adjoining county.

⁵⁹ N.G. Butlin, ‘Company ownership of N.S.W. pastoral stations, 1865-1900’, *Historical Studies Australia and New Zealand*, vol. 4, no. 14, May 1950, p. 89.

⁶⁰ Bruce Davidson, ‘An Historical perspective on agricultural land ownership in Australia’ in *A Legacy under Threat? Family Farming in Australia*, Jim Lees (ed.), *Armidale*, 1997, p. 40. See also my discussion of the assertion by Stuart Svensen regarding the ownership of large runs by financial houses (page 51).

pay, having bought their runs in good seasons at high prices; and, when they were overstocked, the pinch came and the banks foreclosed.⁶¹

This suggests that in the 1890s it was believed that there was a concerning rate of foreclosures of pastoral properties due to their owners being declared insolvent or bankrupt, or otherwise unable to meet their repayments. However, as Butlin has noted, this belief was largely the result of a misunderstanding of a practice adopted by the Lands Department and that the incidence of actual ownership of pastoral estates by financial houses was considerably less than is usually believed to be the case.⁶² Whenever a mortgage was taken out over a property, the Department transferred the title to the lender, thereby protecting the lender as the owner could not sell the property without the lender's consent. Such transfers did not automatically mean that the mortgagee was running the property, nor did it have the right to dispose of it except under the terms of the mortgage. Of course, some properties were taken over by banks, and sometimes, because of the depressed land market, were forced to manage them for a considerable length of time while seeking a buyer. This despite the fact that at the time most banks in Australia were forbidden from owning land except for their business premises and were required to sell foreclosed or surrendered property within 'a reasonable time'.⁶³

Here I have examined the incidence of insolvencies, bankruptcies and foreclosures in the county of Sandon from 1885 to 1900 to determine if the experience of settlers there supported Butlin's conclusion. In this period six Sandon county residents whose occupations are listed as 'grazier', 'farmer', 'dairy farmer' or 'fruiterer' were recorded as insolvent and another sixteen as bankrupt.⁶⁴ One of these bankrupts was the pastoralist, Henry Bigg, but he weathered this storm without losing his property *Thalgarrah*.⁶⁵ There is no evidence that any of the other listed bankrupts and insolvents

⁶¹ Unreferenced quote in King, *An Outline of Closer Settlement*, p. 133.

⁶² Butlin, 'Company ownership', p. 110.

⁶³ *Ibid.*, pp. 100 and 104.

⁶⁴ Persons who were declared bankrupt or insolvent are listed in New South Wales Archives, *Index to Bankruptcy Records 1888-1928*, <http://www.records.nsw.gov.au/state-archives/indexes-online/bankruptcy-insolvency-records/index-to-bankruptcy-records> and New South Wales Archives, *Index to Insolvency Records 1842-1887*, <http://www.records.nsw.gov.au/state-archives/indexes-online/bankruptcy-insolvency-records/index-to-insolvency-records>, both accessed 21 October 2014. See Appendix H for details of those bankruptcies, foreclosures and insolvencies.

⁶⁵ The published history of the Bigg family does not mention Henry's bankruptcy at all (Tony Turner, *The Story of Swallowfield: A Short History of the Bigg Family in West Sussex and Australia*, West Sussex, 2001, pp.139-141). I have been unable to establish if any of the other persons declared insolvent or bankrupt were forced to sell their land.

were sold up. In the context of the harsh economic and climatic conditions experienced during this time, this rate of insolvency and bankruptcy seems low.

There were, however, at least four instances of banks foreclosing on land owners, and a fifth was at least threatened.⁶⁶ Richard Hargrave lost his property *Hillgrove* to a mortgagee sale in Armidale in December 1897.⁶⁷ *Hillgrove* failed to sell then, and again in 1901 when the bank offered it a second time. Finally, at the third attempt in 1905 it did sell.⁶⁸ Another case was that of Joseph Ryan of *Springmount*. Between 1885 and 1891 he defended his run vigorously, selecting 1377 acres in the parishes of Falconer, Wentworth, Exmouth and Springmount, as well as purchasing land outside the county. He mortgaged everything to the Commercial Banking Company of Sydney in 1891 and 1894. A 'Special Correspondent' for the *Freeman's Journal* reported in 1897 that the Ryan family's land further west had been badly affected by drought and they were in serious trouble. 'It is to be hoped that this very deserving family will tide over the bad times' was the writer's comment.⁶⁹ Sadly, they did not, the bank foreclosed, and *Springmount* was auctioned and sold to Charles Mott, a grazier from Warialda, on 22 November 1898.⁷⁰

A further case was that of the Warner family of *Tilbuster*. Benjamin Warner owned the run from 1882, but died in December 1885, leaving a widow and a large young family to deal with the property which was heavily mortgaged. In 1888 the Bank of New South Wales foreclosed on a loan, and fifteen blocks of around forty acres each on the outskirts of Armidale were sold to F.R. White.⁷¹ In 1890 the remainder of *Tilbuster* was advertised for sale, but for some reason the auction did not go ahead. One can only guess that the bank was putting pressure on Mrs Warner, but she was able to forestall it, at least temporarily. In 1892, by which time ownership of the run had passed to her sons William and Albert in partnership, the Bank of New South Wales, 'mortgagee

⁶⁶ There may have been more, as I have had to rely on newspaper advertisements and reports to identify mortgagee sales.

⁶⁷ 'Stock and stations', *Argus* (Melbourne), 17 November 1897, p. 2. None of those I identified were declared bankrupt or insolvent.

⁶⁸ 'Hillgrove estate. Important sale', *Sydney Stock and Station Journal*, 5 March 1901, p. 5; 'Hillgrove subdivision', *Armidale Express and New England General Advertiser*, 26 May 1905, p. 5. Why Hargrave fell into such financial difficulties is unknown. He had owned *Hillgrove* since 1846 and was a respected member of the local community.

⁶⁹ 'The Traveller from Ben Lomond to Uralla', *Freemans Journal*, 10 July 1897, p. 18.

⁷⁰ 'Stock and station', *Sydney Stock and Station Journal*, 18 November 1898, p. 6. The Commercial Banking Company of Sydney published a notice of demand for £14,118 13s 9d as security over bonds and debentures of mortgage dated 1882, 1891 and 1893 ('To Joseph Ryan ...', *New South Wales Government Gazette*, no. 907, 16 November 1897, p. 8296). All of the land selected by the Ryan family in this period was transferred from the Ryans to the Commercial Banking Company of Sydney, then directly to Charles Mott, the new owner.

⁷¹ Parish of Duval, portions 120-134, TT533-143 to 533-157.

exercising the power of sale' sold the homestead block and another nearby portion.⁷² The bank sold yet another block in 1900.⁷³ Despite these setbacks, the brothers continued to hold the remainder of *Tilbuster* and even extended their holding in the early 1900s. The owner of *Methven Park*, a property of 144 acres of freehold and 2127 acres of conditional purchase just north of Uralla suffered foreclosure in 1895.⁷⁴ The bank seems not to have found a buyer until 1898.⁷⁵ In 1892, a 300-acre property at McIntyre Flat owned by a Mr O'Dea was listed as a mortgagee sale.⁷⁶ However there is no record of a sale, so perhaps foreclosure was threatened, but avoided.

While some pastoral runs such as *Yarrowyck* and *Wollomombi* changed hands during this time there is no evidence that these sales were forced by the banks.⁷⁷ This is not to deny that many of the pastoral runs were heavily reliant on financiers, both banks and individual lenders. R.B. Walker reported that more than thirty per cent of New England properties were mortgaged in 1889, and at *Balala* the annual interest bill between 1880 and 1883 was more than half the property's annual expenditure.⁷⁸ Of the twenty pastoral runs in the county for which division of run returns were lodged in 1885, eleven were mortgaged.⁷⁹ The multiple selections by Cruickshank and Baird on behalf of Belfield, Bigg, Curtis and Jenkins indicate that these pastoralists were heavily in debt to the pair. Fred Taylor of *Terrible Vale* mortgaged his entire run and all the stock in 1883 to Lewis Wolfe Levy, a Sydney based businessman and MLC. The money was needed in part to settle the estates of several family members who had died around this time. The loan of £14,500 was for a term of fourteen years, but after Levy's death in 1885 it was called in. Fortunately, Taylor was able to refinance it, again privately. This second loan was not cleared until the early 1900s.⁸⁰ In September 1900, the Marsh Estate, managed by Edwin Blomfield, was running an overdraft of £14,577 15s 9d, which the English Trustees found surprising, but apparently not alarming, as they raised his salary from

⁷² Parish of Duval, portion 1, Old System Title, portion 32, TT1053-178 and portion 55, TT516-55; parish of Donald, portion 1, Old System Title.

⁷³ Parish of Duval, portion 51, TT58-37.

⁷⁴ 'Advertising', *Armidale Express and New England General Advertiser*, 6 December 1895, p. 8.

⁷⁵ 'Uralla & district', *Armidale Express and New England General Advertiser*, 6 May 1898, p. 4.

⁷⁶ 'Advertising', *Armidale Express and New England General Advertiser*, 12 August 1892, p. 5. O'Dea seems to have been able to raise enough money to allow the sale to be cancelled, as his property *Newpark* remained in the O'Dea family until the 1970s (Robyn Crosslé (ed.), *Pioneer Register of New England*, Armidale, 2003, p. 227).

⁷⁷ See Appendix C for details of ownership of the pastoral estates in this period.

⁷⁸ R.B. Walker, 'Squatter and selector in New England 1862-95', *Historical Studies Australia and New Zealand*, vol. 8, no. 29, 1957, p. 74.

⁷⁹ See Appendix C.

⁸⁰ Elizabeth Gardiner, *Terrible Vale, No Time like the Past*, Tamworth, 1998, pp. 103-104.

£400 to £500, and awarded him a bonus of £100 as well. His co-trustee, Hugh Croft, was also awarded a bonus and a raise.⁸¹ Such enormous debts were not unusual at the time.

To get a sense of how reliant selectors were on mortgages, I examined all transfers of title up to 1900 for the selections made from 1885 to 1899 in two parishes, Tiverton and Falconer, as detailed in Appendix M. The location of these parishes is indicated on Figure 3.2. Surrounding pastoralists had little interest in extending their holdings in these parishes. Between 1885 and 1899, Albert Dangar of *Gostwyck* selected only one block of forty acres in the parish of Tiverton (although he and his brothers bought some Crown blocks at auction), while Ryan of *Springmount* selected five blocks totalling 735 acres in Falconer.⁸²

There were sixty-eight blocks selected by thirty-seven individuals in the two parishes between 1885 and the end of 1899. Of these blocks, none were forfeited (although three, including two owned by the same person, were forfeited in 1900). One was recommended by the Armidale Land Board for forfeiture, but that decision was overturned by the Minister.⁸³ Forty-two blocks (sixty-two per cent) were still in the hands of the original selectors or their families, as one might expect after no more than fifteen years. Of these, twenty-three (thirty-four per cent) had never been mortgaged. Of the others, sixteen (twenty-four per cent) were under mortgage at the end of 1899, while the remainder had been mortgaged at some time before 1899. None, except those selected by Ryan, were foreclosed by the lender before 1900, nor were there formal bankruptcies or insolvencies. It is not surprising that mortgages were commonplace, especially in the early years of a selection when a house, fences and other improvements had to be built, and later selectors often needed temporary finance until their wool clip, milk or wheat harvest brought money in. A mortgage did not necessarily indicate that a selector was experiencing financial difficulties.

It is apparent that bankruptcies and foreclosures were not common in the county of Sandon in the 1890s, although it is possible that some sales were forced by financial

⁸¹ Letter from the Trustees of the Marsh Family Estate to Edwin Blomfield, 31 October 1900, University of New England and Regional Archives, Matthew Henry Marsh Estate Papers, A4.19.

⁸² CP93-39 selected by Albert Dangar in Tiverton; CP85-13, CP85-197 and CP87-52 selected by Joseph Ryan; CP90-65, CP91-130 and CP91-192 selected by James Ryan in Falconer.

⁸³ CP92-51.

problems. By 1900, in the sample examined, twenty-six blocks (thirty-eight per cent) selected between 1885 and 1899 were no longer in the hands of the original selectors or their families, including the five selections by Ryan. While some of these sales may have been forced, as Ryan's was, there are many other reasons for a selector to sell, for instance age, or the purchase of land elsewhere.

The main cause of such difficulties in the 1890s for pastoralists and selectors was the cumulative effect of lower commodity prices (due to the economic depression), heavy debt burdens (resulting from borrowing to buy and develop land) and reduced production (as a result of the drought and of the cumulative effect of poorly adapted European farming practices).⁸⁴ Prudent, well-established pastoralists and selectors could withstand such pressures better than those such as Joseph Ryan who had gambled with large mortgages or had entered the industry recently and were not fully productive. The good years in the first half of the decade gave far-sighted farmers and graziers the chance to reduce their debts, with high yields compensating somewhat for the lower prices. It is significant that in this sample of selectors, fifty-one selections were additional conditional purchases; that is, the selectors were already established in the area, some for many years. The low rate of financial difficulties in this sample of selectors would thus have been, at least in part, the result of their somewhat more secure financial circumstances.

The preceding examination of drought, insolvencies, bankruptcies, foreclosures and transfers of land supports Butlin's contention that the prevailing view of the high incidence of failure amongst landholders, as indicated by the high rate of transfer of titles to financial institutions, is incorrect. In the county of Sandon, while the titles to many properties were held by mortgagees, there was a low incidence of foreclosure. Despite the difficulties posed by the economic conditions and the drought, Sandon landholders held their own.

The Work of the Armidale Local Land Board

An important innovation in 1884 legislation was the formation of local land boards. This enabled most of the decisions relating to selection to be made locally, and it was

⁸⁴ L'Huilier puts the halving of the national sheep flock between 1894 and 1902 down to poor farming practices, including overstocking, failure to control rabbits and weeds (Leon L'Huilier, 'Depression and a national economy', in *Essays in Economic History of Australia*, 2nd edn, James Griffin (ed.), Milton, Qld, 1970, p. 194).

expected that the process of selection would be made quicker and easier. As discussed in Chapter 2, page 44, decisions were made, for the most part, reasonably quickly. The local land boards were composed of a salaried chairman and two board members, the latter paid on a sessional basis. This must have been an onerous duty for the board members, as there was a heavy workload. In the second half of 1895, for example, the Armidale Land Board, comprising the chairman F.G. Finley and board members B.A. Moses and John Bliss, both local businessmen, held sixteen sessions, five of which stretched over two or three days. They sat at Walcha Road, Bundarra, Wandsworth, Hillgrove, Wollomombi and Armidale; at other times they travelled elsewhere in the board's extensive area. Each sitting away from Armidale would have involved a day's travel before and after each sitting.⁸⁵ They spent days approving applications for selections, for the substitution of improvements for fencing, for deferral of payments and other matters. It must have been tedious for the most part, enlivened at times by cases such as the application by Hack, described in Chapter 2, page 45.

Another interesting hearing was held on 8 November 1895. The recent legislation allowed the board to vary the value of selections and leases in special areas, but it appears they were not given a precise directive on how that should be done. The District Surveyor, R. McDonald argued that the valuation should be based on its 'mean value', taking account of, not only its current value, but the value it might have in the future. Opposing him was Mr Blaxland, appearing on behalf of several selectors who argued that to take future value into account would be unfair to selectors, as that would penalise those whose labour and expenditure would be the principal reason for a future increase in value. Regrettably the minutes do not record the Board's thinking when they later determined the value of several selections. Among them on that day were the portions selected by Pearse and Morton on *Hillgrove*; their selections were valued at 17s 6d per acre, for them a much better deal than the £2 10s which had prevailed under the previous legislation.⁸⁶ On the other hand, a small block selected by W. Henderson at Arding drew the highest rating at £2 7s 6d per acre.⁸⁷

⁸⁵ Walcha Road was the only location on the railway line, so the Board could travel there and back by overnight train. The other locations required long buggy or coach trips of a day or more.

⁸⁶ Their selections were in a classified area so originally, they were charged more than the standard £1 per acre, an unreasonable amount in the light of the remoteness of their land.

⁸⁷ Armidale Local Land Board, Minute Book 8 November 1895, University of New England and Regional Archives, series 33/5270.

The impact of selection on productivity and population in the county of Sandon

One of the expectations of land reform from 1861 onwards was that as land was wrested from the squatters, agricultural output would increase, country towns would thrive, the railways would become profitable and the prosperity of the colony would grow. In Sandon, there had been enormous change in the second half of the nineteenth century. In 1850 there were the vast squatting runs and some small settlements. By 1900 the settlements had grown into respectable towns and villages surrounded by small holdings, and the squatting runs had lost much land to mixed farms and small grazing enterprises. Shepherds were long gone, with around ninety per cent of the land of the county now enclosed by fences.⁸⁸ The squatters had invested heavily in fencing, but selectors played their part, as they were compelled to fence their selections within three years.⁸⁹ With good fences the pastoralists raised the productivity of their flocks, and selectors had the means to keep stray stock out of crops. Selectors engaged in several enterprises, with cropping, fruit and potato growing and dairying seeming to offer the best returns.

Selected employment, population and agricultural production figures are to be found in Appendix G. Unfortunately, it is impossible to establish the rate of growth in agriculture and employment in the county of Sandon from 1885 to March 1892 as this data was aggregated by the NSW Statistician into electoral districts, which did not correspond to counties. The electoral district of New England was very much bigger than the county of Sandon, and therefore the statistics are not comparable.

The population of the county was steadily increasing. A population figure for 1885 for the county was not reported, but later census figures show that it increased by eleven per cent, from 12,920 in 1891 to 14,346 in 1901.⁹⁰ It seems unlikely, however, that much of this increase may be attributed to closer settlement, but more to natural causes.

Wheat growing commenced early in New England with many of the squatting runs growing crops for their own use; as early as 1840 it was being grown at *Salisbury Court*.⁹¹ The early belief was that New England could become the colony's granary,

⁸⁸ R.B. Walker, 'The Economic development of New England in the nineteenth century', in *New England Essays: Studies of Environment in Northern New South Wales*, R.F. Warner (ed.), Armidale, 1963, p. 79.

⁸⁹ J. Pickard, 'The transition from shepherding to fencing in colonial Australia', *Rural History*, vol. 18, no. 2, 2007, pp. 148-149.

⁹⁰ *Australian Data Archive*, <http://ada.edu.au/ada/home>, accessed 12 August 2014.

⁹¹ Walker, 'The Economic development', p. 80.

particularly with the advent of the railway to carry surplus wheat south to Maitland. Sadly, this was not to be. New England wheat proved to be of inferior quality and with the railway came South Australian flour which was of better quality and able to be landed in Armidale cheaper than the local product. Local production was not great enough to allow the expensive technical advances which were needed if the local mills were to compete with those elsewhere. By 1891 there was only one flour mill still operating, of the four which had been established. According to most commentators, wheat growing was virtually over, and farmers turned to other crops.⁹² This is contradicted by the published data. While the production of wheat fell dramatically from 1892 to 1898, the 1899 crop was greater than that of 1892, and although a larger area was sown, the yield was nearly as high as in that year of high rainfall.⁹³ However, this wheat was mainly used or sold for stock feed rather than for milling into flour.

Orcharding was well established, but not expanding. The Jackes family who had established a flourishing orchard on land selected from *Saumarez* made a trial shipment of apples to the UK in 1892.⁹⁴ By 1900 there were 463 acres of orchard in the county, mainly in the Rocky River area.⁹⁵ However, the area of the county reported as being under orchards trended down from 1892 onwards. In the 1890s several butter factories were opened to process the milk of local dairies. The Nicholas brothers opened the Tilbuster Dairy Factory in 1892 and two years later, at the urging of Henry Copeland, the local MLA, the New England Co-Operative Dairying Company was formed, operating first from the Nicholas' factory then from 1900 from their own premises.⁹⁶ The production of butter and cheese fluctuated, but with about the same quantity produced in 1899 as in 1892.⁹⁷ For the most part agricultural production in the county serviced the local market, and was always susceptible to competition from products produced more efficiently elsewhere. Paradoxically, while the railway was very beneficial in reducing the cost of transporting wool, and in providing quick and easy

⁹² Ferry, *Colonial Armidale*, pp. 59-60; Luke Godwin, 'McCrossin's Mill and the New England wheat and flour industry', *Armidale and District Historical Society Journal and Proceedings*, no. 26, 1983, pp. 106-118.

⁹³ Wheat production figures show 78,672 bushels from 4396 acres, a yield of 17.9 bushels per acre in 1892; 85,340 bushels from 5631 acres, a yield of 15.1 bushels per acre in 1899. See Appendix G.

⁹⁴ R.B. Walker, *Old New England: A History of the Northern Tablelands*, London, 1966, p. 68.

⁹⁵ Walker, 'The Economic development', p. 81. Walker's figure is slightly at variance from that in Appendix G which is the sum of productive (408 acres) and non-productive (76 acres) orchards, the latter presumably being newly planted trees.

⁹⁶ B. Cady, 'Dairying in the Armidale district', *Armidale and District Historical Society Journal and Proceedings*, no. 47, 2004, p. 82.

⁹⁷ Production figures show 102,508lb butter and cheese in 1892; 109,519lb in 1899. See Appendix G.

passenger transport to and from Sydney, the importation of goods impacted adversely on the local production of products such as flour and butter.

Sheep numbers also fluctuated during this period, but the trend was downwards, with sixteen per cent fewer animals in 1899 than in 1892, although this decline was much less than that nationwide.⁹⁸ This indicates the long-term effect the drought was having on pastoralists. For grazing enterprises, the lack of water for stock was the crucial limiting factor. If the creeks ran dry, as they surely did, the stock had to be sold, moved elsewhere or else left to die of thirst. However, the high price of wool, because of the shortage caused by the drought, would have been some compensation for hard-pressed sheep farmers.⁹⁹

While there was an increase in agricultural output which can be attributed to the closer settlement of the county, the increases were relatively modest, and for the most part serviced the local market. In that, they were in competition with goods brought in by rail, while at the same time local producers were unable to compete with those servicing more distant markets. While it was not yet acknowledged, the northern tablelands environment, with its cold winters and thin soil, prevented settlers from producing anything other than wool and meat in large enough quantities to be efficient. However, this understanding was still more than half a century off.

The *Crown Lands Act 1884* after fifteen years

From the above examination of the impact of the *Crown Lands Act 1884* and subsequent legislation in the county of Sandon, some general observations may be made:

- the tendency noted by Heathcote for larger holdings to develop, despite government policy designed to keep units small, is evident;
- there was a growing acceptance of the need to take account of the quality and location of Crown land before making it available for purchase or lease, and to price it accordingly;
- agricultural production lifted somewhat despite the poor climatic conditions towards the end of the century; and,
- the imposition of a land tax did not lead to the breakup of the big pastoral estates.

⁹⁸ See footnote 83.

⁹⁹ 'Agricultural and pastoral', *Evening News* (Sydney), 29 November 1899, p. 2.

From 1884, government policy was aimed more at encouraging agriculture and using the alienation of Crown land to address social issues. Conditions of selection were eased by reducing the amount of deposit required, increasing the area which could be selected, introducing homestead selections, and taking a more sympathetic stance when selectors faced financial difficulties. On the other hand, the new principle of 'one man one selection', was designed to restrict selection to those who had not selected in the past, thus easing the way for newcomers to agriculture. This new response to the agrarian question was to set the course for the future.

At the conclusion of his examination of the conflict between squatters and selectors in the Armidale district from the 1850s onwards, John Ferry noted that the fundamental question of who should own what had been settled by 1891.¹⁰⁰ As the analysis here has shown, there was still considerable change in land ownership after 1891. It appears that by 1900 the question of who should own what had not yet been settled, and would not be for some time to come, as the following chapters demonstrate. Alienation of Crown land continued, and became even more complex, and as well a new response by the government to the agrarian question, that of closer settlement, was about to emerge.

¹⁰⁰ Ferry, *Colonial Armidale*, p. 169.

CHAPTER 4: FEDERATION TO THE GREAT WAR, THE CROWN LAND RUNS OUT

Few things are more impenetrably mysterious to the uninitiated than the land problems of an Australian state ... there seems to be millions of undeveloped acres going around in all directions, while no one can get a scrap of it to settle on.

(William Holman, reflecting on the early years of the first Labor administration in NSW from 1910).¹

The period before the First World War was one of considerable legislative activity and change. It was in this time that successive governments used land tenure as an instrument for social engineering in their quest to find answers to the agrarian question. There was general agreement that the legislation of the previous four decades had resulted in the alienation of the best agricultural land but that too much of it was still in the hands of the pastoralists, retarding the economic and social advancement of New South Wales. As a result, governments continued to tinker with the legislation in an attempt to overcome its shortcomings and to allocate the remaining Crown land in a more equitable fashion. This chapter examines the disposal of the remaining stock of Crown land, while the next details other measures taken by the NSW and Commonwealth governments, to break up the large pastoral estates through resumption and taxation.

The political context

In 1900, NSW was in the grip of the 'Federation' drought and still recovering from the economic depression of the early 1890s. The drought was at its worst in 1902, but with the return of better conditions in 1904, primary production rose, unemployment fell, and New South Wales again became an attractive destination for immigrants. The best and most experienced (or perhaps, the most ambitious) politicians departed to Melbourne and the parliament of the Commonwealth of Australia. The Australian Constitution transferred to the new federal government the powers of taxation, defence, foreign affairs and postal and telecommunications services, while leaving to the former

¹ William Arthur Holman, 'My political life', in *The First New South Wales Labor Government 1910-1916. Two Memoirs: William Holman and John Osborne*, Michael Hogan (ed.), Kensington, 2005, p. 16.

colonies, now states, the responsibility for all other matters which occurred within their borders, such as, police, education, health and land ownership.²

In 1900 in NSW, the Protectionists were in power with the support of the Labor Party, which now held twenty seats.³ With the assumption of responsibility for customs and excise by the federal government, the former basis for the difference between the political parties at the state level no longer existed, although it continued to be a live issue in the federal sphere. The Protectionists renamed themselves the Progressive Party and the Free Traders as Liberal and Reform. In July 1901, after the first election in NSW since Federation, the Progressives were able to form government with the support of Labor, but at the next election in August 1904 they were swept from power by the Liberals. The Liberal victory was so decisive that they were able to govern without the support of the Labor Party which, with twenty-five seats, became the senior party in opposition. The Liberals retained power in 1907 but in 1910 Labor was successful in forming government, albeit with a very slim majority. This ministry was threatened in 1911 by a land issue (discussed below page 86), but Labor was able to hang on, and by the time war broke out, was still in power. Thus, while there were spasmodic attempts to form other parties, particularly a country party, the parliament was dominated from 1904 onwards by the struggle between the Liberal and Labor parties.

Despite their ideological differences, in 1901 both sides agreed that more land had to be made available for settlement. Too much land was still in the hands of the pastoralists who were running sheep and cattle, and employing few permanent workers, stifling progress. Not enough food was being produced, resulting in the importation of foodstuffs from interstate and overseas. There was a continual drift of population from the country to the city because of the lack of employment opportunities in country towns and the countryside. As a result, poverty and crime rates in Sydney were high and country towns were languishing. Immigration had stalled and the lack of land for would-be farmers was blamed in part. The railways were running at a huge loss, largely because of the lack of freight. If more grain, fruit, vegetables, meat and dairy products could be produced and sent by rail to Sydney, then the railways would pay their way.

² However, the states retained the power to levy income tax until 1942. In 1971 the Commonwealth ceded the power to impose payroll tax to the states.

³ This review of the politics of NSW is drawn from Joan Rydon, R.N. Spann and Helen Nelson, *New South Wales Politics, 1901-1917: An Electoral and Political Chronicle*, Sydney, 1996.

In the background to these pressing problems were both a lingering desire to reproduce the fast vanishing yeomanry of the European countryside, and the fear of the populous Asian nations to the north, who, it was believed, were jealously eyeing off Australia's sparsely populated interior. There was an urgent need to make more land available. It was imperative that the release of the meagre supply of Crown land still left should be managed carefully to meet these pressing needs.

Crown land legislation

There were two immediate concerns in the new century: the plight of selectors, many of whom were in dire financial circumstances due to the long-running drought; and, the degradation of the land in the western division. In 1901, following a damning report from the Royal Commission into the Condition of Crown Tenants in the Western Division, parliament passed the *Western Lands Act* which removed the division from the Department of Lands. A new body, the Western Lands Board, was created and thereafter the management of Crown land in the west, already distinct, was completely separated from that of the central and eastern divisions.

Beleaguered selectors were provided some relief by the *Appraisal Act 1902* which extended their right, introduced in 1899, to have their selections revalued, and hence, if the valuation was lowered, as it almost always was, interest, capital and lease payments were then reduced.⁴ *The Crown Lands Amendment Act 1903* further assisted selectors by reducing the amount still owed on long-standing conditional purchases and the interest rate on such balances. Selectors could obtain additional land which did not adjoin their original holdings, a significant departure from the existing requirement that only adjoining land could be taken up. Terms of settlement and conditional leases were extended, and the conversion of settlement leases to homestead selections was provided. Holders of pastoral leases, occupation licences and preferential occupation licences could apply for a lease over one third of the area of the lease or licence, for a maximum of twenty-eight years, if the local land board deemed such land was not required for closer settlement. It is unclear if this was intended as a concession to pastoralists or a brake on their activities. Leases granted under this clause were more secure than the

⁴ Following the passing of the 1899 legislation, the value of those conditional purchases which were reappraised fell by 39%, of homestead selections by 31% and conditional leases by 49% (C.J. King, *An Outline of Close Settlement in New South Wales. Part 1: The Sequence of the Land Laws 1788-1956*, Sydney, 1957, p. 137).

occupation licences, which were subject to annual renewal and were always available for selection, and the preferential occupation licences and pastoral leases which could be cancelled if they were needed for closer settlement.

Upon gaining power in 1904, Carruthers' Liberal Party proceeded to amend the Crown Lands legislation, passing the *Crown Lands Amendment Act 1905* which introduced yet another tenure, the conditional purchase lease. While similar in name to the existing conditional lease, it differed significantly as these leases were to be available only to persons who did not own land.⁵ Land was to be set aside for these leases, and specific conditions could be imposed, such as cultivation or the preservation of timber. As the name suggests, they could be converted to conditional purchase. This was a more affordable way for new settlers to obtain land, as, unlike conditional purchase, no initial deposit was required.

This legislation introduced the principle of awarding additional conditional purchases and conditional leases on a needs basis. Where there were conflicting applications for such selections, the local land board was empowered to award the land to an adjoining selector unless there was another nearby in greater need of more land. This was a departure from the existing process under which land for which there were a number of qualified applicants was awarded strictly by ballot; but it made the task of the local land boards more difficult as they then had to weigh up the merits of each applicant. The boards were protected to an extent by the provision that no appeals against such decisions could be made, but the Minister retained the right to refer cases to the Land Appeals Board if he saw fit.

The *Crown Lands (Amendment) Act 1908* (known generally as the *Conversion Act*) allowed the conversion of settlement leases, homestead selections and some special leases which previously carried no such right, to conditional purchase or conditional lease, which were more secure forms of title.⁶ This was bitterly opposed by the Labor Party which claimed this would make it too easy for Crown land to pass into the hands of large landowners.⁷ The government countered that this would not happen because persons wishing to purchase such selections were required to convince the Minister for

⁵ Conditional leases were only available to those who already held a conditional purchase.

⁶ Conditional purchase was the only form of title issued under the *Crown Lands Act* which automatically became freehold once the outstanding debt was paid off, while conditional leases carried the right of conversion to conditional purchase.

⁷ Rydon, Spann and Nelson, *New South Wales Politics*, pp. 72-73.

Lands that the total area of all land they held was less than a reasonable living area.⁸ This ignored the fact that when the balance of the purchase price was eventually paid out, the owner would be granted freehold title and could sell to anyone. A rush of conversions of these forms of lease to conditional purchase or conditional lease followed. The *Conversion Act* also restricted transfers of Crown land taken up after its implementation to persons who held less than a home maintenance area. Thus, a new term, the 'home maintenance area', was introduced into the legislation. It was defined as:

... an area, which when used for the purpose for which it is reasonably fitted, would be sufficient for the maintenance in average seasons and circumstances for an average family.⁹

This was not a new concept as it was implied in the 1895 amending legislation, but it was a concept which was to assume great importance and underpinned later legislative change. It proved to be slippery to interpret, as the definitions of 'average family' and 'average seasons' were left to bureaucrats to interpret, leading to many appeals against their decisions. It did not allow for a return on the capital investment which settlers made when purchasing and developing their farms. The importance of generating a surplus in the good years to tide the family over in poor ones was also not acknowledged. In time, these omissions caused considerable problems and uncertainties.

There was a dramatic change in the direction of land policy in 1910 when the Labor Party gained power in its own right. Until then, it had at times been able to influence the policy of the governing party, but it now was able to directly implement its platform. Almost immediately the Minister for Lands, Niels Nielsen decreed that in future no more original conditional purchases would be authorised, and no more rural land would be sold at auction.¹⁰ This directive was in line with Labor's long held policy that Crown land should be released as leasehold without the option of conversion to freehold.

Nielsen proposed a schedule to first consolidate the existing Crown land legislation, then to repeal the *Conversion Act*.¹¹ While the consolidation of the extremely complex

⁸ Also excluded from applying for conditional purchase leases were married women living with their husbands unless the total holdings of husband and wife were less than a home maintenance area (*Crown Lands Amendment Act 1905*, section 25 (1) (b)).

⁹ *Crown Lands Amendment Act 1908*, section 2, p. 2.

¹⁰ 'Abolition of freeholds', *Armidale Chronicle*, 29 October 1910, p. 9; 'Abolition of freeholds', *Armidale Chronicle*, 23 November 1910, p. 4.

¹¹ Rydon, Spann and Nelson, *New South Wales Politics*, p. 72.

and confusing body of land legislation was welcome, the proposed repeal of the *Conversion Act* caused considerable concern within the Labor Party, particularly for country members who feared a backlash from their constituents who were protesting at this withdrawal of a right. Nielsen argued, quite correctly, that persons who had obtained homestead selections or settlement or special leases before the *Conversion Act* was passed, had taken these leases without the right of conversion and therefore could not expect to hold onto this right. Further, he had given very lengthy notice of the change, allowing plenty of time for leaseholders to convert their leases before the change took effect. However, two Labor backbenchers who had assured their constituents that their rights would be maintained, resigned their seats in protest.¹² This jeopardised the government's tiny majority, and William Holman (acting premier in McGowen's absence overseas) after a possibly unconstitutional agreement with the Governor for prorogation until by-elections could be held, managed to hold power, and agreed that any repeal legislation would preserve existing conversion rights.¹³ Nielsen resigned as Minister in protest, and the plan to repeal the conversion legislation was abandoned.

Labor's intention to only grant leases over Crown land was facilitated by the *Crown Lands (Amendment) Act 1912* which introduced two new rural tenures to replace those with conversion rights: homestead farms and Crown leases. Homestead farms were leases in perpetuity and required the perpetual residence of lease holders. Most existing types of tenure could be converted to homestead farm. Crown leases had a term of forty-five years and could be converted to homestead farms during the last five years of the lease, but not to any other kind of tenure. From 1910, although tenures such as conditional purchase remained in the legislation, the only original grants made were to be leases without the right of conversion.¹⁴ Nielsen's determination to codify the legislation was rewarded when his successor, John Treflé, successfully shepherded the *Crown Lands Consolidation Act* through parliament in 1913. While as consolidation

¹² *Ibid.*, pp. 72-73.

¹³ *Ibid.*, p. 73. This episode was described in detail by Holman ('My political life', pp. 33-43).

¹⁴ However, this edict by the Labor administration was ignored, as the Department of Lands reported fifteen applications for original conditional purchases in the Armidale Land Board District in the year ended 30 June 1914, and 250 across the state. There were no such selections in the county of Sandon (*Thirty-Fifth Report of the Department of Lands*, Sydney, 1914, p. 54).

legislation it did not introduce any new matters, it did clarify much of the confusion which had developed and was the basis for Crown land legislation thereafter.¹⁵

The county of Sandon at the start of the twentieth century

In 1900, the county of Sandon, in common with the rest of eastern Australia, was still in the grip of the Federation drought, and conditions worsened in 1902, although they were not as dire as elsewhere. In February, a correspondent to the Armidale newspaper noted that ‘this district has been spared by Divine Providence much of the misery that has afflicted other portions of the State’.¹⁶ Attracted by the better conditions on the tablelands, large numbers of stock were passing through the district in search of grass.¹⁷ Stock losses were severe. An Inverell grazier who had sheep on agistment at Long Point in the south-east of the county reported that on mustering them after several months he had lost forty per cent.¹⁸ That a grazier would take sheep to this area which was heavily timbered and harboured wild dogs is an indication of the lengths to which stock owners were forced to go in order to find pasture for their starving stock. In June 1902, it was reported that the owner of *Ben Lomond* had sent 14,000 sheep to the Sydney market, and that ‘many places around here ... are strewn with dead carcasses and around some of the springs are as many as 20 or 30 where they have been bogged’.¹⁹ The owners of *Wongwibinda* and *Wards Mistake* in the county to the east of Sandon were plagued by selectors taking land on their holdings, forcing the owners to find agistment elsewhere for their own stock, only to have the selectors sell out when the drought lifted.²⁰ The drought was a significant factor in the controversy over improvement leases which were granted on *Boorolong* at this time (discussed below pages 101-102).

Fortunately, 1903 was a year of above average rainfall, and conditions improved, although in most years to 1915 rainfall in Armidale was less than the long-term average.²¹ However, despite the extreme difficulties which farmers and graziers faced, there seem to have been few financial failures during the drought. There is only one

¹⁵ King, *An Outline of Closer Settlement*, p. 249.

¹⁶ ‘To the editors of the Armidale Express’, *Armidale Express and New England General Advertiser*, 28 February 1902, p. 4.

¹⁷ Edwin Blomfield, manager of *Salisbury Court* and *Boorolong*, claimed that 2.5 million sheep had passed through Armidale in one year during the drought (‘Improvement leases, Boorolong holding’, *Sydney Morning Herald*, 26 June 1907, p. 13).

¹⁸ ‘Topics of the day’, *Armidale Express and New England General Advertiser*, 9 September 1902, p. 4.

¹⁹ ‘Topics of the day’, *Armidale Express and New England General Advertiser*, 17 June 1902, p. 4.

²⁰ Owen Wright, *Wongwibinda*, Armidale, 1965, pp. 81-82.

²¹ The average for the years 1904 to 1914 was 740.1mm, compared with the long-term average of 792mm. Therefore 1909 at 623.7mm and 1912 at 546.1mm were well below average (Figures calculated from ‘Monthly Rainfall’, *Climate Data Online*, Bureau of Meteorology, <http://www.bom.gov.au/climate/data> accessed 12 April 2018).

bankruptcy registered for the county between 1900 and 1914, that of a ‘fruiterer’ (presumably an orchardist) of Hillgrove.²² The Warner brothers, who had lost the head station of *Tilbuster* to their bank in 1892, lost more land in 1900 when the Bank of New South Wales sold an eighty acre block which their father had bought in 1885.²³ *Ben Lomond*, to the north of Guyra and now entirely in the adjoining county, was also sold by the Bank of New South Wales, in 1902.²⁴

However, an examination of the transfers of selections made in the parishes of Tiverton and Falconer from 1885 onwards failed to reveal any transfers there which could definitely be identified as mortgage sales, although two may have been.²⁵ Nor were there many forfeits of the hundreds of conditional purchases and conditional leases taken out from 1885 to 1899. Altogether, from 1896 onwards, when the drought began to hit, only ten conditional purchases and six conditional leases, held by eleven individuals, were forfeited; a very small number.²⁶ The apparently slightly easier conditions in the county, coupled with the various legislative measures taken by the government, seem to have been sufficient to enable Sandon farmers and graziers to survive this difficult time.

Superficially at least, there had been little change in the overall pattern of land ownership in the county of Sandon from 1885 to 1900. All the large pastoral runs still existed in some form, and most pastoralists had added some freehold, conditional purchase or leasehold land to their holdings.²⁷ However, the extent of the occupation and preferential occupation licences held by these runs, diminished considerably, with

²² See Appendix H.

²³ Portion 51, parish of Duval, TT58-37.

²⁴ ‘District court’, *Glen Innes Examiner and General Advertiser*, 22 August 1902, p. 1

²⁵ As listed in Appendices M and N. Two possible mortgage transfers were CP86-42, parish of Falconer, portion 177, selected by J. T. Moore, which was transferred directly from the Australian Joint Stock Bank to H. Nowland in 1901; and CP93-38, parish of Tiverton, portion 161, which was transferred from E. & G. Cooper to the Bank of New South Wales in 1905, then to C. Simmons in 1910, who mortgaged it with the same bank, which transferred it to R. Vyner, R. Hoy and M. J. Johnstone in 1912. While in the case of mortgage sales transfers were directly from the mortgagee to the new owner, such transfers did not necessarily indicate a mortgage sale. The Register of Conditional Purchases does not record if these were mortgage sales.

²⁶ CP85-17, 81-237 and 147, 94-24, 96-29, 36 and 42, 97-6 and 48; CL91-220 and 227, 95-48, 96-25, 97-6 and 29.

²⁷ The most significant exception was *Tilbuster* which was not defended with any vigour against selectors and was further diminished by foreclosures in 1888, 1892 and 1900. See Appendix D for a history of *Tilbuster*. *Enmore*’s resumed area was also diminished by selectors, and by 1914 comprised only 3831 acres of freehold and conditional purchase and 7000 acres of occupation licence, a far cry from the 40,800 acres claimed in 1885 (‘*Enmore sub-division*’, *Armidale Chronicle*, 30 May 1914, p. 7).

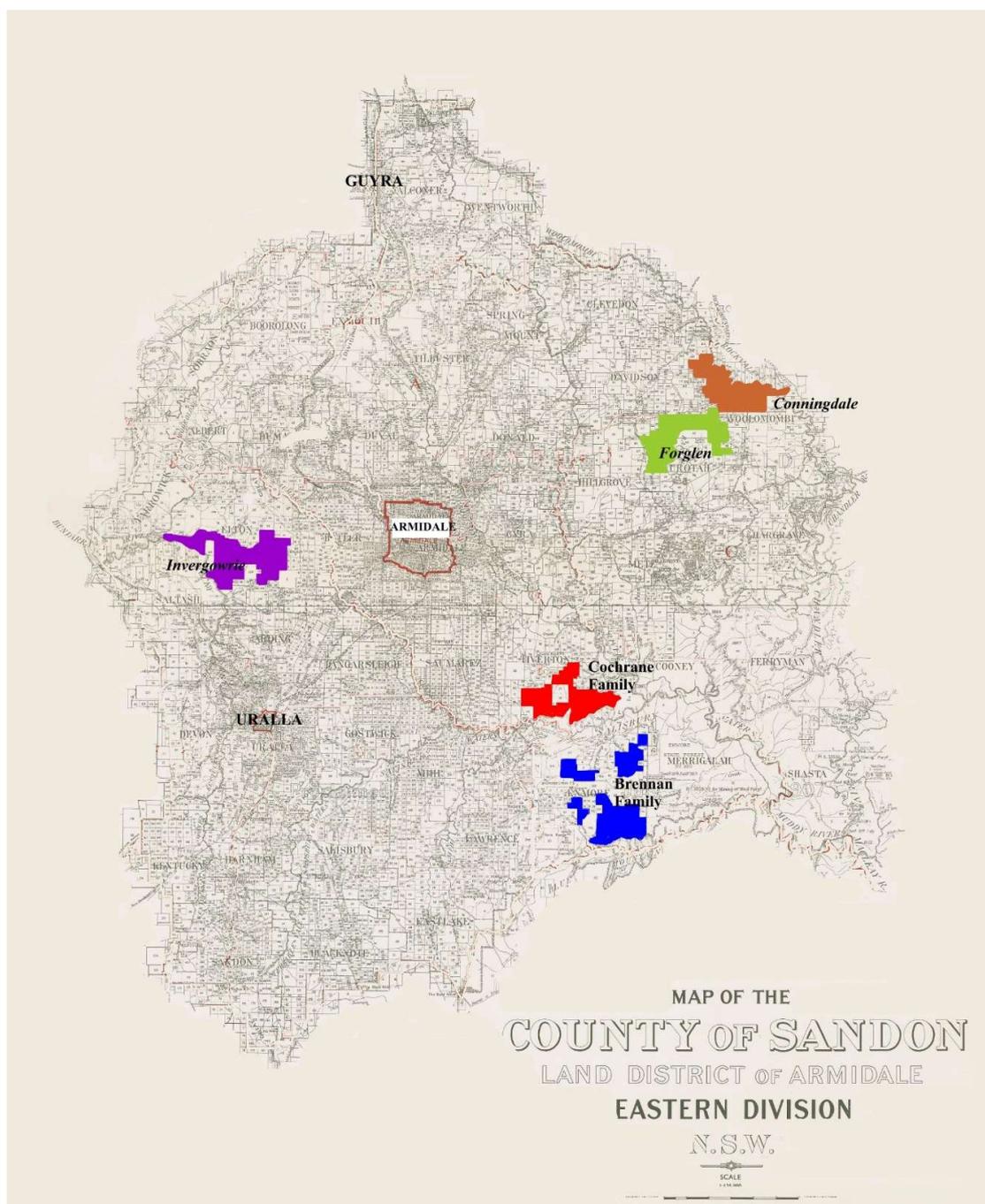


Figure 4.1: Selected holdings developed around selections, as in the early 1900s.²⁸

²⁸ Figure based on NSW Department of Lands, Map of the county of Sandon, Land District of Armidale, Eastern Division N.S.W., 5th edn, Sydney, 1946, revised 1976, <http://hhrv.nswlrs.com.au/pixel.htm> accessed 10 March 2014. Annotations by the author.

most relinquishing their occupation licences and, many their preferential occupation licences, by 1915, which reflected the extent of alienation of Crown land within them.²⁹

Many medium-sized grazing runs were developing around selections, for instance James Mitchell's *Invergowrie* to the west of Armidale and the Finlayson family's holdings *Conningdale* and *Forglen* to the north-east. In the parish of Enmore to the south-east the Brennan family was selecting vigorously, as was the Cochrane family in the parish of Tiverton. The approximate extent of these properties is plotted in Figure 4.1. While these, and other similar selections did not rival the largest pastoral estates such as *Gostwyck* or *Kentucky Station*, in terms of land held as freehold or conditional purchase, they were now larger than some of the old holdings such as *Tilbuster* and *Enmore*. Small selections, primarily around the major settlements, had increased in number. While many of these were intensively farmed, grazing of sheep and cattle was still the principal rural activity in the county. The Rocky River gold rush which gave an impetus to the development of Uralla was long over, but the discovery of antimony on *Hillgrove* to the east of Armidale in 1877 and, then significant gold deposits a decade later, saw the development of a town there which for a brief time rivalled Armidale in size. Hillgrove's heyday was short-lived (and other goldfields such as at Melrose and Borah Creek on *Enmore* and Puddledock on *Tilbuster* even more so), but all of these rushes, temporary though they were, boosted the economy of the area.

The shortage of land for settlement in the county of Sandon

There was a growing concern about the lack of access to agricultural land in the district.³⁰ What little Crown land remained had to be carefully managed and the few releases created huge interest. For instance, three conditional purchase leases on *Salisbury Court* attracted over three hundred hopeful applicants in 1907, inspiring the local newspaper to report:

The Land Board had called out 106 applications for investigation, and these occupied the attention of the court for two full days and a little over. The proceedings were of a very dry and formal character, occasionally some peculiar answers would arouse the attention of the audience, and that was the only thing to look forward to as the oasis in the dull desert of preliminary examination. One applicant 'had no money but would jolly soon get some if he got one of the farms,' an honest thought, no doubt, but not used with discretion, his stock was limited to 'one pet lamb, and that belonged to another member of the family.' Another airily told of his practical experience among stock, and when cornered about sheep admitted that 'he had been ringing for

²⁹ See Appendix F for details. Some of these occupation and preferential occupation licences were, or may have been, converted to leases as provided under the *Crown Lands Amendment Act 1903*.

³⁰ C.H.T., 'The Town of Armidale', *Australian Town and Country Journal* (Sydney), 13 July 1904, p. 29.

6 months in a paddock where 10,000 sheep were running.’ Another proclaimed that he knew all about that useful animal as ‘he had been slaughtering them.’ This was only equalled by the man whose ‘plant’ consisted of the cabbage variety.³¹

The ballot attracted anyone who considered they had a chance of being accepted by the Land Board, as, if they were successful, they would receive a windfall. Albert Tolley, one of the successful applicants was given permission to sell his lease in 1910 to William Cahill, who paid £2400 for it.³² Tolley had only to pay the annual rent of £40 16s 4d (and even that was not required in the first five years), a survey fee of £10 17s 6d, the cost of existing fencing, £15, and make a start on constructing some sort of dwelling.³³ In the meantime he may well have made money by running stock on the block. It was not a bad outcome. It is not surprising then that there were so many applicants.

From 1895 original conditional purchases could only be taken in the occupation licence areas (the former resumed areas) of the pastoral estates or in areas over which no one held a licence or lease. The Lands Department designated areas for settlement by withdrawing them from various other types of lease or licence, or by cancelling unnecessary water, forest and travelling stock reserves. Land also became available when pastoralists applied successfully to exchange land on one part of their holdings for that on another. The cancellation of mining reserves released land, although not without delaying tactics on the part of the Department of Mines. Land surrounded by established selections was usually designated for additional conditional purchase or conditional lease. Good land of several hundred acres was usually designated as homestead selection or conditional purchase lease (and after 1910, as homestead farm) while larger less productive areas became settlement leases or Crown leases. The worst land was available as improvement leases or occupation licences. This was a significant advance, as the differences in productive quality were for the first time reflected in the type of tenure, and therefore the annual rent and attached conditions.

³¹ ‘The model farm ballot’, *Walcha News and Southern New England Advocate*, 27 April 1907, p. 2. This land had become available after a controversial land exchange which is discussed further below.

³² Conditional purchase lease 07-9. Tolley was doubly lucky, as the person who was drawn second in the ballot for the block appealed to the Land Appeal Court and to the Supreme Court that Tolley should have been disqualified because he was a partial beneficiary of the 1200-acre estate of his father, who had recently died without leaving a will. The Courts found in favour of Tolley. In the light of Tolley’s later windfall, the lengths to which the disappointed applicant was prepared to go are understandable (‘Law report. Friday November 8’, *Sydney Morning Herald*, 9 November 1907, p. 8).

³³ ‘Notification setting apart Crown lands for additional conditional purchase leases’, *New South Wales Government Gazette*, no. 31, 6 March 1907, pp. 1606-7.

The settlement on *Enmore* in the south-east of the county illustrates the way land was taken up during this period. The holding, which is shown in Figure 4.2, corresponded closely with the parishes of Enmore and Merrigalah. The eastern part of *Enmore* lay in Merrigalah, which runs down into the gorges. The ‘top’ country in that parish was largely dedicated to the extensive Enmore State Forest and the Melrose gold reserve and was therefore unavailable for settlement, even though it fell in the occupation licence area of the run and would otherwise have been available.³⁴ Excluding the forest reserve, which is still in existence, there was around 18,000 acres of unalienated, but unavailable, land in this parish.³⁵

The western half of the run, covering the parish of Enmore, was almost completely settled by 1914, with a significant area taken up from 1900. The land coloured grey in Figure 4.2 was land already held by 1900, either by the run owner Alfred Perrott, or by selectors. The yellow areas were existing leases (also held either by Perrott or by selectors) which were converted to conditional purchase between 1900 and the end of 1914. That is, the grey and yellow areas indicate land which was already held securely by 1900.³⁶ The uncoloured areas were forest reserves which were not available for settlement, although Perrott had an occupation licence over them. The brown (one improvement lease), green (one settlement lease), blue (original and additional conditional purchases) and red (conditional leases) areas were all land taken up between 1900 and 1914, altogether over 10,000 acres. Most of this land had been various forest and water reserves which were deemed unnecessary and were progressively released for settlement. An improvement lease of 7160 acres was granted without competition to Alfred Perrott in 1905, as under the *Crown Lands Amendment Act 1903* he was able to apply to convert part of his preferential occupation licence to such a lease.³⁷ However, he must not have taken this lease up, as when the run was sold in 1914 there is no mention of it.³⁸

³⁴ Residents of the area refer to the land down in the gorges as ‘bottom’ or ‘gulf’ country and that on the tableland above as ‘top’ country.

³⁵ As estimated from NSW Department of Lands, Parish of Merrigalah, County of Sandon, 1924, <https://six.nsw.gov.au/wps/portal/> accessed 20 September 2013.

³⁶ Some of this land was taken as conditional lease from 1900 and converted to conditional purchase before 1915.

³⁷ Armidale Local Land Board Minutes, 29 September 1905, University of New England and Regional Archives, series 33/5270.

³⁸ ‘Sale of Enmore Station’, *Tamworth Daily Observer*, 27 May 1914, p. 2. See Appendix W for details of this lease.

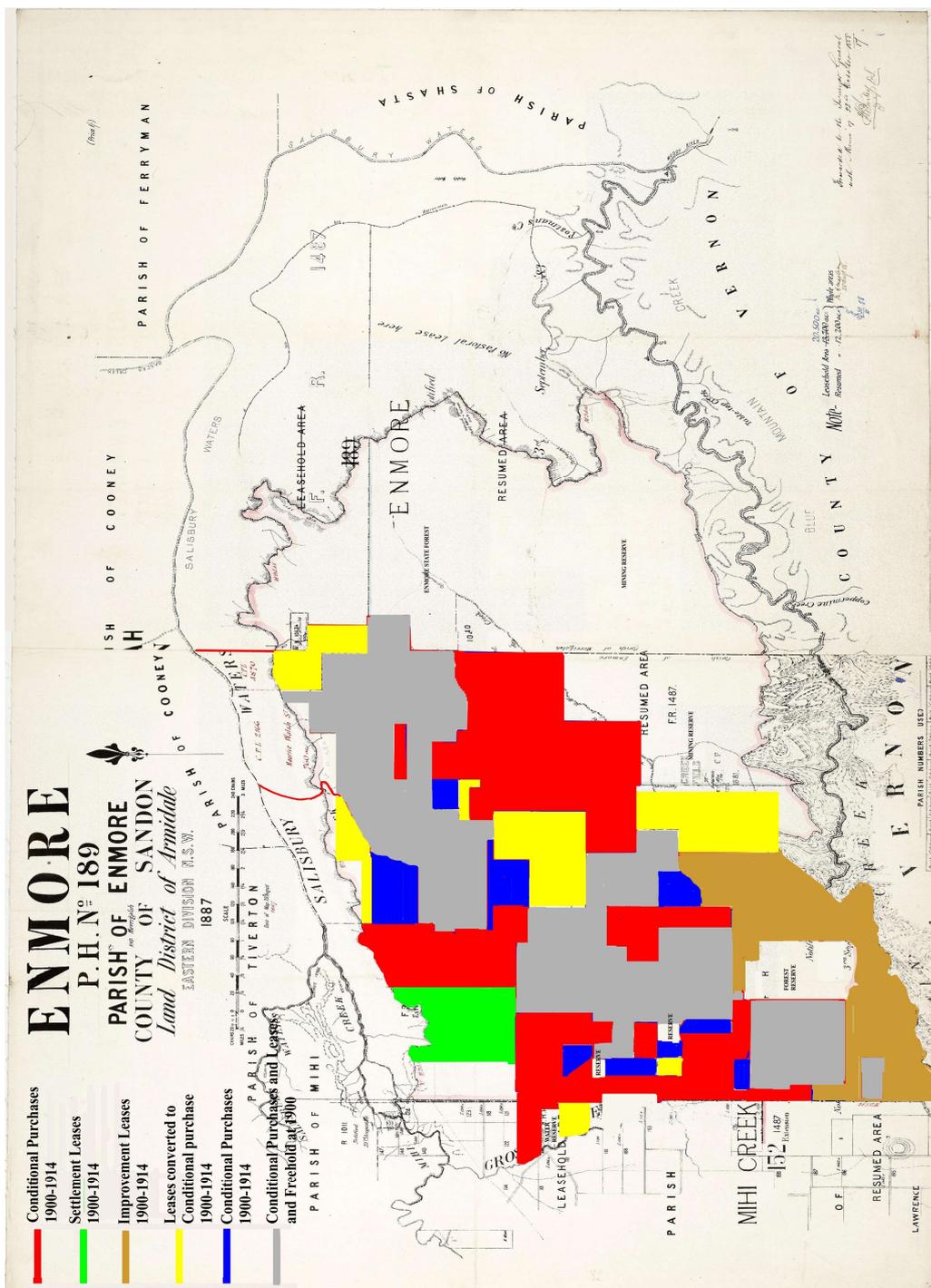


Figure 4.2: Alienation of Crown land in the parish of Enmore, 1900-1914.³⁹

³⁹ Adapted from NSW Department of Lands, Enmore P. H. no. 189 [division of run map], 1887, <http://hlvr.nswlrs.com.au/pixel.htm> accessed 10 October 2015.

The 'bottom' country in the gorges to the north, east and south of *Enmore* had been leased until 1885 by the owners of *Kunderang*. However, they relinquished control of almost all this land, although in all likelihood they continued to graze cattle there.⁴⁰ Based on the accounting of Bob Harden, the historian of *Kunderang*, the total vacant area in these rugged gorges would have been in the order of 71,000 acres. This land was so inaccessible that no one selected there. However, from 1905 onwards some was taken up as occupation licences by a succession of optimistic graziers.⁴¹

Occupation licences

Over this period a number of pastoralists relinquished their occupation licences.⁴² They had been subject to selection and most were affected so much that the remnant of vacant land was not worth their while continuing to pay for its use. As occupation licences were always open to selection, this usually did not release additional land for settlement, although it did at times offer the opportunity for persons other than the pastoralist to take this land up as a new occupation licence, as was the case of the gorge country at *Kunderang*. However, not all of these leases were of such remote land, as the curious instance of an occupation licence of 845 acres within the *Gostwyck* resumed area reveals. Albert Dangar had held an occupation licence over a small amount of vacant land in *Gostwyck* from 1885, but his son Clive apparently relinquished it in 1913. This licence had an upset annual fee of £17 5s and was to be offered at auction on 4 November 1913. The *Armidale Chronicle* commented:

The land to be offered consists of some miles of narrow unfenced roads, which run through occupied land, and the bed of the Saumarez and Salisbury Creeks. The policy of offering land so situated is a questionable one, in as much as the area, if the adjoining holders fence off the roads, is not sufficient to enable a man to make a living, and if the land is unfenced, trespass is almost sure to occur. The land is really only of value to the adjoining holders, who, at auction, might be compelled, in their own interests, to purchase the right at an exorbitant figure.⁴³

Gostwyck was comprised almost entirely of relatively small blocks purchased at auction in the 1860s, and this land was mainly the roads which were included when the land was originally surveyed. While over the years the Dangars purchased some of these unnecessary roads, many remained.⁴⁴ In the event Clive Dangar purchased the

⁴⁰ Bob Harden, *European Settlement & Pastoralism at Kunderang, Upper Macleay River*, Armidale, 2015, pp. 43-48.

⁴¹ *Ibid.*

⁴² See Appendix F.

⁴³ 'Local and general news', *Armidale Chronicle*, 1 November 1913, p. 4.

⁴⁴ John Ferry, 'Henry and Grace Dangar and the Gostwyck estate', *Armidale and District Historical Society Journal*, no. 31, 1988, p. 113.

occupation licence, at the upset price.⁴⁵ One can only speculate on why he relinquished this licence, as for someone as wealthy as he was, the annual rent would have been trivial. What he hoped to gain from the manoeuvre is quite unclear.

Release of unnecessary reserves for settlement

As the quote at the head of this chapter indicates, William Holman, Minister for Lands then premier in the first NSW Labor administration, was perplexed by the apparent lack of land, when there was, he believed, so much locked up in reserves of various kinds. This was not in fact news to the settlers in the county of Sandon who had been asking for reserves to be released for quite some time. Some of the goldfield, water and travelling stock reserves which were deemed unnecessary did become available on *Enmore* and elsewhere.⁴⁶ The most spectacular and controversial release, however, was a reserve on *Salisbury Court*.

This reserve was gazetted in the 1860s, at the request of the *Salisbury Court* manager who was attempting to thwart a selector who had taken up a small block close to the homestead.⁴⁷ Figure 4.3 shows the location and extent of two water reserves within the holding. The larger of the two was designated as the site for a model farm or agricultural school in 1892, but no action was taken to establish either.⁴⁸ In 1897, Edwin Blomfield, the manager of *Salisbury Court* and *Boorolong*, applied unsuccessfully to exchange the model farm reserve for land at the far south end of the run.⁴⁹ As a result of this application, a Uralla town councillor wrote to the *Truth* newspaper alleging impropriety on the part of the Minister for Lands, Joseph Carruthers, who, it was alleged, tried to influence the Armidale Local Land Board's decision. Carruthers was known to have enjoyed the hospitality of *Salisbury Court* on several occasions.⁵⁰ Carruthers sued the councillor and the proprietor of the newspaper for libel, but, after a long and sensational

⁴⁵ 'Renewal of occupation licences ...', *New South Wales Government Gazette*, no. 167, 23 September 1914, p. 5743. Clive Dangar relinquished part of his licences, as in 1913 he held 1541 acres, the rent on which was £29. What happened to this land is unclear ('Renewal of occupation licences ...', *New South Wales Government Gazette*, no. 138, 25 September 1912, pp. 5928 and 5941).

⁴⁶ For example, Water Reserve 498, portion 68, parish of Enmore was revoked on 11 August 1900 and taken by William Parsons as conditional lease 1900-85. See Appendix L for a list of reserves revoked between 1900 and 1907. Note that many did not become available for settlement as they were the subject of exchanges, although that did release land elsewhere.

⁴⁷ 'Salisbury model farm', *Uralla News*, 3 April 1907, p. 2.

⁴⁸ 'Reserve from licence for agricultural school and experimental farm', *New South Wales Government Gazette*, no. 398, 28 May 1892, p. 4438.

⁴⁹ 'Carruthers libel case', *Clarence and Richmond Advertiser*, 28 December 1897, p. 4.

⁵⁰ George Lonsdale, 'The Salisbury job', *Truth* (Sydney), 24 October 1897, p. 3. Lonsdale was the brother of the sitting MLA for Armidale, but they were essentially estranged.



Figure 4.3: Salisbury model farm and water reserves, 1892.⁵¹

⁵¹ NSW Department of Lands, Salisbury P.H. no. 144 [division of run map], 1887, NSW Land and Information, <http://hlrv.nswlrs.com.au/pixel.htm>, accessed 10 June 2015. Water reserves are outlined in red, annotations by the author. Note that the north-south axis of the map is horizontal as indicated. Pink and blue portions are either freehold or conditional purchase land owned by the Marsh Estate or by genuine selectors of whom there were a number on Salisbury Court.

trial held in Armidale over Christmas 1897, the jury was unable to agree, and the case was dismissed.

Blomfield continued to lease the reserve until 1907, when under dubious circumstances, he was allowed to exchange land elsewhere on the estate for the smaller water reserve and a quarter of the model farm reserve closest to the homestead.⁵² The rest of the model farm reserve was divided into three conditional purchase leases, while the surrendered land was disposed of as two homestead selections in 1909.⁵³ Carruthers may well have used his influence to Blomfield's benefit in this long-running affair, but he always denied it and it was never proven.⁵⁴

Auction sales

Only limited amounts of rural land in the county were offered at auction from 1900 onwards, although there were many sales of suburban and town blocks at Guyra, Armidale and Uralla.⁵⁵ Two blocks of 160 acres and 100 acres in the parish of Yarrowyck were offered in 1904 but did not find a buyer either at the auction or afterwards. All of the country blocks offered at auction were about this size or smaller, of interest really only to adjoining landholders, and not to new settlers. After 1910 the only rural land offered at auction was that already in train when the Labor Party gained office.

Exchanges

A useful source of land for settlement was a provision in the 1884 legislation which allowed land owners to exchange freehold land in one part of their holding for vacant land elsewhere. The last chapter noted an exchange by Albert Dangar of *Gostwyck* which benefitted no one other than himself, but other exchanges did benefit settlers. While exchanges did not actually add to the stock of land (as Crown land elsewhere was alienated in the process), they often released land which was more desirable to selectors. The exchange on *Salisbury Court* described above was one such case. Another was an exchange of 255 acres on the extreme western boundary of *Gostwyck*, probably for two

⁵² 'Crown lands not available for settlement', *New South Wales Government Gazette*, no. 43, 3 April 1907, p. 1; Armidale Local Land Board Minutes, 8 July 1908, University of New England and Regional Archives, series 33/5180.

⁵³ 'The Salisbury blocks', *Guyra Argus*, 8 July 1909, p. 7.

⁵⁴ 'Salisbury model farm', *Uralla News*, 3 April 1907, p. 2.

⁵⁵ Appendix P lists land of twenty acres or more offered for sale in the county of Sandon between 1900 and 1914.

reserves on Salisbury Waters.⁵⁶ As these reserves lay within *Gostwyck* they were of no use to anyone other than its owner, Clive Dangar. The land relinquished was released as a homestead farm in late 1914, the only such grant in the county until 1917, with 124 applicants for the land.⁵⁷

A more substantial exchange was that of what was known as the 'Bank Paddock', near Guyra. In 1904 Frank and James White, the owners of *Bald Blair*, were given permission to exchange 2185 acres of land partly in the county of Sandon and partly in the adjoining county of Clarke, for land elsewhere on the holding.⁵⁸ The exchange proposal was well received, with a petition from local residents in favour of it, particularly since the Board appraised the surrendered land at 35s per acre and the acquired land at £1.⁵⁹ As usual, the wheels of the Lands Department turned slowly, and it was only in June 1907 that the land was made available in two blocks of 330 acres and 300 acres in the parish of Falconer, and three more blocks in the adjoining county of Clarke, all to be released as homestead selections. There were 125 applications, so many that the Board had to move its sitting venue to the Guyra School of Arts, where they disqualified fourteen hopefuls before conducting the usual ballot.⁶⁰ This exchange resulted in five settlers being able to acquire good land at little initial cost.

Conditional purchase

Since the 1860s conditional purchase had been the principal vehicle for the alienation of Crown land. However, in the first decade of the twentieth century selection of original conditional purchases slowed to a trickle, with only thirty-five successful applications in the county between 1900 and 1910, then at the Minister for Lands' decree, it was intended that it would cease altogether. From 1895 selection was only possible within areas held as occupation licence or annual lease, or not reserved for any purpose, and in the county of Sandon this land was for the most part too poor to support a new settler,

⁵⁶ No record could be found of the location of the land taken in exchange, but the parish of Gostwyck map has a handwritten annotation that the reservation of portions 48 and 51, which were reserves, had been revoked and that C.C. Dangar was now the owner (NSW Department of Lands, Parish of Gostwyck, 1906, <https://six.nsw.gov.au/wps/portal/> accessed 20 September 2015).

⁵⁷ 'Homestead ballot at Uralla', *Armidale Chronicle*, 17 January 1914, p. 8. The location of this homestead farm is plotted on Figure 5.1, page 123, and is the land resumed in 1913.

⁵⁸ 'Local Land Board', *Guyra Argus*, 18 August 1904, p. 6.

⁵⁹ *Ibid.*

⁶⁰ Armidale Local Land Board Minutes 11 July 1907, University of New England and Regional Archives, series 33/5178; 'Closer settlement five blocks', *Sydney Morning Herald*, 13 July 1907, p. 9. While the *Crown Lands Amendment Act 1905* had directed land boards to award land classified for additional conditional purchase and conditional lease on need, where Crown land was released as certain tenures it was awarded after a ballot of qualified applicants. However, some other tenures, such as improvement leases, were let either by a tender process or by auction.

restricted as they were to a maximum area of 1280 acres. It would have been near impossible to find vacant land large enough, and good enough, to sustain a family. It was still possible, however, for existing selectors to add additional conditional purchases and conditional leases to their holdings, with fifty-four successful additional conditional purchase applications and 122 successful conditional lease applications being made.

Of course, individuals could purchase land from others, and over the years many selections changed hands, not always going to the pastoralists. However, at times would-be purchasers faced strong competition from pastoralists. At *Eversleigh*, for instance, its owner Algernon Belfield snapped up every block which became available.⁶¹ Albert Dangar, too, was alert to selections coming onto the market, buying in 1908 a 240-acre block selected by Thomas McMillan in 1890.⁶² Given that this block was owned for eighteen years by McMillan, and then by a family member, it is most unlikely that this was a ‘dummy’ arrangement.

Conversion of leases to conditional purchase

The reduction in applications for selections did not mean that the conditional purchase register could be closed and put away. In fact, the Armidale Local Land Board was kept busy with applications to convert various types of lease to conditional purchase. In the period from 1 January 1900 to 31 December 1914, of the 363 applications for conditional purchases in the county of Sandon, 227 were for conversions of conditional leases together with another thirty-six conversions of other leases.⁶³ This contrasts with the very low rate in the previous fifteen years when there were only eight conversions of conditional leases. This dramatic rise was not driven by an impending deadline. Conditional leases, which originally had a non-renewable term of ten years, were extended to fifteen years in 1889, twenty-eight years in 1895 and forty years in 1903. Thus, the latest date by which earliest leases, those taken out in 1885, had to be converted to conditional purchase if they were not to be lost, was 1925. Rather, it was the fear that the Labor Party would gain power and rescind conversion rights, as they

⁶¹ P.J. Smailes and J.K. Molyneux, ‘The evolution of an Australian rural settlement pattern: Southern New England, NSW’, *Transactions of the Institute of British Geographers*, vol. 36, June 1965, p. 38.

⁶² CP90-159.

⁶³ Twenty-one homestead selections and fourteen special leases were converted to conditional purchase and one homestead selection to conditional lease.

were threatening to do. The greatest number of conversion applications were made in 1910, the year Labor came to power. However, after the failure in 1911 of the Minister for Lands' attempt to abolish the right to convert any leases to freehold, that threat receded, and applications fell. Nevertheless, over time, the great majority of conditional leases were converted to conditional purchase, as were most homestead selections. From 1910 onwards, while Labor was in power alienation of Crown land under any tenure except leasehold virtually ceased, but it was unable to impose this ideology retrospectively, and settlers retained and continued to exploit the right to convert leasehold to freehold.

Improvement Leases

Improvement leases were introduced by Joseph Carruthers in the *Crown Lands Act 1895* in response to concerns about the degradation of land, primarily in the western third of the colony, in which many pastoral leases had been abandoned. Carruthers' view was that many millions of acres were going to waste because they had been virtually abandoned in the face of the rabbit plague, drought and general overstocking. As a result, they were not in their present state suitable for settlement. To attract people with enough capital to improve such land, a long-term lease had to be offered, so the maximum term was set at twenty-eight years, with no residency requirement and a low rental. The legislation was quite specific as to the definition of an improvement lease.

It was:

Crown lands which by reason of inferior quality, heavy timber, scrub, noxious animals, undergrowth, marshes, swamps or other similar cause, are unsuitable for settlement until improved, and can only be rendered suitable by the expenditure of large sums on the improvement thereof.⁶⁴

While improvement leases were open to anyone, primarily it was pastoralists who would take up these leases, as they offered much more security than the occupation licences which most held over such land. In Sandon there were few improvement leases issued, but those on *Boorolong* and *Enmore* caused a great deal of controversy.⁶⁵ Both estates were under pressure from nearby selectors; the land in question on both estates was heavily timbered, and would not have been attractive in good seasons, but during the Federation drought, it was better than nothing.

⁶⁴ *Crown Lands Act 1895*, section 26.

⁶⁵ See Appendix S for improvement leases granted in the county of Sandon.

In 1897 Edwin Blomfield, the manager of the Marsh Estate requested that 12,900 acres of vacant land at *Boorolong* over which he held a preferential occupation licence be designated instead as an improvement lease.⁶⁶ However, when the lease was advertised, there were immediate protests from nearby selectors who contended that the land should be released for conditional purchase.⁶⁷ The notice was cancelled, but before the land could be considered for settlement, it needed the approval of the Minister for Mines as it lay within the Boorolong goldfield. This was denied because it was deemed necessary to reserve the land for mining.⁶⁸ It was then offered in 1900 at auction as three improvement leases with an annual upset rent for the three of £115 8s 9d.⁶⁹

While pastoralists and selectors in the county of Sandon had fared somewhat better during the drought than those elsewhere in the state, nevertheless there was fierce competition for any land suitable for grazing stock. Blomfield was determined to win the leases, as he already had 5,000 sheep grazing this land and had nowhere else to put them. His winning bid for the three was £500, more than four times the upset rent.⁷⁰ Three years later when the drought had receded, he succeeded in getting the rent reduced through the services of the corrupt land agent, William Willis, who demanded a very substantial bribe, apparently on behalf of the Minister for Lands, William Crick.⁷¹ The ploy which Crick and Willis adopted was to allow the leases to lapse, after which they were advertised (with the concurrence of the Minister) for disposal by tender rather than by auction. The Minister, having the power to accept any tender, then awarded the leases to Blomfield, although his bid was not the highest. A Royal Commission was appointed in 1905 to examine this and numerous other irregularities in land dealing. The Commissioner recommended that all such improvement leases be reviewed, and as a result Blomfield lost his.⁷² The land was divided into ten additional conditional purchases and leases awarded by the Armidale Local Land Board to nearby selectors

⁶⁶ 'Sale of improvement leases', *New South Wales Government Gazette*, no. 930 (Supplement), 24 November 1897, p. 8498; 'Boorolong improvement leases', *Uralla Times*, 10 August 1907, p. 2.

⁶⁷ It had not been available because it was within the *Boorolong* preferential occupation licence. While unrestricted selection had been possible within such areas from 1890, the 1895 legislation restricted selection to occupation licence areas (the former resumed areas) and land not under any lease or licence. Land within preferential occupation licences (the former leasehold areas) was only available for selection if the Minister withdrew an area from the licence.

⁶⁸ 'Boorolong improvement leases', *Uralla Times*, 10 August 1907, p. 2.

⁶⁹ 'Sale of improvement leases', *New South Wales Government Gazette*, no. 585 (Supplement), 13 June 1900, pp. 4628-29.

⁷⁰ [No title], *Australian Town and Country Journal*, 21 July 1900, p. 18.

⁷¹ Royal Commission on Administration of Lands Department, *Report of the Commissioner*, Sydney, 1906, pp. 396-399.

⁷² Royal Commission on Administration of Lands Department, *Report* p. 12. The *Improvement Leases Cancellation Act 1906* established a Board to review the cancelled leases and recommend their future.

according to need, and three settlement leases which were allocated following a ballot in which almost four hundred hopeful settlers had entered.⁷³

The loss of these leases was a harsh penalty. When Blomfield applied in 1897 for the land to be gazetted as an improvement lease, the decision to designate the land as suitable for an improvement lease was ultimately that of the Minister. Blomfield's mistake was paying over the bribe which Willis and Crick demanded in 1903. Some of the blame for this debacle must be laid at the feet of the continuing tensions between the Lands Department, intent on releasing land for settlement, and the Mines Department which sought to reserve any mineral-bearing land for use by miners. The Boorolong goldfield was never of the scale of those at Rocky River or Hillgrove, and it should have been possible to make the land available in 1897, either as additional conditional purchases to nearby selectors or as settlement leases, as ultimately happened. If this had happened, while Blomfield would have lost access to land he had used for years, and particularly needed during the drought, he would have been spared the stress and cost which he incurred later, and the land would have been usefully settled sooner. The irony is that if Blomfield had waited a little longer, legislation passed in 1903 would have allowed him to apply for conversion of this land without competition, or to have the annual rent reappraised.

The struggle between the Mines and Lands Departments was also a factor at *Enmore*. When some improvement leases on *Enmore* were first advertised in 1899, local selectors protested vigorously, leading to the leases being withdrawn then re-advertised several times.⁷⁴ The impediment to settlement was, once again, the Mines Department which refused permission for the land to be released for this purpose.⁷⁵ The Uralla newspaper was scathing of the Mines and Lands Departments, alleging that:

... the gold field reserve is a farce and is only kept in existence, as many others of the same class are, to prevent bona fide settlement and at the same time to secure to the pastoral tenant a permanent tenure.⁷⁶

The matter was not settled until 1905 when the Land Board divided the disputed land into an improvement lease for the owner of *Enmore*, a settlement lease of 1230 acres,

⁷³ Improvement leases nos 1309, 1310 and 1311, letter to Edwin Cordeaux Blomfield from the Improvement Lease Board 9 August 1907, Matthew Henry Marsh Papers, University of New England and Regional Archives, series A0004.88; 'The Boorolong leases', *Farmer and Settler* (Sydney), 16 October 1908, p. 6.

⁷⁴ 'Those Enmore leases', *Armidale Chronicle*, 1 March 1899, p. 3; 'Those Enmore leases again', *Armidale Chronicle*, 6 January 1900, p. 4.

⁷⁵ 'Those Enmore leases on tap again. Worse than ever', *Armidale Chronicle*, 22 July 1899, p. 3.

⁷⁶ 'The Enmore lease', *Uralla News*, 21 January 1905, p. 2.

and land for nearby selectors to add to their holdings.⁷⁷ Had the Mines Department not taken such a hard line, the vacant land on *Boorolong* and *Enmore* would have been settled much sooner rather than being issued as improvement leases. This hard line was not necessary, as since 1894 there had been legislation to take account of mining on private lands.⁷⁸

There was a handful of other improvement leases in the county including Reuben Bell's lease of 2140 acres in the Boorolong State forest granted in 1903 and Albert Warner's conversion of part of the *Tilbuster* pastoral lease in 1906.⁷⁹ By this time the only large expanses of vacant land left were the rugged gorge country which could never be improved to a level suitable for settlement. As a result, no further improvement leases were sought or granted in the county.

Special leases

Special leases were introduced in 1884, for (obviously) special purposes, such as wharfs and jetties, dams, irrigation works, brick-kilns and numerous other uses, with terms of up to twenty-eight years. They must have provided interest and some head-scratching for the Armidale Local Land Board as initially a wide variety of applications were brought to them for approval. They included applications for a boiling down establishment near Uralla in 1894, land for machinery, a building and a pipeline for the Hillgrove mine in 1899, and a coursing track in Armidale in 1902.⁸⁰

From 1898 applications for special leases for grazing and agriculture began to appear, although these were not purposes specifically mentioned in the legislation. From this time, they were the predominant reason for application, and some were for quite substantial areas of land. In 1902 Albert Warner applied for four special leases of 736 acres on *Tilbuster*. His application was initially refused but approved in 1904 on appeal.⁸¹ At the same time Richard Hudson of *Balala* applied for four special leases each of 320 acres south of Uralla. This was too much for the Board, which determined

⁷⁷ Armidale Local Land Board Minutes, 29 September 1905, University of New England and Regional Archives, series 33/5178; 'Enmore settlement lease', *Uralla News*, 9 December 1905, p. 2.

⁷⁸ *Mining on Private Lands Act 1894*.

⁷⁹ 'Local and General News', *Armidale Chronicle*, 15 July 1903, p.4; Armidale Local Land Board Minutes 2 February 1906, University of New England and Regional Archives, series 33/5178. This lease was on the Devil's Pinch north of Armidale, and despite its rugged nature, it was resumed after the First World War for soldier settlement (see Chapter 6, page 152).

⁸⁰ Special leases 94-1, 99-27 and 02-19. See Appendix V.

⁸¹ Special leases 1902-044, 047-049. The Special Lease Register does not indicate whether Warner appealed to the Minister or to the Land Appeals Court.

that such a large area should not be granted as a special lease as Hudson already held the land as a preferential occupation licence, and further the land was in a goldfield. If the goldfield was not necessary, the Board noted, it should be revoked so that the land could be made available for settlement.⁸² Their decision was overturned by the Land Appeals Court, subject to the reservation of the right to withdraw land for settlement and the conservation of all mining rights. These decisions demonstrate the uncertainty which surrounded this class of lease. The decisions by the Board would appear to have been correct, considering the tenor of the legislation, yet these two graziers were able to have them overruled.

Not every landholder was successful. Robert Hamilton, for example, applied for seven special leases each of 320 acres in the parish of Exmouth (in the old boundary of *Boorolong*) but was refused permission at the request of the Forestry Department.⁸³ Many other applications were refused at the request of the Mines Department. That there was confusion about these leases is evident in the very large number which were refused; individuals were putting in speculative applications in the hope of getting them past the Board.

Altogether 10,175 acres were granted as special leases for grazing, 'cultivation of grasses', 'access to water', agriculture, orcharding, and the like. This was a kind of back-door acquisition. Some of the leases were over land which was not available for selection at the time, such as reserves or goldfields. Some portions were quite small, below the forty-acre minimum for a selection. Others were taken by people not eligible for selection as they held sufficient land already. Although initially there was no right to convert such leases to other more secure forms of ownership, when this right was awarded, many leaseholders took advantage of it and converted their leases to conditional purchase. That the government had come to see these leases as simply another way of granting Crown land to farmers, is evident in the decision in 1908 to include special leases among those which could be converted to conditional purchase or conditional lease.

⁸² Special leases 02-050 to 02-053.

⁸³ Special Leases 09-101 to 09-109.

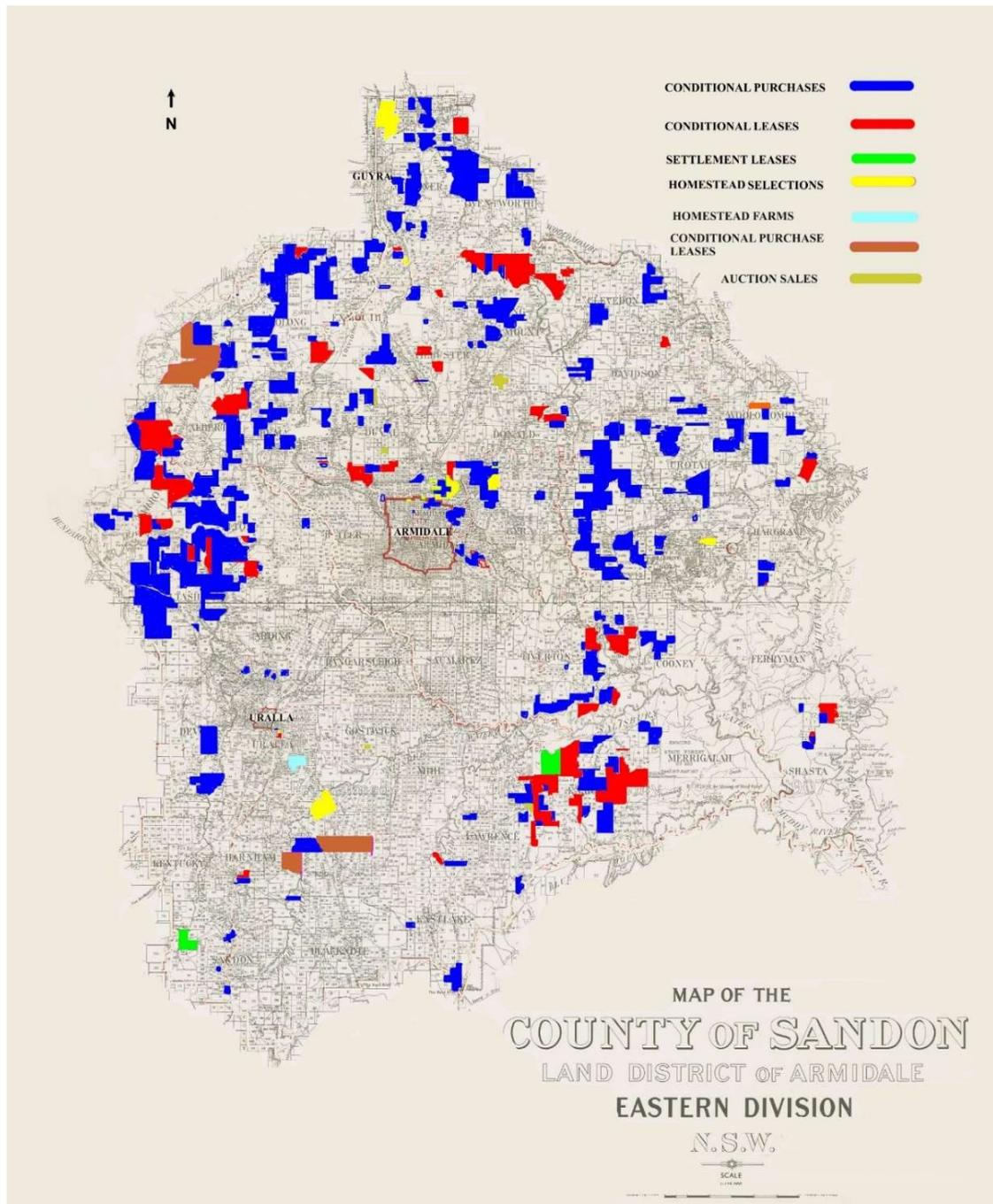


Figure 4.4: Transfer of Crown land to private hands in the county of Sandon, 1900 to 1914.⁸⁴

⁸⁴ Figure based on NSW Department of Lands, Map of the county of Sandon, Land District of Armidale, Eastern Division N.S.W., 5th edn, Sydney, 1946, revised 1976, <http://hvr.nswlrs.com.au/pixel.htm> accessed 10 March 2014. Annotations by the author.

Other leases

While the legislation allowed for a variety of other forms of alienation of Crown land, only homestead selections, homestead farms, Crown leases and settlement leases were awarded in the county, and not in any great numbers. Thirty-two original and additional homestead selections of twenty acres or more were granted.⁸⁵ The only homestead farm granted in this period was that of the 255-acre block exchanged by Clive Dangar for land elsewhere on Gostwyck.⁸⁶ Six Crown leases were issued, the largest only two hundred acres.⁸⁷ Only five settlement leases have been identified, including the substantial ones already discussed above on *Enmore* and *Boorolong*.⁸⁸

The extent of settlement in the county of Sandon, 1900 to 1914

Between 1900 and 1914, altogether 140,448 acres of Crown land were alienated.⁸⁹ Figure 4.4 maps this land. Those leases which were fixed term and not available for conversion to conditional purchase have not been mapped. Of the blocks of land sold at auction, only those of twenty acres or more are recorded.⁹⁰ Most of the land indicated as conditional purchase was converted from various leases. Although they were not ‘new’ alienations, they had become a more secure form of holding. Some leases first granted in this period were also converted to conditional purchase by 1914, for instance Jethro Bell’s settlement lease in the parish of Yarrowyck. It therefore appears on this map as a conditional purchase.⁹¹ Taking the extent of conversion of leases into account, it is clear from Figure 4.4 that there was not a great deal of original alienation of Crown land, confirming the commonly held view that land for settlement was in short supply.

Negotiating the maze

It is something of a wonder that mere mortals were able to negotiate the maze which legislators had developed around land matters. This maze gave rise to a new occupation, that of land agent.⁹² These men acted as intermediaries between land seekers and officialdom and were empowered to act on behalf of applicants in a range of matters,

⁸⁵ Another three were granted but forfeited within a short period. See Appendix O.

⁸⁶ See Appendix R.

⁸⁷ See Appendix U.

⁸⁸ See Appendix Q.

⁸⁹ This consisted of 65,072 acres of Crown land and 75,376 acres of converted leases. Figures for each tenure are listed in Appendix E.

⁹⁰ See Appendix P.

⁹¹ Settlement lease 09-01.

⁹² Not to be confused with the Crown land agents who were government employees.

although some still required the attendance of the applicant when, for instance, ballots were to be conducted. Many were stock and station agents, but some were in other occupations including members of parliament, and some were quite unscrupulous. William Willis, who connived with the Minister for Lands, Paddy Crick, to solicit bribes from pastoralists seeking improvement leases was one. Another two, John Osborne and George Jones, also MLAs, became embroiled in a scandal in 1913 when they sued a land owner for £200 for their services in facilitating the sale of his estate to the government for closer settlement. Since parliament had to approve such purchases, it was alleged that the pair had in effect sold their votes in favour of the resumption. While they won their court case, the subsequent Royal Commission concluded that members of parliament should not act as land agents.⁹³ Regrettably, it was not until 1927 that legislation was passed to regulate the activities of land agents.⁹⁴

One feels for the members of local land boards who had to interpret the often-imprecise legislation, and their decisions were always subject to appeal to the Minister or the Land Appeals Court. At times they had to adjudicate sensitive issues, such as considering the respective merits of competing applicants for the same block of land. Nevertheless, that the Armidale Local Land Board was recognised as being fair in its dealings is demonstrated by a lengthy article in the *Uralla News* which was very critical of the *Enmore* improvement lease saga, yet which stated: ‘they [the Board] always act fair and square in their discharge of their (at times very disagreeable) duties’.⁹⁵

The Board did not act in isolation. Applications for land in gazetted goldfields (which covered much of the county) had to be referred to the Minister for Mines, who was usually reluctant to grant permission for settlement. Applications to cancel travelling stock routes and reserves were usually referred to the relevant Pastures Protection Board and local government council for an opinion.⁹⁶ Directives from the Minister had to be acted upon, even when they seemed to conflict with the legislation, which often enough was imprecise or contradictory. One can only applaud the members of the Armidale

⁹³ ‘Supreme Court’, *Sydney Morning Herald*, 29 August 1914, p. 8; ‘Boorabil. Commission’s findings’, *Sydney Morning Herald*, 4 September 1914, p. 9.

⁹⁴ *Land Agents Act 1927*.

⁹⁵ ‘The Enmore lease’, *Uralla News*, 21 January 1905, p. 2.

⁹⁶ Travelling stock reserves (T.S.Rs) were under the control of the Minister for Lands until 1934, although there was provision under the *Pastures Protection Act 1912* for the Minister to place reserves under the control of a local Pastures Protection Board for a limited period.

Local Land Board, whose decisions were not often appealed or criticised in the press. It must have been an onerous duty, particularly for the two lay members of the Board.

The outcome of Crown land alienation the county of Sandon, 1900 to 1914

By 1900 alienation in the county of Sandon was considerably higher than that of other counties in the northern tablelands, and NSW, as demonstrated in Table 4.1.⁹⁷

Table 4.1: Alienation of Crown land in the Northern Tablelands of NSW, 1885 to 1914.⁹⁸

County	Percentage of county alienated			
	1885	1895	1900	1914
Buller	0.8	6.2	7.0	18.1
Drake	7.6	14.1	14.2	23.2
Gresham	1.0	2.8	2.8	6.1
Clarke	1.4	13.6	13.6	27.6
Vernon	9.3	26.4	32.0	41.7
Clive	2.3	11.9	14.2	21.1
Gough	12.2	47.8	47.3	49.9
Hardinge	4.1	22.5	25.1	50.4
Sandon	19.8	61.9	66.2	73.1
Northern Tablelands	6.7	23.9	25.2	35.7
NSW	9.5	21.2	23.2	27.9

The surprisingly low figure for 1885 must be due to a change in definition since that time. ‘Alienation’ generally refers to the transfer of ownership from the Crown to a private individual or body and is held as freehold.⁹⁹ It is possible that in 1885 only freehold land was reported, while afterwards conditional purchases were also counted (as they are guaranteed to become freehold as soon as the conditions were met). Another possibility is that later figures include conditional leases which did not exist before

⁹⁷ These counties are regarded by the NSW Statistician as comprising the northern tablelands division.

⁹⁸ ‘No. 165 – Return of the areas alienated and unalienated in each county ...’, *New South Wales Statistical Register 1885*, Sydney, 1885, p. 364; ‘No. 22 – Alienation of land – land occupied, cultivated and enclosed ... in the counties ... year ended 31st March 1896’, *New South Wales Statistical Register 1895*, Sydney, 1896; ‘No. 45 – Area of alienated lands occupied, etc. ...’, *New South Wales Statistical Register 1900*, Sydney, 1901, p. 476; ‘Rural holdings (one acre and upwards). No. 1 – Alienated lands occupied and cultivated in counties – 1914-16’, *New South Wales Statistical Register 1914-15*, Sydney, 1915, p. 1073.

⁹⁹ NSW State Records, ‘Archives in brief 93 – Background to conditional purchase of Crown land’, <http://records.nsw.gov.au>, accessed 11 March 2016.

1885, some of which were previously held as pre-emptive leases. Unfortunately, no data is available for 1890, as for several years it was reported in electoral divisions, which did not correspond to counties of the northern tablelands area. While between 1895 and 1914, the extent of alienated land in the county of Sandon increased by 11.2%, some other nearby counties experienced much larger increases. For instance, alienated land in Hardinge, the county immediately west of Sandon, more than doubled between 1895 and 1914.

As has been demonstrated in this chapter, the allocation of the remaining Crown land in the county was not without conflict or controversy, because of the intense competition for the remaining land. By the end of 1914 there really was little vacant Crown land suitable for settlement left in the county. Even the rugged gorge country which had been part of *Kunderang* had attracted interest, at least in the form of occupation licences, which were very low-cost, without onerous conditions, and because of the inaccessibility of the country, unattractive to selectors. In time, more secure forms of lease would be taken over some of this land, and some would become part of the Oxley Wild Rivers National Park. In the rest of the county, almost all the land was held as a secure lease or as conditional purchase or freehold.

Successive NSW governments during this period attempted to use land tenure to address the pressing issues of the day. The orderly disposal of Crown land by the NSW government was only part of its strategy; the closer settlement legislation enacted from 1901 constituted the other part. The Commonwealth government also attempted to influence the pattern of land settlement through the introduction of a land tax in 1910. The outcome of these measures in addressing the agrarian question of how the land might best be managed for the benefit of the community is considered in the following chapter.

CHAPTER 5: FEDERATION TO THE GREAT WAR, BUSTING UP THE BIG ESTATES

... the people sold their birthright for a mess of potage.

(Joseph Carruthers, on the failure of selection, in introducing the failed Lands for Closer Settlement bill in 1896).¹

Albert Augustus, they're going to bust us!

(Frank White to Alby Dangar in 1907, on learning that the NSW government was investigating the resumption of their properties *Saumarez* and *Gostwyck*).²

With the supply of vacant Crown land rapidly drying up, the governments of both New South Wales and the Commonwealth of Australia turned to new strategies to increase the supply of agricultural land. The NSW government passed legislation from 1901 onwards which permitted the resumption of freehold and leasehold land to be subdivided and leased or sold as family farms. In 1910 the Commonwealth government, despite having no jurisdiction over land matters, introduced a progressive land tax which was primarily aimed at breaking up the large pastoral estates. This chapter details these strategies and assesses their impact in the county of Sandon from 1900 to the outbreak of the First World War.

Closer settlement

In the 1890s the term ‘closer settlement’ came into use to refer specifically to the establishment of family farms close to existing infrastructure such as ports, railways and towns. It first appeared in a bill which was unsuccessfully brought before parliament in 1896.³ In his second reading speech introducing the bill, the Minister for Lands, Joseph Carruthers, waxed lyrical on the overwhelming demand for access to land and lamented the fact that so much land was in the hands of graziers, supporting only a handful of people. The land of NSW had been sold ‘for a mess of potage’ and the community had little to show for it (ignoring the fact that land sales had fuelled the development of infrastructure, particularly the railways, for decades).⁴ In the Tamworth and New England regions, Carruthers said, seventy-five persons owned more than two

¹ Joseph Carruthers, Second reading speech on the closer settlement bill, New South Wales Legislative Assembly, *Debates*, 59 and 60 Vic., vol. LXXXII, 3 June 1896, p. 537.

² Personal communication, John Harvey, 21 May 2014. Mr Harvey’s grandfather, who purchased land from the 1905 subdivision of *Gostwyck*, claimed to have heard this remark.

³ ‘Land for closer settlement bill’, *Sydney Morning Herald*, 28 May 1896, p. 5; Carruthers, Second reading speech on the closer settlement bill, pp. 533ff.

⁴ Carruthers, Second reading speech on the closer settlement bill, p. 537.

million acres, more than one half of the alienated land, but with only 3000 acres under cultivation. A significant area, some 300,000 acres near Tamworth comprising *Goonoo Goonoo* and the *Peel River Estate*, was held by the AA Co. alone.⁵ Across the colony, only three per cent of all alienated land was under cultivation. Carruthers concluded: ‘Such a state of affairs cannot go on in this colony without creating a very great menace to the welfare of the country.’⁶ He proposed to address this dire situation by resuming freehold or leasehold land close to existing infrastructure for the purpose of subdividing it and disposing of it as homestead selections or settlement leases with a rental of at least four per cent of the price paid by the government to the landholder.⁷ However, Carruthers’ bill was received so badly that it failed in the Legislative Assembly with opposition from within his own party. Even country members who were generally supportive of the need for closer settlement opposed the bill, fearing that pastoralists would take the opportunity to ‘unload themselves at the expense of the State.’⁸ Given the fact that many pastoralists were carrying heavy mortgages this would have offered them an easy way to sell some land and thereby reduce their debt level.

In 1901 Paddy Crick, the Minister for Lands in the Progressive administration which governed with the support of Labor, brought a closer settlement bill before parliament which found greater favour. However, while there was now considerable support for resumption of land for closer settlement, there was still much unease about it as well. This unease was not completely allayed by Crick’s proposed safeguard of granting land as perpetual leases to persons who did not already own sufficient land to support a family. As before, land to be resumed was to be suitable for agriculture, within reach of a railway line or port and able to be divided into portions large enough for a family to prosper. The rights of landowners would be protected by a fair valuation process. A fund of £300,000 per year was to be set up for the purchase of land, with money received from the lease of the land being used to pay the interest on money borrowed and other expenses.⁹ The bill passed the Legislative Assembly, but the Legislative Council struck

⁵ The *Peel River Estate* was owned by the Peel River Land and Mineral Company which the AA Co. formed in 1852 as an independent entity to exploit the mineral resources which had been found on its holding near the Peel River (Penny Pemberton, ‘Peel River Land & Mineral Company’, *ABLative*, no. 1, Autumn 1985, p.1, <http://archivescollection.anu.edu.au/index.php/peel-river-land-and-mineral-company> accessed 17 August 2012).

⁶ Carruthers, Second reading speech on the closer settlement bill, pp. 536-537.

⁷ At least Carruthers was content to use existing forms of tenure, unlike later legislators who constantly introduced new ones.

⁸ C.J. King, *An Outline of Closer Settlement in New South Wales: Part 1: The Sequence of Land Laws 1788-1956*, Sydney, 1957, p. 194.

⁹ *Ibid.*, p. 197.

out the compulsory resumption power. Crick bowed to the inevitable and allowed it to pass in its amended form, as the *Closer Settlement Act 1901*.¹⁰

By 1903 it was apparent that the failure to legislate for compulsory acquisition was retarding closer settlement. In November it was reported to Parliament that across the state twenty-seven estates had been volunteered, including *Ben Lomond* north of Guyra and *Bannockburn* and *Myall Creek* near Inverell. Negotiations for resumption of three, including *Myall Creek*, were close to conclusion while all the others had been withdrawn or rejected.¹¹ This was hardly a satisfactory result with no land resumed and sold two years after the legislation was enacted. Carruthers, now premier but vitally interested in land matters, brought forward a bill embodying compulsory resumption. Parliamentarians opposed to this at last capitulated and the bill was accepted by the Legislative Assembly on 8 December 1904 and this time passed by the Legislative Council without significant amendment as the *Closer Settlement Act 1904*.

This legislation was like that of 1901, but with two crucial differences. The first was that compulsory resumption was legislated. The second was the introduction of yet another form of tenure, settlement purchase, which was essentially identical to the existing conditional purchase tenure, but with rather more significant improvements required of settlers in the first ten years of residency. Until the conditions were fulfilled, and the capital paid off, holders of settlement purchases could only transfer them with the consent of the Minister, and only to persons who were also qualified to hold a settlement purchase. When the purchase price was paid off, the title became freehold. During the debate Niels Nielsen (later to be Minister for Lands in the first Labor administration) emphasised that purchasers were required to live on their farms in order: 'to encourage the settlement of a sturdy yeomanry upon the land'.¹²

It is noteworthy that the legislation replaced a leasehold tenure with one which would lead to freehold. Carruthers' Liberal Party had such a resounding victory in the 1904 election that it was able to govern without the support of the Labor Party, which favoured leasehold tenure. In 1896 Carruthers, relying on the Labor Party for support, had proposed a leasehold tenure in his failed closer settlement bill. Now he could

¹⁰ While the official title of this Act is *Closer Settlement Act 1901*, it was numbered as no. 7, 1902.

¹¹ 'Closer Settlement Act 1901 [return showing estates offered under]', New South Wales Legislative Assembly, *Votes and Proceedings*, vol. 6, 1903, p. 649. *Bannockburn* was privately subdivided in 1905 and *Ben Lomond* in 1908 ('The Byron Estate', *Sydney Morning Herald*, 13 February 1906, p.3; 'Ben Lomond', *Armidale Express and New England General Advertiser*, 21 January 1908, p. 7).

¹² Carruthers, Second reading speech on the closer settlement bill, p. 1842.

introduce the Liberals' preferred option of a freehold tenure. However, while ideology played its part, financial considerations were very important. While in the long run leasing would return more to the government, outright sale returned more money immediately. Settlement purchase land holders paid a deposit of five per cent of the capital value initially, then the same amount annually, plus interest on the outstanding capital at the rate of four per cent per annum. Under the 1901 legislation, leasing returned not more than five per cent of the capital value annually, with the possibility of a reassessment of the rate of interest and the capital value after twenty years. That is, under a purchase arrangement, the capital plus interest would be paid out in nineteen years, while under leases it would take rather longer for the rent paid to equal the sum derived by the government from a purchase, although there would continue to be an income stream indefinitely. The fund under either scheme would eventually be self-funding, but sooner if the land was sold rather than leased.

It was expected that the threat of resumption would force private subdivisions of pastoral land.¹³ This would relieve the government of the heavy financial and administrative burden of resumptions, particularly when they were hostile. However, since the government could not control the way in which private subdivisions occurred, it is hard not to conclude that the government really aimed at breaking up the large pastoral estates and bringing land onto the market, regardless of the status of purchasers.

With this legislation there was a significant change in government policy, as never before had freehold land been resumed for the purpose of subdivision and resale. As a result, the New South Wales government now had legislation with real power to enable closer settlement in areas of its choosing. This legislation remained in force, although much amended, for many years, not only to make land available to new civilian settlers, but also to returned servicemen and women after the two World Wars.

Several amending acts followed, largely closing loopholes and refining the process. The *Closer Settlement (Amendment) Act 1907* established four Closer Settlement Advisory Boards and a Closer Settlement Branch within the Lands Department. The Northern Closer Settlement Advisory Board was charged with identifying land suitable for closer settlement from Newcastle to the Queensland border, an immense area. Its first chair was F.G. Finley, who had been the chair of the Armidale Local Land Board for many

¹³ Carruthers, Second reading speech on the closer settlement bill, pp. 1828 and 1835.

years, during which time he successfully managed the voluntary resumption of *Myall Creek*. His fellow board members were W.N. Sendall, the Tamworth district surveyor, and J. Wetherspoon, a grazier from Glencoe near Glen Innes and a member of the Legislative Council from 1908.¹⁴ Closer Settlement Advisory Boards were advisory in that the final decision on resumption or purchase of land for closer settlement rested with parliament or the Minister for Lands, but otherwise they were all-powerful on matters relating to closer settlement. The four boards were amalgamated in 1911 and Sendall became the chair of the new body, Finley having retired.¹⁵

Under the 1907 legislation any land identified as suitable for closer settlement would be proclaimed as being under consideration for resumption. Proclamations were in force for two years, but could be renewed, and during their life, landowners were not permitted to sell any land without the permission of the Minister. Some proclamations remained in force for almost half a century. The act also legislated that where a railway was proposed, land within fifteen miles of the line, if deemed suitable for closer settlement resumption, should be valued as if the railway proposal had not been made. That is, pastoralists were not to benefit from construction of such infrastructure, the cost of which would fall entirely on the government. Only land valued at no less than £20,000 could be resumed unless it was within fifteen miles of an existing or proposed railway line, in which case £10,000 was the lower limit. Provision was made for partial resumptions, with land owners being entitled to retain land valued at up to £10,000. This last provision was prompted by the difficulty encountered in resuming part of the *Peel River Estate* near Tamworth when the government realised belatedly the implication in the 1904 legislation of deliberately excluding partial resumptions.¹⁶ This was intended to prevent it ‘peacocking’ choice parts of large properties, which, while admirable in its consideration to large land owners, made it difficult to negotiate the partial resumption of properties which included land unsuitable for closer settlement.

The *Closer Settlement (Amendment) Act 1909* (always known as the *Promotion Act*) addressed the private subdivision of land. Under this legislation if land had been proclaimed as reserved for closer settlement and the owner agreed to privately subdivide

¹⁴ ‘Two important bodies’, *Sydney Mail and New South Wales Advertiser*, 11 March 1908, p. 676.

¹⁵ ‘Closer Settlement Advisory Board’, *Sydney Stock and Station Journal*, 7 February 1911, p. 5; Bruce Mitchell, ‘Wetherspoon, John (1844–1928)’, *Australian Dictionary of Biography*, Canberra, <http://adb.anu.edu.au/biography/wetherspoon-john-9055/text15957>, accessed 12 August 2018.

¹⁶ Stephen Haswell, *Closer Settlement in NSW, 1904-1918: The Issue of Compulsory Land Resumption*, Canberra, 1987, p. 6.

it, the proclamation would be lifted for two years. The legislation also lowered the age at which persons could apply, and slightly liberalised the restrictions on the ownership of other land at the time of application.

The *Closer Settlement Promotion Act 1910* allowed three or more individuals to purchase land under the auspices of closer settlement. The land had to be suitable for settlement, with each farm to be no more than a home maintenance area. Purchasers were required to pay a deposit of five per cent, with the Government Savings Bank providing a mortgage if necessary. The tenure was to be settlement purchase. Land was to be valued jointly by an Advisory Board and the Commissioners of the bank. This legislation, much amended, formed an important part in the settlement of servicemen and women after the two world wars.

The election of the Labor Party in October 1910 signalled a change in policy. Labor was opposed to the sale of Crown land and was deeply uneasy about the resumption of freehold land when, according to Deputy Premier William Holman, there was plenty of Crown land still available. They began by declaring that no new negotiations regarding the resumption of freehold land under the existing legislation would be initiated.¹⁷ Instead, they were determined to claw back leasehold land before considering again resumption of freehold land. The *Closer Settlement (Amendment) Act 1912* allowed the resumption of scrub and improvement leases, previously excluded from compulsory resumption. While such land was, at least notionally, not suitable for closer settlement, leaseholders were expected during the term of their lease to improve the land to such a level that settlement would be viable. Many improvement leases, as discussed in the previous chapter, were actually good enough for settlement.

The legislation provided for only minimal compensation for leaseholders, and therefore was a low-cost way for the government to provide land. Haswell suggested that this passed through the Legislative Council with its substantial membership of large land owners because it would enhance the value of their freehold land.¹⁸ From a financial point of view the appeal of resuming improvement and scrub leases rather than freehold

¹⁷ 'Abolition of freeholds', *Armidale Chronicle*, 29 October 1910, p. 6. According to Haswell, the resumption of *Warrah* which was finalised in 1911 was the last compulsory closer settlement resumption until late in the First World War (Haswell, *Closer Settlement*, p. 10). However, the 1913 resumption of *Boorabil* near Wyalong included 8716 acres of freehold, as well as 57,000 acres of improvement leases. The resumption of the improvement leases without the freehold would have left an unviable property, which presumably forced or persuaded the government to make an exception in this case and resume the lot ('Boorabil Estate resumption', *Land (Sydney)*, 26 September 1913, p. 2).

¹⁸ Haswell, *Closer Settlement*, p. 17.

land is obvious. The 99,618 acres of freehold land resumed from the *Peel River Estate* near Tamworth in 1908 cost the government £407,371, while 45,260 acres of scrub lease on the property *Lake Cowal*, near West Wyalong, much of it suitable for wheat growing, cost the government a mere £15,000, including substantial improvements.¹⁹ Haswell calculated that between 1912 and 1918, 614,416 acres of leasehold were resumed, out of a grand total of 1,771,651 acres resumed under all of the legislation from 1904 to 1918.²⁰ Thus, the resumption of these leases provided a considerable area of land at a relatively low cost to the government.

During the 1913 election campaign, which saw Labor returned with an increased majority, Holman renewed the party's commitment to closer settlement, forecasting the release of over eleven million acres of largely leasehold land, an incredibly ambitious promise.²¹ It is ironic that this policy of the Labor Party, the party of the working classes, inadvertently favoured the owners of large pastoral estates. By turning away from resumption of freehold land, Labor effectively raised the value of those pastoralists' estates which were largely freehold or conditional purchase, and therefore protected from resumption. Of course, the improvement and scrub leases held by pastoralists were still at risk, but while earlier in the decade improvement leases had been largely the province of the pastoralists, by 1910 this was no longer the case, with many being held by others as well.

Thus, from 1901 onwards, all political parties in NSW were committed, in one way or another, to closer settlement, but the changes in administration during this period resulted in considerable reworking of the legislation. However, despite their ideological differences, all parties expected the closer settlement legislation to achieve four objectives:

- the release of land suitable for agriculture and within reach of a railway line, town or port, by voluntary or compulsory resumption, or by private subdivision;
- the disposal of this land to persons who did not own sufficient land to support a family;
- an increase in rural population because purchasers were required to reside on their land; and,

¹⁹ King, *An Outline of Closer Settlement*, p. 208; 'Lake Cowal resumption', *Land* (Sydney), 6 December 1912, p. 13.

²⁰ Haswell, *Closer Settlement*, p. 8.

²¹ Jim Hagan and Ken Turner, *A History of the Labor Party in New South Wales 1891-1991*, Melbourne, 1991, p. 100.

- an increase in agricultural production, because settlers were required to work their land.

Whether or not these objectives were achieved is examined in the remainder of this chapter.

Compulsory closer settlement resumption

Progress was still slow after 1904, despite the new power of compulsory resumption. *Myall Creek*, near Inverell, offered for voluntary resumption in 1901, was resumed in 1905, and 54,000 acres, together with another 12,000 acres of adjoining Crown land were subdivided and sold.²² In 1908 it was reported to parliament that eleven estates had been inspected in northern New South Wales and that part of the *Peel River Estate* was in the process of compulsory resumption.²³ The latter resumption was a protracted process. The government had begun negotiating with its owners in 1906, only concluding in 1909 after a ten-week special sitting of the Land Court. The reason for the delay (apart from the owners' determined opposition to the resumption) was that partial resumption was not possible until 1907.²⁴ Its eventual resumption in 1909 was very substantial; almost 100,000 acres, which were divided into 234 farms varying in size from small workmen's blocks close to the planned villages of Duri and Westdale, to irrigation blocks averaging 120 acres adjoining the Peel River, and large grazing blocks further from Tamworth.²⁵ While neither of these resumptions was within the county of Sandon, they would have been close enough to encourage land seekers to at least consider applying for farms, although whether any did is unknown.

By 1918, under the closer settlement legislation 1.7 million acres had been resumed throughout the state and sold to 3327 settlers at a cost of over five million pounds, and, according to Roberts, another 1.4 million acres were privately subdivided between 1904 and 1909.²⁶ The 1907 annual report of the Lands Department stated:

... that a new era of land settlement had been entered into, and that under the influence of the recent legislation, subdivision of large estates and the settlement of people thereon will proceed apace.²⁷

²² King, *An Outline of Closer Settlement*, p. 206.

²³ 'Closer Settlement. Return of estates inspected', New South Wales Legislative Assembly, *Votes and Proceedings*, second session, vol. 2, 1908, p. 123.

²⁴ 'The Peel River estate', *Casino and Kyogle Courier and North Coast Advertiser*, 1 May 1909, p. 8. The passing of the *Closer Settlement (Amendment) Act 1907* allowed partial resumptions.

²⁵ Lyall Green and Warren Newman, *Chronological History of Tamworth*, Tamworth, 2004, vol. 2, p. 676.

²⁶ Stephen Roberts, *History of Australian Land Settlement 1788-1920*, South Melbourne, 1924, reprinted 1968, p. 359.

²⁷ New South Wales Department of Lands, *Annual Report 1907*, quoted in King, *An Outline of Closer Settlement*, p. 208.

By 1918 the Department concluded that ‘settlement was proceeding on a sound and solid basis and there was nothing spectacular – the success at that stage outweighed the few failures.’²⁸

Only three writers have discussed the outcome of closer settlement in any detail, and none addressed its history after 1918, except in respect to the settlement of returned servicemen. Roberts concluded that: ‘the history of resumption had been a chequered one’ mainly because resumptions pushed up land values, and because the process was mismanaged, not only in New South Wales but in the other states as well.²⁹ King concluded that, in contrast to the ‘absolute failure’ of nineteenth century land policy, the settlements in the early 1900s were ‘undoubtedly an unqualified success’.³⁰ Haswell believed that the Department overstated the influence of compulsory closer settlement in prompting private subdivisions, concluding that since:

... successive governments were unable to pass legislation which would have enabled the compulsory resumption of freehold land in an economically viable fashion ... the threat of resumption became, to private landholders, a lame one.³¹

A major problem, as Haswell noted, was the difficulty of purchasing land at a cost which would allow the new farms to be sold at a reasonable price. Under the legislation if the owner did not accept the government’s offer (and they rarely did) an independent tribunal determined a price which was usually somewhat more, and the government was in such cases deemed to have been the ‘unsuccessful’ party to the dispute, and therefore was required to pay all court costs.³² In any case, as well as purchasing the land, the government had to fund the subdivision costs and carry the cost of financing loans to purchasers until such time as their balances were paid off. Haswell quoted the example of the *Peel River Estate*, where the value of the farms was pushed over £5 per acre, which at the time was above market value. Although most blocks in this subdivision sold quickly, other subdivisions were not so successful. For example, according to Premier McGowen in 1912, ninety-six of one hundred and ninety blocks offered in the last four parcels of resumed land remained unsold ‘despite every possible inducement for settlers’.³³

²⁸ New South Wales Department of Lands unpublished statement quoted in King, *An Outline of Closer Settlement*, p. 210.

²⁹ Roberts, *History of Australian Land Settlement*, pp. 359, 362.

³⁰ King, *An Outline of Closer Settlement*, p. 189.

³¹ Haswell, *Closer Settlement*, p. 2.

³² *Ibid.*, p. 6.

³³ ‘Labor land legislation’, *Farmer and Settler* (Sydney), 6 February 1912, p. 2.

The introduction of closer settlement in 1901 was a major shift in policy, with all political parties supporting it in principle. However, after gaining power Labor turned away from the compulsory resumption framework which began under the Progressive administration and was extended by the Liberals. In the county of Sandon compulsory resumption was not attempted before the First World War, although several estates were considered. There were, however, several private subdivisions forced by the threat of compulsory resumption. The success or otherwise of these subdivisions in meeting government objectives, is examined later in this chapter.

Land tax

The land tax legislation which the NSW government had passed in 1895 was repealed in 1906 when compulsory local government was introduced in the Eastern and Central Divisions. Under this legislation if a shire imposed a levy of at least 1d per acre, those ratepayers (in practice all landholders in these Divisions) would not be liable for land tax. However, the land tax issue did not go away, as the federal Labor Party was committed to introducing a graduated land tax. The Party had three aims in introducing such a tax: to increase revenue; to take a share of the ‘unearned increment’ of the land; and, to make more land available by breaking up the large estates.³⁴

Land tax was a burning issue in the 1910 federal election which brought the Labor Party to power. During the campaign Billy Hughes stated that: ‘defence and immigration are absolutely dependent on land and closer settlement’.³⁵ That is, a land tax would force the subdivision of large estates and thus immigrants would be attracted by the availability of land. This in turn would increase Australia’s population and help populate her empty spaces, thus deterring invasion from the populous nations of Asia. Financial institutions in Britain opposed the tax, with one London underwriter warning that such a tax would make it more difficult for Australian governments to raise loans, because of the feared reduced profitability of large estates, particularly those held by British absentee land holders, on whom the impost would be greater.³⁶ Despite this pressure, Prime Minister Fisher held firm, arguing that the land tax policy had been put before the people during the election campaign, and that the economy was strong. His

³⁴ H. Heaton, ‘The taxation of unimproved value of land in Australia’, *Quarterly Journal of Economics*, vol. 39, no. 3, May 1925, p. 411.

³⁵ Prime Minister Billy Hughes, quoted in Andrew Dilley, ‘Labor, capital and land: The transnational dimensions of the 1910 federal land tax’, *Labour History*, vol. 105, November 2013, p. 120.

³⁶ Dilley, ‘Labour, capital and land’, p. 123.

resolve was no doubt strengthened by the fact that at the time the federal government was not trying to raise loans in London.³⁷

As Heaton's detailed analysis of this issue in 1925 demonstrated, the *Land Tax Act 1910* and the *Land Tax Assessment Act 1910* were successful to a degree. By 1921 over a quarter of the land which was originally taxed had passed into the hands of non-taxpayers.³⁸ That is, since the unimproved capital value above which tax became applicable was £5000, a quarter of the land above that value had been subdivided and transferred in lots worth less than that amount. These sales included land held by absentee landowners, who were liable for tax on the whole value of their holdings. There was a striking rush of sales of such holdings in the three months after the legislation was enacted, when a concession was offered.³⁹

Davidson has argued that from 1904 onwards it was more profitable for the pastoral finance companies which had acquired estates through foreclosure, to operate these estates themselves than to lend money to buyers. The Australian Mortgage Land and Finance Company was making a return of between seven and fifteen per cent from its very extensive holdings, at a time when the usual interest rate was five and a half per cent. If the land tax had not been introduced, it was possible that some of these companies may well have expanded their holdings.⁴⁰

Some of the considerable reduction in large estates was illusionary. Since companies were considered to be residents, and therefore eligible for the £5000 reduction in the value of their land for tax purposes, some absentee landholders transferred ownership to a company. Others subdivided their land amongst family members. This gave rise to many court cases as landholders attempted to prove that their actions were not primarily aimed at minimising their tax liability.⁴¹ The very basis of the legislation was also the subject of an appeal to the High Court, where it was argued that the tax was aimed at controlling land ownership, for which, under the constitution, the federal government had no jurisdiction. As Heaton pointed out, this was quite correct, yet 'the High Court,

³⁷ *Ibid.*, pp. 126-127.

³⁸ Heaton, 'The taxation of unimproved value', p. 435.

³⁹ *Ibid.*, p. 439.

⁴⁰ Bruce Davidson, 'An historical perspective of agricultural land ownership in Australia', in *A Legacy Under Threat? Family Farming in Australia*, Jim Lees (ed.), Armidale, 1997, p. 42.

⁴¹ Heaton, 'The Taxation of unimproved value', p. 426.

blind to motives and unconcerned with such irrelevant matters as the possible indirect results of the tax, held the law to be valid'.⁴²

Surprisingly the NSW Labor administration attempted to impose its own land tax. A Closer Settlement bill introduced in 1913 included a clause for a 'super tax' on land within fifteen miles of a railway line or the navigable portions of the Murray River if not under cultivation and valued at more than £5000. This tax, which would have been quite unworkable in practice, was accepted by the Legislative Assembly but rejected by the Council.⁴³ When the bill was successfully reintroduced in 1914 the super tax provisions were excluded.⁴⁴

The impact of the federal land tax on property size is not clear-cut. As Heaton has shown, there was a reduction across the country in property size, and some of these subdivisions were no doubt due to the heavy burden of land tax. However, according to F.H. Gruen, land tax had little impact in NSW. The disintegration of the large estates was already underway, and if taxation had been a real burden, more landholders would have offered part or all of their land for closer settlement. In fact, few did.⁴⁵ Other factors, such as the fear of resumption for closer settlement, changing attitudes to the bequeathing of property, changing agricultural practices and rising land values also played their part.

Changes in government financial arrangements relating to land

In 1899 the NSW government passed the *Advances to Settlers Act* in response to the plight of selectors who were falling behind in the payments due on their conditional purchases or various leases. Assistance to these selectors was financed by the sale of inscribed stock secured by the NSW Consolidated Revenue fund, up to a maximum of £500,000. Each loan from the fund, of up to £200, was to be repaid at a date to be

⁴² *Ibid.*, p. 425.

⁴³ John Percy Osborne, 'Nine crowded years', in *The First New South Wales Labor Government 1910-1916*, Michael Hogan (ed.), Kensington, 2005, pp. 202-203; 'Uncultivated wheat land in N.S.W.', *Farmer and Settler* (Sydney), 14 May 1912, p. 2; 'Labor on the land', *Daily Standard* (Brisbane), 23 October 1913, p. 4; 'N.S.W. land policy', *Farmer and Settler* (Sydney), 5 June 1914, p. 3.

⁴⁴ 'Closer settlement in N.S.W.', *Farmer and Settler* (Sydney), 3 April 1914, p. 2. The legislation was *The Closer Settlement (Amendment) Act 1914*.

⁴⁵ F.H. Gruen, 'Farm size and factors influencing changes in farm size with particular reference to New South Wales (1900-1948)', *Review of Marketing and Agricultural Economics*, vol. 17, no. 1, new series, March 1949, p. 11.

determined, with an interest rate of four per cent. This interest rate was in line with the commercial rate at the time.⁴⁶

The *Public Works and Closer Settlement Fund Act 1906* established a public works fund to be fuelled mainly by two-thirds of the proceeds of the sale of Crown land. This brought some transparency to the spending of income from this source. The closer settlement fund was an amalgamation of several different funds established under various pieces of closer settlement legislation. The purpose of the fund was to purchase land for closer settlement and cover the costs associated with its disposal. The *Government Savings Bank Act 1906* transferred responsibility for advances to settlers to the Government Savings Bank which was specifically charged with fostering closer settlement by lending money to persons attempting to buy land from private estates. The *Closer Settlement (Amendment) Act 1910* specified that settlers under that legislation must mortgage their purchases (if a mortgage was necessary) with the bank; that is, the government itself would not finance the loan as it had with previously legislated settlement purchases. While the government, therefore, continued to service the debt of settlers who had taken up land under previous legislation, it was relieved of this burden from 1910 onwards.

Breaking up the big estates in the county of Sandon

Although by 1904 Armidale was recovering from drought, it was somewhat in the doldrums. In July, the *Australian Town and Country Journal* reported that Armidale was surrounded by sheep stations which had monopolised the best agricultural land, noting that:

I have heard the expression of opinion from many Armidale residents that were some of this land especially that on Saumarez and Gostwyck Stations resumed by the Crown, prosperous homes could be found for hundreds of families. As it is there is a constant efflux from the district of fine young fellows, who have perforce to seek homes for themselves elsewhere. In recent years several have left the district for Canada, who might otherwise have reared families in the land of their birth.⁴⁷

In response to such pressure, while there were no compulsory or voluntary resumptions under the closer settlement legislation in the county of Sandon from 1900 to 1915, there were private subdivisions of three properties, *Gostwyck*, *Saumarez* and *Terrible Vale*, apparently forced by its threat.

⁴⁶ For instance, purchasers at the 1905 *Gostwyck* subdivision were offered finance which rose from three percent to four-and-a-half percent over seven years. (J.S. Chard, *Gostwyck subdivision...25th February 1904* [sale poster]. Armidale, [1903?], University of New England and Regional Archives, item M1998/A1672/AR1999/4/98).

⁴⁷ C.H.T., 'The town of Armidale', *Australian Town and Country Journal* (Sydney), 13 July 1904, p. 29.

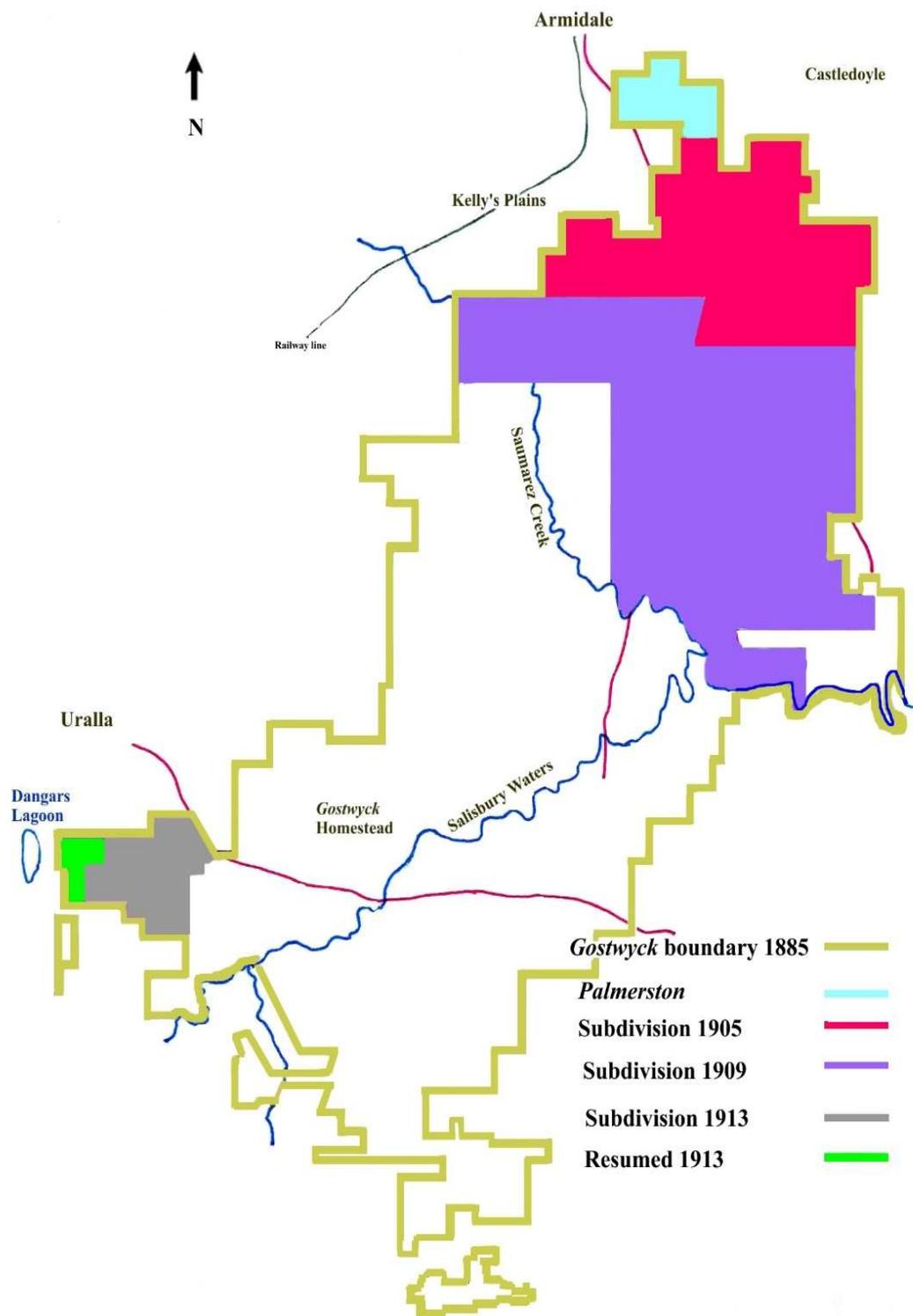


Figure 5.1: Gostwyck boundaries and subdivisions 1905, 1909 and 1913.⁴⁸

⁴⁸ Sketch by the author based on Gostwyck division of run map, sale posters for 1905 and 1909 subdivisions and Torrens Title deeds for land sold and resumed in 1913. *Palmerston* was a small property owned by Albert Dangar but operated as a somewhat separate entity. It was not offered in any of the subdivisions. It had been initially bought by the Dangars' long-

The first of these was that of *Gostwyck* in 1905. It was a prime target for resumption for closer settlement. At close to 50,000 acres it fell well above the value, £20,000, below which compulsory resumptions were not permitted. Its owner Albert Dangar did not live at *Gostwyck* but at his Hunter Valley property *Baroona*, and absentee owners were particularly vulnerable, as the example of the later resumption of the *Peel Valley Estate* demonstrated. While there is no surviving documentary evidence of this, it seems likely that Albert decided that a partial sale of land close to Armidale would divert the government's attention away from *Gostwyck*. He offered five thousand acres at auction on 11 January 1905, having postponed the sale twice in 1904. The land, coloured red in Figure 5.1, was described by the auctioneer as:

... perhaps the finest grazing land in New England and including a large proportion of land admirably adapted for dairying and fruit growing, while the rich black soil of a considerable area of the subdivision offered special inducement to agriculturalists generally.⁴⁹

Given the reported demand for such land, it was surprising that the sale was a dismal failure, so much so that before half of the lots had been offered, Dangar halted the sale. However, over the next two years most of the lots sold privately, with the owner of *Enmore*, Alfred Harold Perrott, purchasing 1360 acres. However, some new settlers found homes, as by July 1905 seven families were already living on land bought from the subdivision.⁵⁰

If Dangar and the other pastoralists of the district imagined that this subdivision would satisfy land seekers, they were to be bitterly disappointed as calls for access to their land continued. In March 1907 the premier, Joseph Carruthers visited Armidale, and at a well-attended public meeting, was urged to resume *Saumarez* and *Gostwyck*.⁵¹ Carruthers' response was lukewarm; the resumption of the *Peel River Estate* near Tamworth would provide farms for between one thousand and fifteen hundred people, and his State Land Bank legislation, which had recently passed, would do more for closer settlement by providing would-be farmers with capital.⁵² His audience was unimpressed and resolved to gather a petition asking that the two estates be resumed.⁵³

term manager Arthur Palmer, apparently on the understanding that he would sell it to the Dangars if or when he left their employ, which he did in 1863.

⁴⁹ 'Gostwyck sub-division', *Armidale Express and New England General Advertiser*, 13 January 1905, p. 5.

⁵⁰ 'Private closer settlement scheme', *Sydney Morning Herald*, 13 July 1905, p. 11.

⁵¹ 'Public reception to the State Premier', *Armidale Express and New England General Advertiser*, 22 March 1907, p. 1.

⁵² Carruthers was referring to the *Government Savings Bank Act 1906*.

⁵³ 'Public reception to the State Premier', p. 1. I have not found the petition. It was not presented to Parliament nor filed by the Department of Lands in its petitions file. (NSW Department of Lands, Petitions, NSW Archives, series 8453, items 2/996-2/999, examined 11 July 2012).

It was this public demand for access to land which provoked Frank White's heart-felt remark to Alby Dangar: 'Albert Augustus, they're going to bust us!'⁵⁴

In May 1907 the District Surveyor, to whom the petition was referred, wrote to the owners of *Saumarez*, Frank and James White, and to Albert Dangar, inviting them to offer land for resumption.⁵⁵ They both responded by promising to undertake private subdivisions. In reply to a letter from the Armidale Municipal Council the Under-Secretary for Lands stated that in the light of this commitment, the Minister had decided not to resume these estates. However, if subdivision and sale did not eventuate he would revisit the issue, and the men had been advised of this by mail.⁵⁶

Saumarez was a prime target for resumption. It stretched on either side of the Great North Road and the railway, from just south of Armidale to close to Uralla. At almost 17,000 acres, it was above the minimum value for compulsory resumption, and as the homestead was in the north of the estate, resumption of the southern area would have left a viable property intact. While *Saumarez* was owned by the White brothers in partnership, together with several other properties including *Bald Blair* near Guyra, Frank White lived at *Saumarez* and managed the New England holdings while his brother James lived in the Hunter Valley at their property *Edinglassie*. Frank's response was to vigorously resist compulsory resumption, and instead proposed the auction of twelve hundred acres close to Armidale and another four hundred and fifty acres close to Uralla.⁵⁷ The location of this land is mapped in Figure 5.2. That near Armidale was offered on 8 February 1908 and the remainder on 22 February. Like the 1905 *Gostwyck* sale, the *Saumarez* sale met with a disappointing response, with most of the land close to Armidale remaining unsold until 1921.⁵⁸ While later the failure of the sale was put

⁵⁴ Personal communication, John Harvey, 21 May 2014. Mr Harvey's grandfather, who purchased land from the 1905 subdivision of *Gostwyck*, claimed to have heard this remark.

⁵⁵ Letter from J. Broughton, district surveyor, to Messrs F. C. and J. White, *Saumarez*. 31 July 1907, University of New England and Regional Archives, Papers from the Office of Francis John White, Resumption and Disposal, A1109, Series 3, Box 5, 17/4/5.

⁵⁶ 'Our local parliament', *Armidale Chronicle*, 26 October 1907, p. 2.

⁵⁷ Letter from White Bros to the District Surveyor, Lands Office, Armidale, 2 September 1907, University of New England and Regional Archives, Papers from the Office of Francis John White, Letter Book, A1109, Series 2, V1605d. While brothers Frank and James owned *Saumarez* in partnership, it was Frank who responded on their behalf to the Minister, and who arranged the subsequent subdivision. While Frank was opposed to this resumption, he, and his son Harold, were supporters of closer settlement in general (see Chapters 7 and 8).

⁵⁸ 'Saumarez sub-division', *Armidale Express and New England General Advertiser*, 11 February 1908, p. 4; 'Land Sales', *Uralla Times*, 26 February 1908, p. 2; 'Saumarez sale. Up to 12 pounds per acre realized', *Armidale Express and New England General Advertiser*, 21 February 1921, p. 5.

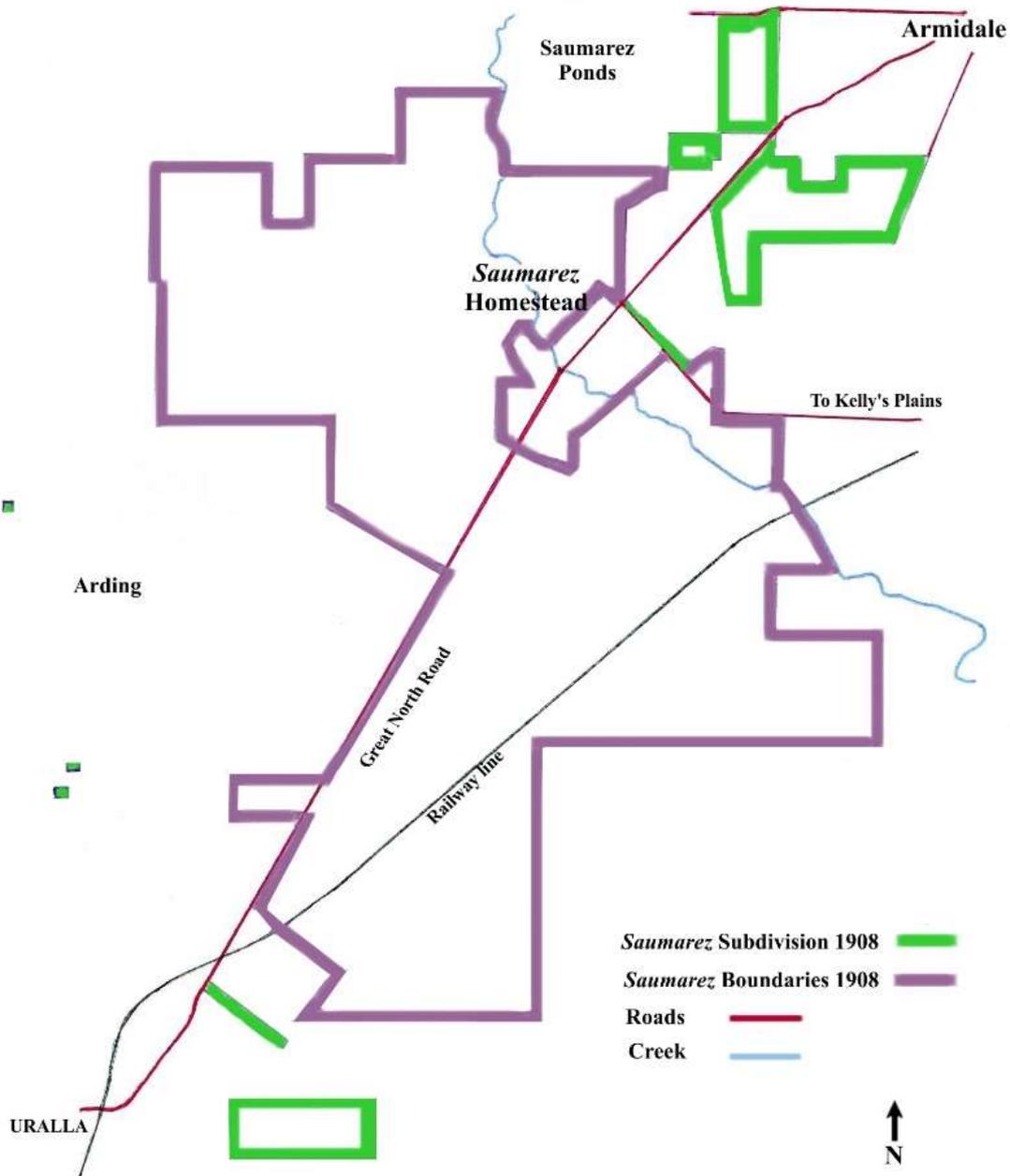


Figure 5.2: Subdivision of *Saumarez* 1908.⁵⁹

⁵⁹ Sketch by the author based on J. S. Chard, Saumarez, subdivision of that part close to Armidale New England NSW [sale poster], Armidale, [1907?], copy held in F.J. White's study, *Saumarez* homestead, Armidale. The three small blocks to the north-west of Uralla, portions 67, 68 and 69, parish of Arding, county of are disproportionately large on this map.

down to potential buyers holding off until the already advertised second *Gostwyck* sale, it seems more likely that it was a matter of Frank setting the reserves too high.⁶⁰

This sale did not eliminate the threat of resumption as it was clear to the government that very little land had been sold. After getting wind of the fact that the Northern Closer Settlement Board was planning a visit to Armidale in July 1908, Frank and James moved swiftly to divide their various properties amongst themselves and their children.⁶¹ *Saumarez* was divided into six parts: the homestead and surrounding land became Frank's property, while the remainder was divided amongst his five daughters. Each block was then too small to be resumed compulsorily. This proved to be a successful strategy in more ways than one.

At the same time Albert Dangar was organising a larger subdivision of *Gostwyck*. On 2 February 1909, 10,600 acres were offered for sale, and met with an enthusiastic response.⁶² This land was immediately south of the land sold in 1905, and stretched to Salisbury Waters, a very reliable stream. Every block sold on the day, or soon afterwards.⁶³ Dangar enlivened proceedings when he told the crowd before the auction:

... it was between 70 and 80 years ago when his father had selected *Gostwyck*, and having held it so long, and worked it so well, he was a little reluctant to break into the estate ... He hoped the men who went onto the land would be of the type which distinguished the sturdy yeomanry of the country. He admired the yeoman and considered him a better man than the socialist or the anarchist often found in the towns, who were always brooding mischief. The country would have to be defended some day, and the yeoman was the one who would defend it.⁶⁴

Such sentiments would no doubt have been music to the ears of the Minister for Lands. One can only wonder if the 'sturdy yeomanry' who went off to war (among them Albert's son Clive, who died of his war wounds in 1918) would have applauded so loudly if they had known what was in store.

Another sale in the county was that at *Terrible Vale* in early 1907 when 3989 acres were offered by tender.⁶⁵ According to Liz Gardiner, the historian of *Terrible Vale*, this sale was prompted by the threat of closer settlement, although no documentary evidence of

⁶⁰ The auctioneer stated at a later sale that '13 years ago the land was submitted to auction but owing to the *Gostwyck* subdivision being on the market, it was not sold, people waiting for that sale' ('*Saumarez blocks*', *Armidale Chronicle*, 21 May 1921, p. 3).

⁶¹ Letter from F. J. White to Fitzgerald and McIntyre, solicitors, 19 July 1908, University of New England and Regional Archives, Papers from the Office of Francis John White, Letter Book, A1109, Series 2, V1605d.

⁶² This subdivision is coloured purple in Figure 5.1.

⁶³ 'Gostwyck – a record sale', *Armidale Express and New England General Advertiser*, 9 February 1909, p. 1.

⁶⁴ 'Gostwyck sub-division', *Armidale Express and New England General Advertiser*, 13 January 1905, p. 5.

⁶⁵ 'To be sold by tender', *Armidale Express and New England General Advertiser*, 29 January 1907, p. 5; Elizabeth Gardiner, *Terrible Vale: No Time like the Past*, South Tamworth, 1995, p. 143.

this has survived.⁶⁶ Most of the land was bought by the Blanch family from Moree and by Hugh Croft, the manager of *Boorolong*, who was Fred Taylor's son-in-law.

After considerable lobbying by the Guyra community, the Northern Closer Settlement Advisory Board visited the town in May 1909, and examined several properties including *Bald Blair*, *Little Plain* (part of *Aberfoyle*) and *Urandangie*. To the great disappointment of the locals, the Board concluded that only *Bald Blair* was suitable for closer settlement, but that:

... it has been divided and distributed in such a way that the purposes of the Closer Settlement Act had been defeated. This is most disheartening as there is scarcely a single acre of available Crown land in the district.⁶⁷

The reporter was referring to Frank and James White's actions following the *Saumarez* sale when *Bald Blair* was transferred to Frank's son Harold. This criticism seems a little unfair in view of the recent release of over 2000 acres known as 'the Bank paddock'. It is also ironic that, as will be discussed later, the government declined to resume *Bald Blair* in 1938 as it was deemed unsuitable for closer settlement, although the adjoining *Little Plain* and *Green Hills* (bought by Frank's second son Francis in 1919), were.

There were several subdivisions in the county which appear not to have been the subject of government pressure. *Ben Lomond*, comprising 11,000 acres, now entirely in the county to the north of Sandon, was offered at auction on 26 February 1908.⁶⁸ The property had changed hands a number of times since 1902, when Mr H.L. Taylor, a grazier from Moree, had bought it from the mortgagee, the Bank of New South Wales, purely as a way of obtaining grazing land for sheep during the Federation drought. He sold part of the southern end of the run in 1903, then in 1904 readily agreed to a suggestion from the local Farmers and Settlers' Association to offer the property to the government for closer settlement, but his offer was refused.⁶⁹ Taylor sold the property in 1906 to Charles Mott of *Springmount*, who sold it to investors in 1908. It was immediately subdivided for sale.⁷⁰ It is clear from this history that this sale was not

⁶⁶ Personal communication, Elizabeth Gardiner, 8 November 2015. NSW State Archives does not have a closer settlement estate file for *Terrible Vale* and there are no references to this sale in the press, aside from a notice that the land would be disposed of by tender ('Terrible Vale Subdivision', *Armidale Chronicle*, 9 January 1907, p. 4).

⁶⁷ 'The Northern Advisory Board in Guyra', *Guyra Argus*, 6 May 1909, p. 2. Most of *Bald Blair* and *Little Plain* were in the adjoining county.

⁶⁸ It is noted here because previously part of the run was within the county. By 1908 that land had been absorbed by selection and the Guyra town reserve.

⁶⁹ 'District court', *Glen Innes Examiner and General Advertiser*, 22 August 1902, p. 1; 'Ben Lomond station', *Glen Innes Examiner and General Advertiser*, 10 April 1903, p. 2; 'Farmers and settlers', *Glen Innes Examiner and General Advertiser*, 29 March 1904, p. 2.

⁷⁰ 'Ben Lomond', *Glen Innes Examiner and General Advertiser*, 9 January 1906, p. 3; 'Ben Lomond estate', *Sydney Morning Herald*, 16 January 1908, p. 4.

forced by government pressure for closer settlement, but one by investors who saw an opportunity to capitalise on what seemed to be local demand for access to this land. It must have been disappointing then that the response at the auction was so poor that it was discontinued. However, most blocks sold soon after.⁷¹

Rockvale (most of which lay in the adjoining county to the east) was subdivided and offered for sale by auction in September 1909. This sale was not prompted by pressure from the government, but rather to finalise a deceased estate. Nevertheless, closer settlement was obviously a live issue, as the auctioneer, in his preamble to the sale made clear:

The Government was ear-marking many estates for closer settlement, and once an estate had been so dealt with any settlers anxious to add to their original holdings would be debarred by the Government. Any estates ear-marked for closer settlement, even if offered privately before resumption, would still be sold under Government conditions, which debarred a man from holding more than £5000 worth of land. Under private sale conditions there was no limit, and likewise no hard restrictions as to residence conditions, improvements, etc; therefore adjoining holders were given a splendid opportunity at the sale of securing additional areas.⁷²

All but one block sold on the day. Purchasers included the Coventry brothers, a long-established squatting family who already owned extensive land in the area. They snapped up 1178 acres of freehold, 2134 acres of conditional purchase and 1684 acres of conditional lease, confirming the auctioneer's assertion that this was a 'splendid opportunity' for local land owners to add to their holdings in a way impossible if this had been a government sale.

With the accession of the Labor Party to power in NSW in 1910, the threat of compulsory resumption of freehold and conditional purchase land waned. By the time the amending legislation which authorised the resumption of scrub and improvement leases was passed, there were only a handful of improvement leases in the county of Sandon, and no scrub leases. As discussed in the previous chapter, Blomfield's leases on *Boorolong* had been cancelled in 1907. Warner's lease on *Tilbuster* had been reviewed by the Armidale Local Land Board in 1906 and areas suitable for settlement had been excised from it.⁷³ The improvement leases granted in the parishes of Enmore, Eastlake and Lawrence were too small and remote to provide enough farms to be worth

⁷¹ 'Ben Lomond. Cutting up New England's finest estate', *Guyra Argus*, 20 February 1908, p. 3; 'Sale at Ben Lomond', *Guyra Argus*, 27 February 1908, p. 4.

⁷² 'Rockvale sub-division successful sale', *Armidale Chronicle*, 4 September 1909, p. 5.

⁷³ Armidale Local Land Board Minutes, 2 February 1906, University of New England and Regional Archives, series 33/51/78.

the trouble of resumption and development, even if the land had proved to be suitable for settlement.⁷⁴

However, another threat emerged immediately, that of the progressive land tax imposed by the federal Labor Party. Frank White had fortuitously insulated *Saumarez* from this threat when all the properties held in partnership with his brother James were divided amongst themselves and their children in 1909. However, the Tax Office was not convinced, and there was quite a flurry of correspondence as Frank and his legal advisers worked to convince officialdom that the subdivision was not undertaken to evade taxation.⁷⁵ The Tax Office deemed that it had been, on the grounds that Frank's daughters had leased their land to him, and he was working the property as one unit. The solution, which appeared to have been suggested by the Chief Commissioner for Taxation, was for Frank to cancel this arrangement and instead enter into a partnership with his daughters, with the profits being divided among the partners 'in such proportion as might be agreed upon amongst them and that he as Commissioner would not inquire into the apportionment'.⁷⁶

Land tax may have been a factor in Algernon Belfield's decision to transfer almost all of *Eversleigh* to five of his children in 1910. In September he advised his mortgagee, The Commercial Banking Company of Sydney to whom he was indebted to the tune of £25,617 14s 6d, that he was transferring 13,297 acres (and the mortgage) to his children, Violet, Edgar, Philip, Aubrey and Margaret.⁷⁷ His eldest son, Vere, had already bought a property at Barraba and his third daughter Emma had recently married, so presumably was considered to not be in need of her own land.⁷⁸ Of course, the subdivision may have been prompted by other factors, but there can be no doubt that, as long as the Taxation Office was satisfied that it was not done primarily to evade land tax, their collective tax bill would have been reduced considerably, as it was for the White family at *Saumarez*. *Eversleigh* was managed by Algernon under a partnership agreement like that at

⁷⁴ The improvement lease approved for A. H. Perrott in the parish of Enmore, 1905 may not have been taken up. E. Clifton's 1513 acres, parish of Enmore, H. Blanch's 2772 acres, parish of Eastlake and C. Thorley and C. McL. Marsh's 1440 acres, parish of Lawrence were all quite remote, although all were eventually converted to other more secure forms of tenure. See Appendix S.

⁷⁵ Carbon copy of letter to John Stinson, unsigned and undated, attached letter regarding federal land tax dated 25 June 1912, University of New England and Regional Archives, Papers from the Office of Francis John White, series A1109, Series 2, 1596.8.

⁷⁶ *Ibid.*

⁷⁷ University of New England and Regional Archives, Belfield papers, series 2014-018/7.

⁷⁸ Richard Belfield, 'Algernon Henry Belfield (1838-1922)', *Armidale and District Historical Society Journal and Proceedings*, no. 50, 2007, p. 87; Henry Eversley Belfield, 'The Belfield Family', unpublished manuscript held by Richard Belfield, examined 10 February 2016.

Saumarez until 1919 when he retired, after which the children managed their own portions independently.⁷⁹

It is not clear how much an issue the threat of closer settlement or land tax was in other subdivisions which occurred after 1910 in the county of Sandon. They may have been a factor in the sale of *Boorolong* in 1913. The property was sold in two parts: 7000 acres were sold privately to Vere Belfield, while the remaining 11,000 acres were divided into eleven lots and sold at auction.⁸⁰ While *Boorolong* was never mentioned as a potential closer settlement resumption, it did fall within the specified distance from the railway line, and there were two railway sidings reasonably close to the land for sale. That closer settlement had been a general concern is evident from a letter in 1908 from Hugh Blomfield's son, the solicitor for the Marsh Estate in Australia, which stated: 'this closer settlement idea has such a hold on the community now that we don't know how long any of the stations will last'.⁸¹

Boorolong was not nearly as productive as *Gostwyck* or *Saumarez*, and therefore not so attractive for closer settlement. In any case by 1913 it was clear that the Labor Party had no intention of compulsorily resuming freehold land. The issue of land tax possibly encouraged the owners, the Marsh Estate, to subdivide to maximise returns. There could have been reluctance on the part of potential buyers of the whole estate because of the potential land tax bill, although this clearly did not discourage Vere Belfield from his substantial purchase of 7000 acres at a cost of £20,163.⁸² The Marsh Estate had in fact been considering divesting itself of its Australian properties for some time, so the sale itself was probably not prompted by the threat of land tax (and in fact a closer settlement resumption might have been welcomed), although the sale method could well have been.⁸³

⁷⁹ A.H. Belfield deceased, declaration of William Stanley Forsyth, photocopy, University of New England and Regional Archives, Belfield papers, 2014-018/3.

⁸⁰ 'The Boorolong subdivision sale', *Glen Innes Examiner and General Advertiser*, 7 April 1913, p. 2.

⁸¹ Letter from H. M. Blomfield to R. H. Blomfield, 28 February 1908, University of New England and Regional Archives, Matthew Henry Marsh Estate 1847-1963, series A0004, item A4.128/7.

⁸² Letter from H. M. Blomfield to R. H. Blomfield, 28 February 1908, University of New England and Regional Archives, Matthew Henry Marsh Estate 1847-1963, series 0004, item A4.128/7.

⁸³ Edwin Blomfield wrote to the trustees of the Marsh Estate in 1897 about the possible sale of *Boorolong* (E. C. Blomfield diary, 28 September 1897, University of New England and Regional Archives, Matthew Henry Marsh Estate 1847-1963, series A0004, item 16/1/1), and in 1908 his son, a solicitor, wrote to Edwin advising him that there was nothing to stop the trustees from selling (Letter from H. M. Blomfield to E. C. Blomfield, 28 February 1908, University of New England and Regional Archives, Matthew Henry Marsh Estate 1847-1963, series A0004, item A4.128).

The sale of *Gostwyck* land continued. In 1913 another 916 acres at the south-western boundary of the run were sold as three portions.⁸⁴ This land immediately adjoined 255 acres which were resumed about the same time in exchange for land elsewhere on *Gostwyck*.⁸⁵ The motivation for this sale is unknown. It occurred around the time Albert Dangar died, so there may have been a need for the relatively modest sum this sale would have produced to deal with death duties or the finalisation of Albert's estate. It would have hardly affected the land tax bill over the estate. It may simply have been the case of wanting to tidy up the boundary in this distant part of the run.

Charles Mott's *Springmount* and the adjoining *Elm Grove* were subdivided and offered at auction on 22 April 1912. Like the auctions of *Gostwyck* in 1905 and *Ben Lomond* in 1908, the lots failed to attract interest and the sale was abandoned. The reason for the sale was given by the auctioneer as the fact that: 'Mr Mott had successfully worked the property for the past 14 years, and had made enough money to live without it.'⁸⁶ Mott was clearly unwilling to sell at any price, as he held the property until 1926.⁸⁷ *Elm Grove*, however, remained in the Mott family.⁸⁸

Enmore came under the auctioneer's gavel in 1914. It was reported that:

Mr Perrott is most reluctantly cutting up this fine property which has been the sole means of his undoubted success and prosperity, but his sons having commenced operations in Central Queensland in sheep breeding on a large scale, he is deprived of their assistance with the management and Enmore is some 20 miles from 'Chevy Chase', his palatial home and stud farm.⁸⁹

The land comprised 10,831 acres of freehold land divided into four lots, and an occupation licence over 7000 acres. Perrott was prepared to offer finance to purchasers. All blocks were passed in at auction and remained in Perrott's hands until 1934. The decision to sell was personal, rather than one forced by either financial constraints or closer settlement pressure. It is interesting to note that his sons had taken land in Queensland, possibly because they were unable to find enough locally.⁹⁰

Thus, in the period from 1900 to 1915, there were partial or complete subdivisions of *Gostwyck*, *Saumarez*, *Boorolong*, *Ben Lomond*, *Rockvale* and *Terrible Vale*, and the

⁸⁴ Coloured grey in Figure 5.1.

⁸⁵ The exchange is detailed in Chapter 4, pages 97-98.

⁸⁶ 'Springmount and Elm Grove sale', *Armidale Chronicle*, 24 April 1912, p. 6.

⁸⁷ 'Mr Charles Mott', *Guyra Argus*, 24 September 1936, p. 2.

⁸⁸ As indicated by a case of trespass brought by Leonard Mott of *Elm Grove* in 1948 ('Damages claimed for trespass', *Armidale Express and New England General Advertiser*, 1 October 1948, p. 3).

⁸⁹ 'Sale of Enmore station', *Tamworth Daily Observer*, 27 May 1914, p. 2.

⁹⁰ At the 1923 subdivision of *Warrah*, near Quirindi, R. Perrott of *Chevy Chase* (the son of the owner of *Chevy Chase* and *Enmore*), bought 2700 acres and one of Edwin Blomfield's sons, R. H. Blomfield, bought 2927 acres.

aborted subdivisions of *Enmore* and *Springmount*. *Eversleigh* and *Saumarez* were subdivided among family members. This flurry of subdivisions of large estates contrasts with the situation in the quarter of a century leading up to Federation. Then, most run holders, with the notable exception of the owners of *Tilbuster*, were consolidating and in some instances, expanding their holdings of freehold land. Many of the large estates changed hands in their entirety in this period (in some cases within the same family) including *Gostwyck*, *Saumarez*, *Mihi Creek*, *Springmount*, *Yarrowyck*, *Wollomombi*, *Enmore* and *Bald Blair*.⁹¹ Except for the abandoned attempt to sell *Tilbuster* in its separate portions in 1890, the only complete subdivision of a large estate between 1875 and 1900 was that of *Gyra* which was divided in two and became *Thalgarrah* and *Herbert Park*.⁹² Some pastoralists did sell land at times, either to raise capital, or to tidy up boundaries. For instance, Fred Taylor of *Terrible Vale* sold some land to Charles Blaxland and George Scott in the 1880s and Albert Dangar bought 811 acres of *Salisbury Court* land in 1898. Henry Bigg of *Thalgarrah* sold part of the property to his son-in-law, who called his land *Brooklyn*.⁹³ Despite the incursions of selectors, until the turn of the century, pastoralists were consolidating their holdings, while later they began to deliberately reduce them.

The NSW and Commonwealth governments intended their legislation to break up the large estates and release land suitable for more intensive forms of agricultural production so that new farmers could enter the industry. In the early years of the twentieth century some 44,000 acres of mostly good quality land was released in the county of Sandon by private subdivision of five estates.⁹⁴ The question to be asked, then, is whether these releases of private land together with that of Crown land, met the aims of government.

In an earlier study of the impact of closer settlement legislation, I analysed the outcome of the *Saumarez* and *Gostwyck* subdivisions of 1905, 1908 and 1909.⁹⁵ The three subdivisions were comprised for the most part of relatively small blocks, many of which

⁹¹ *Gostwyck* was transferred between the Dangar brothers so remained in the same family. *Terrible Vale* passed from Margaretta Taylor to her children in 1882.

⁹² The *Tilbuster* subdivision was advertised but must have been withdrawn as there is no report of the sale, and as far as can be ascertained from the available title deeds the land remained in the hands of the Warner family ('Land. Land. Splendid opportunity ...' *Maitland Mercury and Hunter River General Advertiser*, 1 February 1890, p. 7). See Appendix 4 for histories of *Tilbuster*, *Gyra*, *Thalgarrah* and *Herbert Park*.

⁹³ Gardiner, *Terrible Vale*, p. 105; portions 18, 102, 103, parish of Blacknote; portions 61 and 139, parish of Salisbury;

⁹⁴ *Gostwyck* 16,416 acres.; *Saumarez* 500 acres.; *Terrible Vale* 3989 acres.; *Boorolong* 18,000 acres.; *Rockvale* 5000 acres.

⁹⁵ Margaret Small, 'The Impact of closer settlement on two pastoral runs in the Armidale district of northern New South Wales between 1901 and 1910', HUMS 508 Individual Research Project, University of New England, 2012.

would have been considered to be below a home maintenance area, unless the owners either purchased several blocks or engaged in a very intensive enterprise, such as fruit or vegetable production, and in New England such enterprises are risky.⁹⁶ The number of persons not already owning land who actually moved onto their blocks and began working them was small, as the buyers included existing land owners, speculators and persons working in Armidale.⁹⁷ About a quarter of the first *Gostwyck* subdivision was bought by Alfred Perrott, the owner of *Enmore*, who established a palatial family home on his 1360 acres close to Armidale. He also bought another 1140 acres in the second subdivision.⁹⁸ There were, however, some genuine new settlers. They included two miners from nearby Hillgrove, John Elliott and Edward Walsh, whose descendants still live on the land they bought from *Gostwyck* in 1909. The Cochrane family, which had extensive holdings in the nearby parish of Tiverton, found land for three sons, while two *Gostwyck* employees, and three sons of employees, also bought land.⁹⁹ At *Saumarez*, subdivided in 1908, all of the blocks which sold (a minority of the offering) were bought by neighbouring landholders.¹⁰⁰

One of the aims of the closer settlement legislation was an increase in the production of foodstuffs, both to replace imported goods and to increase the freight carried by the railways. My earlier study showed that while there was certainly an increase in the production of grain and hay for stock feed and in farmhouse products such as butter and ham, this seems to have been absorbed locally, with little scope for an increase in the volume of goods carried by rail to Sydney.¹⁰¹ Nor did these subdivisions do much to increase the rural population of the district, as all the purchasers were already living in the area; no one was attracted from outside the district.¹⁰² They did, however, provide an outlet for the children of local farmers and graziers to establish themselves on their own farms, young men who may otherwise have left the district, as Perrott's sons did.¹⁰³

⁹⁶ *Ibid.*, pp. 39-41.

⁹⁷ *Ibid.*, pp. 40-42.

⁹⁸ *Ibid.*, pp. 36, 40.

⁹⁹ *Ibid.*, p. 41.

¹⁰⁰ *Ibid.*, p. 28.

¹⁰¹ *Ibid.*, pp. 43-45. It might even have resulted in a decrease in freight as local production displaced goods brought in from elsewhere.

¹⁰² *Ibid.*, p. 42.

¹⁰³ Three portions, totalling 1233 acres, of the 1909 *Gostwyck* sale were bought by a married woman, Ellen Fulloon. She came from a wealthy local selector family and had previously owned a nearby smaller property called *Eidsvold*. All the other blocks were bought by men.

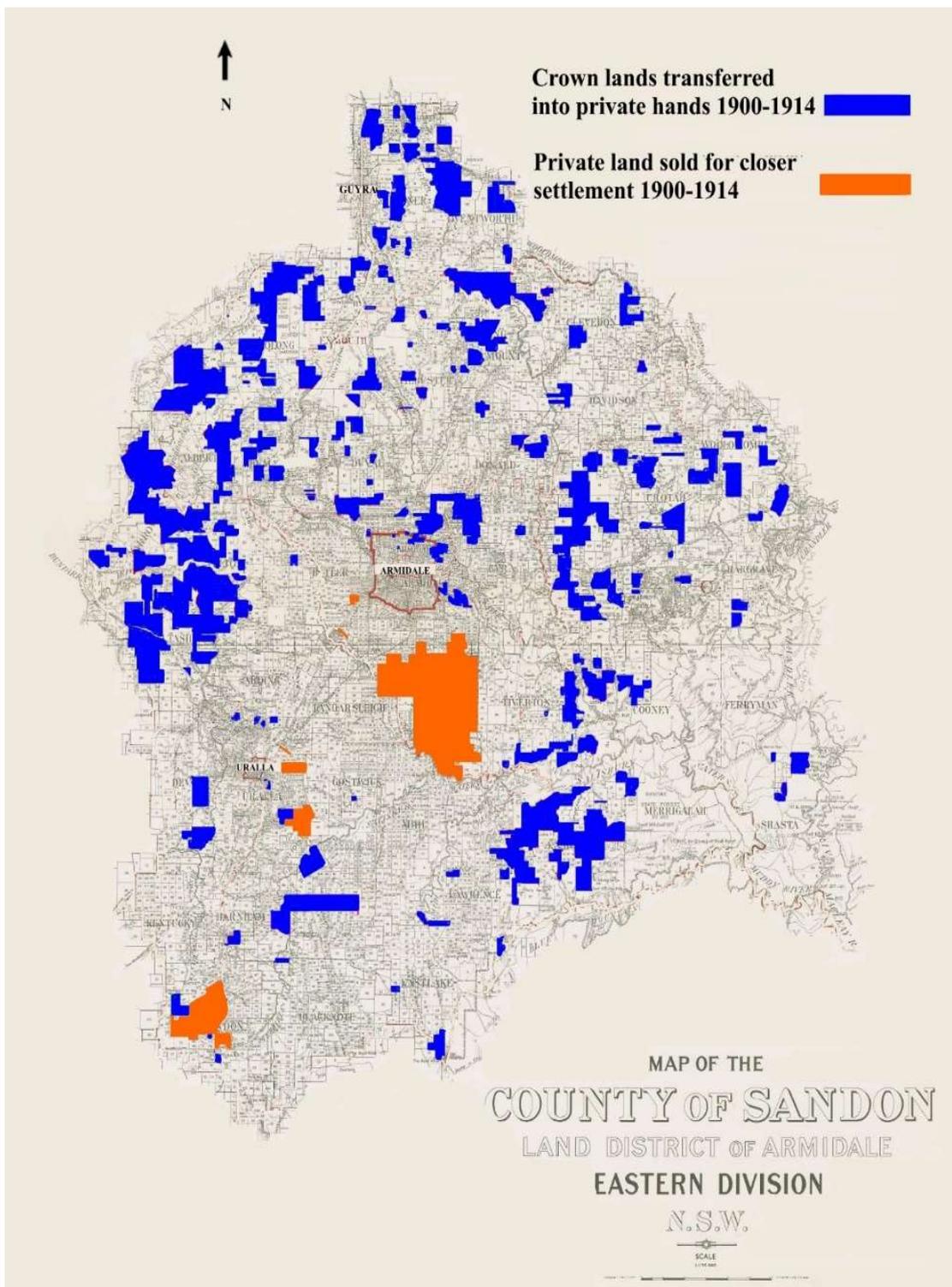


Figure 5.3: Closer settlement in the county of Sandon, 1904-1913.¹⁰⁴

¹⁰⁴ Figure based on NSW Department of Lands, Map of the county of Sandon, Land District of Armidale, Eastern Division N.S.W., 5th edn, Sydney, 1946, revised 1976, <http://hlrv.nswlrs.com.au/pixel.htm> accessed 10 March 2014. Annotations by

It is difficult to determine if these subdivisions did anything to increase employment (or decrease unemployment) in the district. Since buyers all had to find a deposit of twenty-five per cent of the purchase price, it might be expected that they were already gainfully employed either on their family farms or elsewhere if they were to raise the money for this deposit. The increase in intensive agriculture, such as it was, may have offered some seasonal employment opportunities, but descendants of the original purchasers stressed the cooperative nature of the Dangarsleigh community, with neighbours routinely helping each other in tasks such as harvesting grain, rather than using paid labour.¹⁰⁵

While these subdivisions may have met the government's aims only to a modest degree, they certainly released a substantial amount of good land from *Gostwyck*, *Saumarez* and *Terrible Vale* as Figure 5.3 demonstrates. The impact of the *Gostwyck* subdivisions is particularly obvious. In area *Gostwyck*'s three subdivisions during this period released about a quarter as much land as did the release of Crown land in the whole of the county, but this land was vastly superior in quality to most of the Crown land taken up. It was close to Armidale and the railway line, with a siding at Kelly's Plains close to the land of the first subdivision. Some blocks had a frontage to the reliable Salisbury Waters. While some of this land was used immediately for grazing, until the 1950s there was a good deal of intensive agriculture carried out, and while this may not have been enough to increase railway freight, it would have reduced the amount of imported fodder for the horses and milk cows of the townsfolk, and the local community was supplied with hams, dairy products and fruit, which would otherwise have been brought in from elsewhere.¹⁰⁶ Taken overall, the closer settlement legislation had some impact in the county of Sandon in terms of the government's aims of increasing rural population, reducing unemployment and lifting agricultural production, and it did force onto the open market a considerable area of desirable land.

The impact of the federal land tax is less obvious. The subdivision of *Saumarez* between Frank White and his five daughters was prompted by the threat of closer settlement, but it did have the unexpected benefit for the family of considerably reducing their taxation bill. Neither that subdivision nor that at *Eversleigh* brought more land onto the open

the author. The boundaries of the *Gostwyck* subdivision at the northern end differ slightly from those sketched in Figure 5.1 because some of the subdivided blocks were deliberately retained and added to *Palmerston*.

¹⁰⁵ Personal communication, John Harvey, 10 May 2012.

¹⁰⁶ 'Small, The impact of closer settlement', p. 43.

market.¹⁰⁷ While this legislation did have an impact elsewhere in Australia, in the county of Sandon it was minimal in providing additional land for new settlers.

By 1915 there had been a substantial change in the rural landscape of the county of Sandon. Some the old squatting runs had been wholly or partly subdivided, and all were considerably smaller than they had been in 1865, although those which had not been subdivided were mostly at least as large or larger, in terms of freeholding, than they had been in 1885. However, from 1900 the breaking up of the large pastoral estates began in earnest. Until Federation the pastoralists had fought to secure their land; after, relinquishing land was at times forced upon them by government legislation or economic circumstances. However, rising land values after eastern Australia recovered from the depression and the Federation drought played a part in encouraging pastoralists who were selling out to subdivide rather than try to sell their properties as a whole, so as to maximise their profits. There was more fragmentation of the large estates to come. Even before the First World War was over, the government was resuming land using the closer settlement legislation to provide farms for returning servicemen. This initiative is the subject of the next chapter.

¹⁰⁷ Although much later most of the separate estates created by the subdivision of *Eversleigh* did pass out of the hands of the Belfield family. Personal communication Richard Belfield 9 February 2016.

CHAPTER 6: FIRST WORLD WAR SOLDIER SETTLEMENT AND THE AGRARIAN QUESTION

... *the Government is stark, staring mad.*

(The editor of a local newspaper commenting on the subdivision of the Mother of Ducks Lagoon, Guyra, for a soldier settlement)¹

The years immediately before Australia's entry into the First World War had been prosperous ones for pastoralists and farmers, at least after the Federation drought broke in 1903. With the return of good seasons came renewed demands for greater access to agricultural land. The government responded by releasing Crown reserves and leasehold land and by resuming freehold land from pastoralists. With the outbreak of war civilian closer settlement took a lower priority as the problem of integrating repatriated soldiers back into the Australian community became pressing. With a commitment, by all political parties and the community at large, to closer settlement, and with suitable legislation already in place, it was almost inevitable that placing returned soldiers on their own farms would find favour. In this chapter the basis for the soldier settlement scheme in New South Wales and its implementation in the county of Sandon are discussed, and its importance in addressing the agrarian question is assessed. In the following chapter the impact of other closer settlement initiatives in the 1920s is considered.

Soldier settlement

The ill-conceived and mismanaged First World War soldier settlement scheme has been examined in considerable detail by several writers. The most detailed are those by Marilyn Lake, *The Limits of Hope: Soldier Settlement in Victoria 1915-38* and Rosemary Sparkes, 'Forty acres and a crow: A comparison of soldier settlement in Australia after the two World Wars'.² While Lake focussed on the Victorian experience and Sparkes on NSW, both have valuable and detailed discussions of the evolution and implementation of the scheme Australia-wide. Kent Fedorowich, *Unfit for Heroes: Reconstruction and Soldier Settlement in the Empire Between the Wars*, is particularly useful in placing Australia soldier settlement in a world-wide context, and in its analysis

¹ 'Farms by the gallon', *Armidale Express and New England General Advertiser*, 6 September 1921, p. 6.

² Marilyn Lake, *The Limits of Hope: Soldier Settlement in Victoria 1915-38*, Melbourne, 1987 and Rosemary Sparkes, 'Forty acres and a crow: A comparison of soldier settlement in Australia after the two World Wars', Master of Arts (Honours) thesis, University of New England, 1996.

of the scheme to include British returned soldiers in the Australian system.³ Bruce Scates and Melanie Oppenheimer's *The Last Battle: Soldier Settlement in Australia 1916-1939*, is a valuable contribution to the literature, particularly in relation to the outcomes for soldier settlers.⁴ This is one of a number of works arising from a large project funded by the Australian Research Council, including a website and several theses, dissertations and journal articles.⁵ There are some useful examinations of individual soldier settlement schemes, including studies of the Kentucky orchard settlement, poultry settlements in western Sydney and pineapple farms at Beeburrum, Queensland.⁶

From as early as 1915, soldiers were being repatriated to Australia. Most at that stage were physically or psychologically injured, and many were unable or unwilling to return to their pre-war occupations. There was a fear that as their numbers grew, if they were not gainfully employed they would create considerable social problems.⁷ Just as closer settlement was seen in the past to be the solution to numerous social problems, now this was deemed to be a good solution to that of dealing with returned soldiers. They would be rewarded for their service to the young nation by 'giving' them their own farms, country life would aid the rehabilitation of those suffering from psychological and physical injuries, and they would be removed from the cities where there was little work available.

Nevertheless, there was considerable opposition in political circles to such a solution. While in NSW closer settlement had been hailed as a modest success, the verdict of a similar program in Victoria was damning, with a Royal Commission appointed in 1915 concluding that the scheme had been a failure, mainly because most settlers had inadequate capital.⁸ Not surprisingly Victorian parliamentarians voiced deep concerns

³ Kent Fedorowich, *Unfit for Heroes: Reconstruction and Soldier Settlement in the Empire between the Wars*, Manchester, 1995.

⁴ Bruce Scates and Melanie Oppenheimer, *The Last Battle: Soldier Settlement in Australia 1916-1939*, Melbourne, 2016.

⁵ *A Land Fit for Heroes?*, <https://soldiersettlement.records.nsw.gov.au/about/> accessed 20 June 2017; Selena Williams, 'Soldier settlement for returned army nurses post First World War', in *When Soldiers Return, November 2007 Conference Proceedings*, Martin Crotty (ed.), Brisbane, 2008, pp. 175-182; William Morris Scates Frances, 'Unsuitable from the start: Deviant diggers in the soldier settlement program in New South Wales', Bachelor of Arts with Honours dissertation, University of New South Wales, 2013.

⁶ Michael John Ulysses James O'Sullivan, 'A New South Wales land settlement study: Kentucky Soldiers Settlement 1917-1975', Bachelor of Letters (History) dissertation, University of New England, 1976; Glenys Allison, 'Shadows of the Great War: Group soldier settlement in greater Sydney 1917-1939', PhD thesis, University of New England, 2011; Murray Johnson, 'Promises and pineapples: post-First World War soldier settlement at Beerburrum, Queensland, 1916-1929', *Australian Journal of Politics and History*, vol. 51, no.4, 2005, pp. 496-512.

⁷ Lake, *Limits of Hope*, p. 29.

⁸ *Ibid.*, p. 3.

about soldier settlement, and proposed instead, or as well, the placement of soldiers in manufacturing.⁹ By not doing so a golden opportunity was missed; during the war Australia had become much more self-reliant in manufactured goods, but the British government made it clear that if Australia wished to borrow the very large amount of capital which would be needed for post-war reconstruction, she should maintain her role as a supplier of raw materials, and continue to import manufactured goods from the 'Mother Country'.¹⁰ Not only that, Britain also expected Australia to include British ex-servicemen in her soldier settlement scheme. In the event, perhaps fortunately, few took advantage of this offer, although many did take advantage of the free passage to Australia which was available until late 1921.¹¹

Further concerns were raised during the negotiations between the Commonwealth and the states over the management of soldier settlement. At issue was the constitutional right of the states to land matters, but complicated by the fact that the Commonwealth had responsibility for defence, and hence repatriation. The Commonwealth, despite having sailed into the land issue in 1912 with its federal land tax, now was firm that the states should manage soldier settlement, with the Commonwealth raising the funds needed and lending them to the states.¹² This meant that the states would carry most of the risk if soldier settlers failed.

There was an assumption that any soldier who seemed capable of taking up a farm should be able to do so, regardless of a lack of capital, despite the Victorian experience. Even if every soldier repaid all of his debt in full (and few did) the states were at a disadvantage. Soldiers taking blocks under the Soldiers' Group Settlement scheme were not required to pay a deposit, no repayment was required for the first one to three years after their tenure was confirmed (and that took as long as eight years), and their initial interest rate, when they did begin to make payments, was three and a half per cent, rising each year thereafter by half a per cent, while at the same time the states were paying interest on their loan from the Commonwealth at the full commercial rate of five and a

⁹ *Ibid.*, pp. 8-9.

¹⁰ Sparkes, 'Forty acres', pp. 29-32; Lake, *Limits of Hope*, pp. 11, 31-32.

¹¹ Lake, *Limits of Hope*, pp. 32-38, 40; Fedorowich, *Unfit for Heroes*, p. 158.

¹² Sparkes, 'Forty acres', p. 47.

half to six per cent.¹³ The states, therefore, would be carrying a heavy financial burden for a considerable time, even if all went well, and it did not.

After much negotiation, a framework was devised. Quotas for each state and the level of advances to settlers were agreed upon, and the states proceeded to make the necessary legislative and administrative changes.¹⁴ The legislation initially only referred to Australian soldiers who had served outside the country but was soon extended to Australians who had not served overseas as well as British soldiers. All were required to apply for confirmation of their eligibility, but in NSW very few were denied a certificate. The Minister for Lands was empowered to set land aside for soldier settlement which could be Crown land or land acquired under the closer settlement legislation, and such land was to be divided into home maintenance areas.

Two new tenures were also introduced. The first, the returned soldiers special holding, while not specified in the 1916 act, was created under it, and provided for a perpetual lease similar to the homestead farm, but was not much used. The second, the Soldiers Group Purchase was, in concept, a good idea.¹⁵ Returned soldiers were placed on adjoining farms and engaged in the same enterprise such as orcharding, as at Kentucky, Young and Batlow, or raising poultry, as in western Sydney. Interested soldiers were sent to settlement sites where they worked under the guidance of managers to prepare the farms by ringbarking trees, clearing undergrowth, constructing sheds and fences, and planting trees. This gave the men a taste for country life before making a commitment to it. As soon as the farms were ready, a ballot was held of all interested soldiers. Managers supervised the settlements and dealt with the marketing of their products. Settlers were not required to begin paying back their debt until their title was confirmed, which was delayed until their farms became productive. While the concept was sound, its implementation was unfortunately faulty in the extreme, as the examination of the Kentucky Soldier Settlement below demonstrates.

Soldiers group purchase was a tenure similar to conditional purchase, and like it, led to freehold status when the land was paid off. In 1917, when the legislation was passed,

¹³ Bruce R. Davidson, *European Farming in Australia, an Economic History of Australian Farming*, Amsterdam, 1981, p. 287. The rate of interest imposed on soldier settlers varied from state to state; in NSW it was set at 5% in 1916, then in 1917 at 3.5% for money owing on advances and 2.5% if the soldier was converting a lease to freehold.

¹⁴ The acts were: *The Returned Soldiers Settlement Act 1916* and its amending acts of 1917, 1919, 1922, 1924, 1925 and 1928; *The Crown Lands and Closer Settlement (Amending) Act 1924*; *The Closer Settlement and Returned Soldiers (Amendment) Act 1927*; and, *The Crown Lands, Closer Settlement and Return Soldiers Settlement (Amendment) Act 1935*.

¹⁵ Introduced under *The Returned Soldiers Settlement (Amendment) Act 1917*.

Holman was still premier, but now at the head of the Nationalist Party, was formed after the disastrous split in the Labor Party over the conscription issue of Holman's supporters and the Liberals.¹⁶ It seems that Holman was able to put aside his long-standing commitment to leasehold tenure and embrace the Nationals' preference for freehold. In the event this was a great pity, as the burden of paying off the resulting large debt was to be a major factor in the failure of many soldier settlers to persist with their farms.

As well as the new tenures, existing tenures were also used. Settlement purchase introduced under the *Closer Settlement Act 1904* was used for freehold or conditional purchase land which had been resumed or purchased, while Crown leases and homestead farms were usually issued when Crown land or cancelled leases were used. Soldiers purchasing land directly could be granted an advance to cover the cost of improvements and the purchase of stock and equipment.¹⁷ Soldiers could also purchase land under the Closer Settlement Promotion legislation, which allowed individuals to negotiate the purchase of land from pastoralists, and if the transaction was approved by the Minister, they could take out a loan for the entire cost on favourable terms from the Rural Bank.¹⁸ These farms were also issued as settlement purchase. As well, under the 1919 amending legislation, returned soldiers could apply for such blocks even if they had held land previously, while civilians could not.

The process of awarding blocks was convoluted. Offers under the promotion legislation were first considered by the local repatriation committee. These were volunteers who worked to assist returned servicemen and their families in many ways. They had some funding from the Commonwealth for secretarial expenses, and modest access to a donated fund to alleviate financial distress, assist soldiers to establish businesses and the like. One of their roles was assisting soldier settlers with their applications, and in the course of this, they advised the government on the suitability and valuation of proposed purchases.

Applications then went to the Closer Settlement Advisory Board (CSAB), which arranged a second inspection by its own valuer and one from the Rural Bank. Almost

¹⁶ Bede Nairn, 'Holman, William Arthur (1871-1934)', *Australian Dictionary of Biography*, Canberra, <http://adb.anu.edu.au/biography/holman-william-arthur-6713>, accessed 20 March 2018.

¹⁷ *Returned Soldiers Settlement (Amendment) Act 1917*, Act 24, 1917, section 5(4c).

¹⁸ *Ibid.*, section 5(4b). The Rural Bank was a department of the Government Savings Bank, set up under *Government Savings Bank (Rural Bank) Act 1920*, but was always referred to in this way. After the Government Savings Bank was amalgamated with the Commonwealth Bank in 1931, it was established as an entity in its own right in 1932.

always the repatriation committee supported the application, while the official valuers usually determined that the asking price was too high. Occasionally the official valuers also concluded that the property on offer was not a home maintenance area. In these cases, a long-winded negotiation between the CSAB and the applicants ensued until agreement was reached or the application was rejected. If approved the soldier was then given permission to take possession and a mortgage with the Rural Bank was drawn up, but it was usually some months before the vendor, by this time often frantic, was actually paid.

Offers of land under the closer settlement legislation were usually, but not always, referred to the local land board for consideration. As with the repatriation committees, these recommendations were not always accepted by the CSAB. When they were, a separate entity in the Lands Department, the Returned Soldiers Settlement Branch, took over. It managed the subdivision and any needed construction work, ran a ballot for the blocks, and supervised the settlements after the soldiers took up residence. Given the chronic inefficiencies of the Lands Department and the overwhelming workload generated by soldier settlement, the establishment of a separate branch would have been a good idea. Unfortunately, the Minister's appointee to head the branch was an acquaintance with little administrative experience or skill, who engaged in corrupt activities, as a Royal Commission uncovered.¹⁹ The resulting poor management further exacerbated the problems of settling large numbers of soldiers on their own farms.

Amid mounting concerns about the scheme, Mr Justice Pike was commissioned by the Commonwealth Government in 1929 to report on soldier settlement. He determined that of the 37,000 soldier settlers across the nation, twenty-nine per cent were no longer on their land, and that the loss to governments through arrears in payments was in the order of thirty-three million pounds.²⁰ The reasons for this dismal result were summed up by Justice Pike as:

- the soldiers' general lack of capital;
- the failure to provide home maintenance areas; the unsuitability of settlers, due either to war service or lack of training; and,

¹⁹ 'Report summarised', *Sydney Morning Herald*, 12 March 1921, p. 3.

²⁰ *Commonwealth of Australia, Report by Mr. Justice Pike, on Losses due to Soldier Settlement*, Canberra, 1929, p. 18, quoted in Ken Fry, 'Soldier settlement and the agrarian myth after the First World War', *Labour History*, vol. 48, 1985, p. 32.

- the falling market for primary products.²¹

At this point there was little to be done to alleviate the soldiers' plight, except by reducing their financial liabilities in some way. The underlying problems remained, and by 1942, the total losses to governments for soldier settlement had risen to forty-five million pounds, with fewer than half of the original settlers still on their blocks.²²

Soldier settlement proved to be a tragic experiment in social engineering. Returned soldiers, many physically or mentally impaired by their war service, many with little or no capital or farming experience, were placed on farms which were too small, burdened with an unserviceable debt, and expected to become productive, healthy citizens. It was no wonder that so many of them failed.

Soldier settlement in the county of Sandon

The most complex and ambitious settlement in the county of Sandon was the Kentucky Soldiers' Group Settlement in which many small orchard blocks were established under the returned soldiers' settlement legislation. Under the closer settlement legislation, a large leasehold area at the location known as 'the Devil's Pinch', a steep, heavily wooded area north of Armidale was resumed and allocated as homestead farms. The Guyra town common, known as the 'Mother of Ducks Lagoon' was made available to soldier settlers, as were several other small tracts of Crown land. Under the closer settlement promotion legislation, several smaller individual farms were allocated. A private sale of *Gostwyck* land was reserved for returned soldiers. Altogether more than 20,000 acres were released for settlement. Sadly, for many of the soldiers who took up land, it was a difficult experience, as the analysis of each of these allocations of land reveals.

A Soldiers Group Settlement: the Kentucky Soldier Settlement

The Kentucky Soldier Settlement, established near a small village south of Uralla, was one of the many group purchase settlements which were set up across Australia. Michael O'Sullivan completed a detailed and thoughtful investigation into the Kentucky scheme in 1976. The following account draws on his dissertation but is supplemented from sources not available to him.²³

²¹ *Ibid.*, p. 33.

²² Rural Reconstruction Commission, *Second Report 1944*, p. 6, quoted by Fry, 'Soldier settlement', p. 33.

²³ O'Sullivan, 'A New South Wales land study'.

Hugh Croft set the ball rolling for soldier settlement in Kentucky when he offered to sell his property *Lugwardine* to the government in September 1916. John Fletcher, the owner of the adjoining *Kentucky Station*, offered some land at the same time.²⁴ Hugh was the manager of the nearby *Salisbury Court*, but owned *Lugwardine* in his own right. In offering it to the government, Hugh may have been acting on the same altruistic impulse which prompted other pastoralists to support the defence of the nation.²⁵ While Hugh did not fight in the First World War, his older brother Archer was killed at Gallipoli in September 1915 and his younger brother Jasper enlisted in the AIF in late 1916.²⁶ Hugh may have seen his offer as his contribution to the war effort, although it should be noted that this was not a donation, but a sale at the full market value.²⁷

Kentucky must have seemed promising to the government as the land was adjacent to the railway line with a railway siding at the village, and thus produce could be easily sent to Sydney or Brisbane by rail overnight. If the area proved suitable for orcharding, the land could be subdivided into small holdings, allowing the settlement of many more soldiers than if it were to be devoted to larger mixed farms. Accordingly, a government surveyor and an expert orchardist were sent to inspect *Kentucky Station* and *Lugwardine* in December 1916 and they noted that: ‘Mr Burley has a fine orchard, which yields well’.²⁸ If the idea that the area was well suited for orcharding was based on Mr Burley’s efforts, it was misguided. Burley was the local school teacher and not dependent on his fine orchard, which in any case was only one and a quarter acres in extent, and the cherries and apples which had been planted six years earlier were by this time in full production.²⁹ Since fifteen acres, when in full production, was considered the optimum size, Burley’s example was hardly a strong enough basis for such an enterprise.³⁰

With the initial recommendation to proceed, the Armidale Local Land Board was directed to consider the suitability of the two properties for soldier settlement, which it did over several days in July 1917.³¹ *Lugwardine* was 1885 acres in extent, and Hugh’s

²⁴ *Ibid.*, p. 50.

²⁵ Albert Dangar, for instance, had donated £10,000 to the Dreadnought fund shortly before his death in 1913 (‘Death of Mr A. A. Dangar. Well-known pastoralist and patriot’, *Sydney Morning Herald*, 7 April 1913, p. 10).

²⁶ ‘NAA: B2455, Croft J B’, National Archives of Australia, *Army – World War 1:1914-1918*, <http://recordsearch.naa.gov.au/> accessed 4 June 2016.

²⁷ Hugh’s grandson believes that *Lugwardine* was resumed against Hugh’s wishes, and that he fought the resumption for two years. However, Hugh stated that he had offered the land to the Minister on 13 September 1916. This misunderstanding may have been the result of the two-year delay in settling the sale (‘Soldiers’ settlement’, *Armidale Chronicle*, 18 July 1917, p. 8; Owen Croft, personal communication 17 May 2016).

²⁸ ‘Local and general news’, *Armidale Express and New England General Advertiser*, 15 December 1916, p. 4.

²⁹ O’Sullivan, ‘A New South Wales land study’, p. 65.

³⁰ *Ibid.*, p. 67.

³¹ ‘Soldiers’ settlement’, *Armidale Chronicle*, 18 July 1917, p. 8 and 21 July 1917, p. 3.

asking price was £5 5s per acre. The various experts interviewed confirmed, and in fact exceeded, his valuation, which was accepted by the Land Board. A second experienced orchardist and the district surveyor recommended cutting the land into fifty to sixty farms (that is, 31-38 acres each), but the Land Board disagreed, concluding that larger farms of at least one hundred acres, devoted to mixed farming, would be preferable. The district surveyor recommended cutting John Fletcher's 550 acres which adjoined *Lugwardine* into blocks of varying sizes from ten acres near the Kentucky railway station for railway employees and farm workers, to fifty acres for orchards, ninety acres for cultivation and two hundred acres for grazing. The Land Board recommended the purchase of this land at the same price as Hugh's, and with the same provisos concerning the size of the blocks. It is a great pity that their advice was ignored.

The *Armidale Chronicle* was sceptical of the plan. It drew attention to the fact that the orchard specialist who gave evidence had no knowledge of the district and overstated the market for the fruit. With many soldier settler orchards being established around the state, there was, the paper stated, a great risk of oversupply. Further, the side-line crops of berry fruit which soldiers were expected to grow while waiting the six or seven years for the trees to mature, would have a very limited local market, and with the inefficiencies of the railways, there was little prospect of getting such fragile fruit to the Sydney market in an acceptable state.³² Sadly, the *Chronicle*'s predictions proved to be true.

In 1919 the government resumed more land: 1307 acres of *Terrible Vale*, 2681 acres of *Kentucky Station*, and three smaller adjoining properties, James Ryan's estate (413 acres) Mrs Riley's farm (263 acres), and Thomas Cleary's farm (200 acres), all of which adjoined the land purchased earlier.³³ Altogether the total area acquired by purchase and resumption was 7114 acres.³⁴ This land is shown on Figure 6.1. As can be seen from this map, the land was split into many blocks, the smallest a mere twelve acres. Sergeant Wykeham Freame, who was initially employed to run the government store on the settlement, drew this block, but fortunately was later allotted some additional land.³⁵

³² 'Soldiers' settlement', *Armidale Chronicle*, 21 July 1917, p. 4.

³³ 'Land for soldiers', *Uralla Times and District Advocate*, 24 May 1919, p. 2.

³⁴ O'Sullivan, 'A New South Wales land study', pp. 53-54. His figure, based on the details recorded in the Kentucky Estate File, is slightly different to the total of the resumptions and purchases recommended by the Armidale Local Land Board, but would be correct as it was based on a subsequent survey of the land.

³⁵ The names and brief details of all returned soldiers who have been identified as receiving land in the county of Sandon are listed in Appendix J.

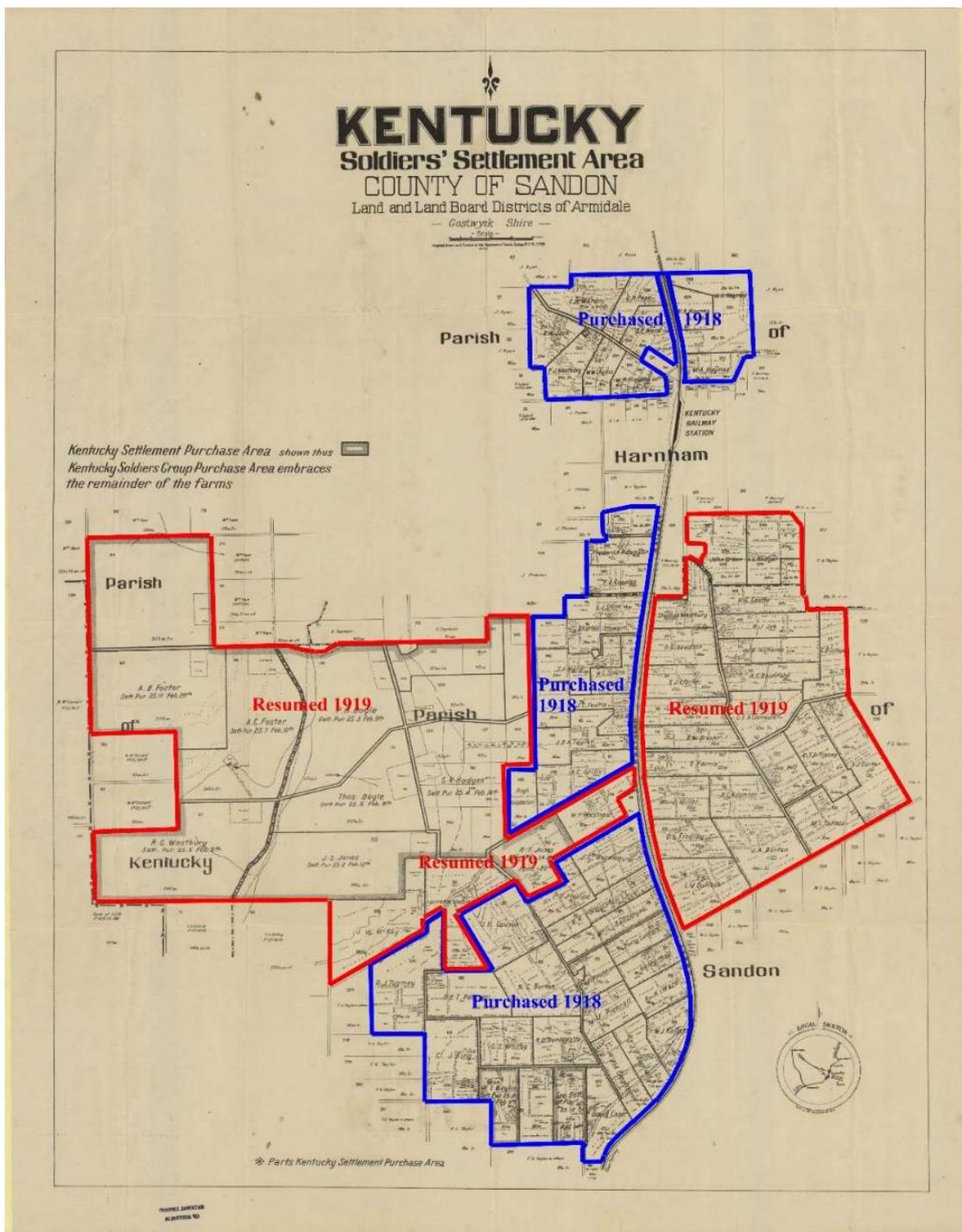


Figure 6.1: Kentucky soldier settlement 1925.³⁶

³⁶ NSW Department of Lands, Kentucky Soldiers' Settlement Area: county of Sandon, Sydney, 1925, <http://nla.gov.au/nla.obj> accessed 8 September 2016. Annotations added by the author.

The subdivision was clearly driven by the desire to fit as many soldiers as possible on the land.

The land was released progressively. By October 1919 sixteen settlers were in residence, and another twenty-six blocks were ready for allocation.³⁷ The land resumed in 1919 on the eastern side of the railway was balloted in 1920 as soldiers group purchase, but that to the west, which was not disposed of until 1924, was divided into much larger settlement purchase blocks.³⁸ From 1924 as blocks fell vacant they were often, but not always, offered as settlement purchase available to anyone, although still with the conditions which applied to the soldier settlers. There seems to have been no logic behind this; for instance in 1924 one block of ninety-three acres, right in the centre of the orchard area, abandoned by an early soldier settler, was offered as a settlement purchase, while seven nearby blocks, ranging in size from forty-five to one hundred acres were offered as soldiers group purchase.³⁹ The following year all but one of these blocks were advertised as settlement purchase, yet two months later one was again advertised as a soldiers group purchase.⁴⁰

Orcharding at Kentucky proved to be problematic. I lived in Kentucky for twelve years and remember well the dreadful holiday long weekend in October 1984 when freezing winds and sleet killed thousands of newly shorn sheep and destroyed that year's stone fruit crop. While this was an exceptional event, late frosts and hailstorms were not uncommon. As all backyard vegetable growers in the district know, it is foolhardy to plant tomatoes out before Melbourne Cup day because of the risk of frost. The loss of a few tomato plants is bearable; the loss of one's entire source of income for the year because of frost or hailstone damage to blossoms and emerging fruit is an entirely different matter. Settlers had been in the district long enough to be aware of the dangers of both, but this was hardly touched on in the Board's investigations.⁴¹ As well, the soil at Kentucky was deficient in boron, a problem which was not recognised and corrected until 1937.⁴²

³⁷ 'Soldier settlers at Kentucky', *Maitland Daily Mercury*, 7 October 1919, p. 4.

³⁸ The government was waiting to see if the earlier farms were successful. The problems already evident prompted the decision to make the later blocks much larger than the ones released earlier.

³⁹ 'Notification declaring farm within a settlement purchase area...', *New South Wales Government Gazette*, 23 May 1924, no. 68, p. 2494; 'Kentucky Soldiers' Settlement', *New South Wales Government Gazette*, 13 June 1924, no. 76, p. 2826.

⁴⁰ 'Notification declaring farms ...', *New South Wales Government Gazette*, 9 January 1925, no. 6, p. 224; 27 March 1925, no. 43, p. 1611.

⁴¹ The second expert orchardist noted that frosts might cause a slight problem but did not include this in his submission to the Land Board hearing (O'Sullivan, 'A New South Wales land study' p. 61).

⁴² *Ibid.*, p. 78.

The men themselves were greatly disadvantaged. With the best will in the world, those with physical or mental impairments due to their war service and little or no farming or managerial experience, were hardly equal to the challenge of setting up a new enterprise from scratch. Few had received any training.⁴³ Marketing of the settlers' produce was handled in the early years by the resident manager, then by settler controlled co-operatives, which proved to be unsatisfactory.⁴⁴ Most settlers came with little or no capital and, because of the difficulties they encountered in the early years, were still carrying a substantial debt many years after, especially since the valuation of the blocks was skewed to the detriment of those who were allocated the smallest and poorest of them.⁴⁵ Added to these challenges was the problem that fruit trees take six or seven years to come into full production. They did receive a weekly sustenance allowance, but it had to be repaid, with any income from the cash crops they were expected to grow being taken immediately to offset their ever-rising debt.

I was able to identify one hundred and six settlers who held blocks in the settlement up to the early 1940s, five of whom were not soldiers.⁴⁶ There were certainly more holders of blocks, as there is anecdotal evidence that many very early settlers abandoned their blocks within a few months or years, well before their tenure was confirmed. Of the known settlers, fifty-four forfeited or abandoned their blocks by 1944.⁴⁷ This is a shockingly high failure rate, and is indicative of the fact that, even by as late as 1942 when Maurice Pickrell and William Westbury lost their blocks for non-payment of instalments of their purchase money, settlers' outstanding debts must have been too large for it to be worth their while trying to sell.⁴⁸ At least three of the blocks forfeited after 1939 had been owned by settlers who had died, and clearly the executors of their estates must have concluded that it was not worth the trouble of selling them. By 1940 eleven settlers had managed to sell their blocks, but in some cases for pitiful prices.⁴⁹

⁴³ O'Sullivan, 'A New South Wales land study', p. 72.

⁴⁴ *Ibid.*, pp. 77-81.

⁴⁵ *Ibid.*, p. 76. There was a convoluted logic to this as it incorporated the debt relating to the sustenance allowances to which settlers were entitled, how much of these allowances resulted in improvements to the property, and how much had been paid off. As well, the cost of the improvements and the trees was the same for all blocks, so that the smaller blocks had a relatively higher capital value per acre. (A.H. Chesterman, Explanatory memorandum to accompany valuations of 'occupied' orchard farms on Kentucky, 1924, NSW State Archives, Group Settlement Estate Files. 8051, box 10/13765).

⁴⁶ Details of the specific tenures issued to these settlers may be found in Appendices R, W, X and Y. See also Table 6.1, page 162.

⁴⁷ Some of these forfeits were blocks held by civilian settlers, and several blocks were forfeited several times.

⁴⁸ 'Forfeited soldiers group purchases', *New South Wales Government Gazette*, no. 147, 6 November 1942, p. 2943.

⁴⁹ For example, David Pearson sold portion 99 of 64 acres to Robert Williamson in 1928 for £100 on the condition that Williamson took over all his liabilities. This would have covered whatever livestock and equipment he might have owned but was no recompense for the years of work put into maintaining the property and the orchard.

Michael O’Sullivan was damning of the scheme, commenting that, because of its appalling design and implementation, ‘the idea of happy settlers co-operatively working their little blocks in the wonderful healthy outdoors, pales quite a deal’.⁵⁰ The government carried a very heavy financial loss because of settlers abandoning their blocks altogether and of the reduction in indebtedness in an attempt to prevent this. The heartbreak which many settlers experienced was of course an uncalculatable cost. Nevertheless, despite the challenges which the settlers faced, many stuck it out; for some there was no alternative. In time blocks were amalgamated as more successful settlers bought their neighbours out, there were better returns as the trees came into full production, and the various horticultural problems were addressed. The survivors, while not exactly prospering, at least experienced an easing of their conditions. O’Sullivan’s assessment was:

The Returned Soldiers’ Settlement Scheme met with some success at Kentucky. Especially in the early years and after the correction of the boron deficiency, some good returns were obtained for produce and a large area of land was opened up. Settlement was in fact achieved and many, as a result of the Scheme were able to leave a bit of Australian dirt to their children. Production from the area did help to feed more people and did lead to an increase in employment opportunities for people in the neighbouring towns. However, the scheme was meant to help the soldiers when they returned from the war, not their children many years later.⁵¹

A Resumed lease: the Devil’s Pinch blocks

In 1919 the owners of the properties *Westbrook* and *Tilbuster* offered them to the government for soldier settlement.⁵² Most of this land was leasehold which lay on either side of the Great North Road where it rose steeply about fifteen miles north of Armidale, an area known as the Devil’s Pinch. The land is extremely steep, rocky and heavily timbered, suitable only for rough grazing of dry sheep. It had been part of the *Tilbuster* squatting run, but was never selected, which is indicative of its very unappealing terrain. No selector had been so foolhardy as to try to establish a farm there. Successive owners of *Tilbuster* had held occupation licences, pastoral leases and improvement leases over this rugged country for many decades. In 1919, *Tilbuster* was held by George, William and Christopher Allingham, and *Westbrook*, a smaller property, almost completely surrounded by *Tilbuster*, by Catherine Heagney.⁵³

⁵⁰ O’Sullivan, ‘A New South Wales land study’, p. 82.

⁵¹ *Ibid.*, p. 81-82.

⁵² ‘Valuation of Soldiers’ Land’, *Armidale Chronicle*, 20 December 1919, p. 3.

⁵³ Confusingly, there were two holdings known as *Tilbuster* from the 1890s when the homestead block was foreclosed and sold, while the remainder of the run remained in the hands of the Warner brothers and later owners. In time the homestead block was known as ‘Old’ *Tilbuster*.

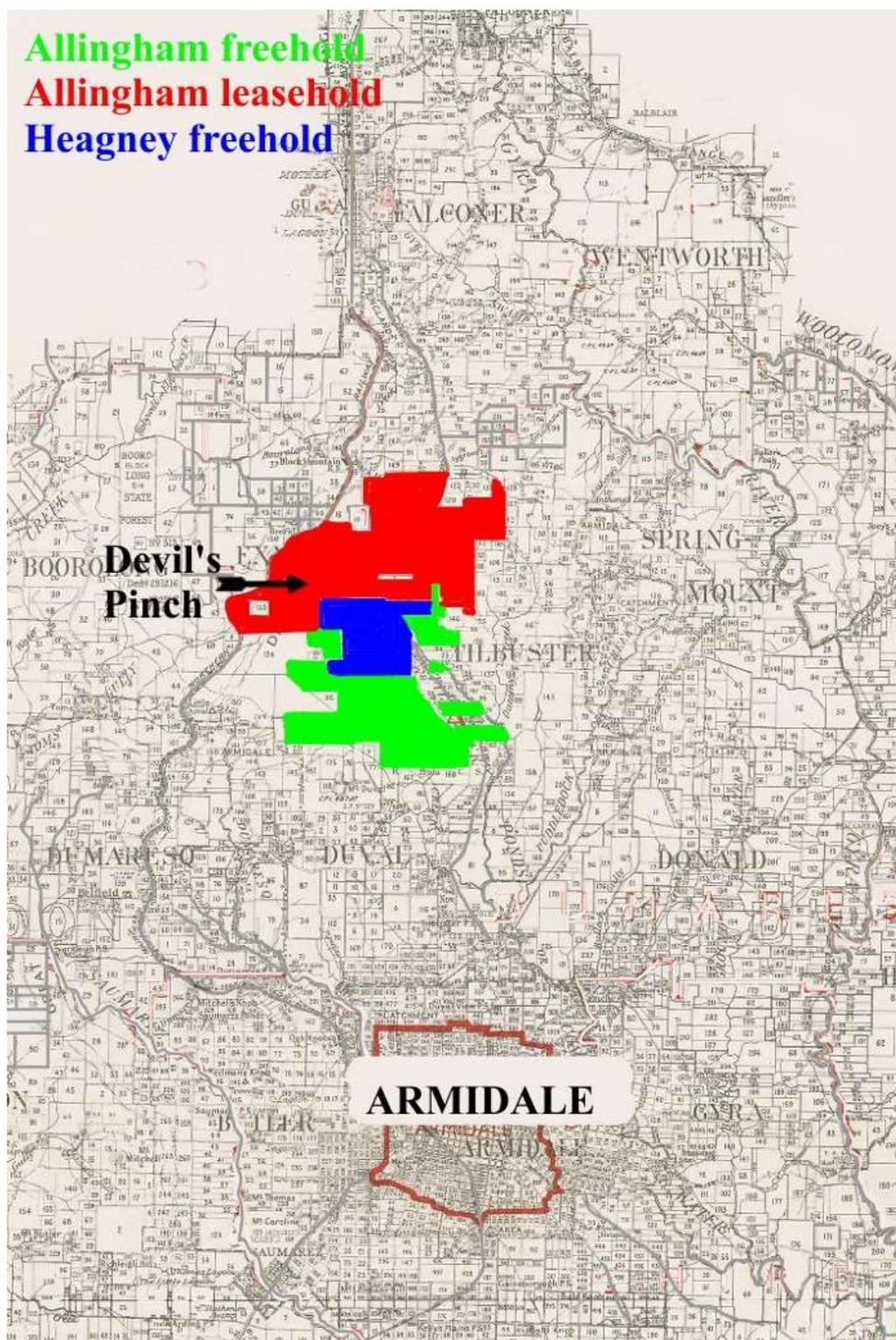


Figure 6.2: Land offered by the Allingham brothers and Catherine Heagney for soldier settlement.⁵⁴

⁵⁴ Figure based on NSW Department of Lands, Map of the county of Sandon, Land District of Armidale, Eastern Division N.S.W., 5th edn, Sydney, 1946, revised 1976, <http://hlrv.nswlrs.com.au/pixel.htm> accessed 10 March 2014. Annotations by the author. *Tilbuster* had additional leasehold land which was not taken for soldier settlement, part of which was taken for civilian closer settlement. It is not shown on this map but is to the south of the land shown here.

The Allinghams offered 3665 acres of freehold, conditional purchase and conditional lease, and 10,540 acres of leasehold.⁵⁵ The Armidale Local Land Board, which was directed to examine the proposal, concluded that it was:

... somewhat doubtful on the whole as to its [*Tilbuster's*] suitability for the proposed settlement of returned soldiers, but in view of the opinion of the local Repatriation Committee and the proximity of the land to the City of Armidale, we recommend it be resumed.⁵⁶

Westbrook comprised 1711 acres of freehold, conditional purchase and conditional lease.⁵⁷ The Board recommended its resumption, even though it was described as 'all forest area, ridges, valleys and creek flats'.⁵⁸ A word of warning was sounded by the staff surveyor who said that: 'the country in the hands of a capable man could be made attractive by spending a good deal more cash. It was practically in its virgin state.'⁵⁹ Given that the typical returned soldier seeking land had little or no capital or experience, this should have given the government pause, but it did not.

The Board's recommendation was that the whole of the two properties should be acquired, but in the event only 5500 acres of the leasehold land was, the area coloured red in Figure 6.2.⁶⁰ These leases were all fixed term and under the 1916 legislation could be terminated if the land was needed for closer settlement.⁶¹ This reduced the cost to the government markedly as only improvements had to be paid for, but it meant that the blocks were hardly a viable proposition as most of the cleared land suitable for cultivation, and there was not a great deal of it, was on the freehold and conditional purchase blocks. The resumed land was divided into four blocks, each more than one thousand acres in size, and offered as homestead farms exclusively available to returned soldiers.

Amazingly, given the poor quality of the land, there were twenty-eight applicants who went into the ballot in March 1920. The successful applicants were Albert Thomas Collins, Augustus Francis White, John Percy Prior and H.L. Smith.⁶² Smith either never took his block up, or abandoned it quickly, as in October 1920 further applications were invited for his block, but this time there was only one, Eric John Allingham, a nephew

⁵⁵ 'Valuation of Soldiers' Land', *Armidale Chronicle*, 20 December 1919, p. 3.

⁵⁶ 'Soldiers' Land', *Armidale Chronicle*, 20 December 1919, p. 4.

⁵⁷ 'Land for Soldiers', *Armidale Chronicle*, 24 December 1919, p. 3.

⁵⁸ *Ibid.*

⁵⁹ 'Soldiers' Land', *Armidale Chronicle*, 20 December 1919, p. 4.

⁶⁰ While 5500 acres were taken for soldier settlement, more of the *Tilbuster* leasehold was cancelled, as a block of 1160 acres held as a special lease was also taken and offered as a Crown lease in 1921, as discussed in Chapter 7, pages 177-178.

⁶¹ *The Closer Settlement (Amendment) Act 1916*, Act no. 53, 1916.

⁶² 'Soldiers' Land', *Armidale Chronicle*, 31 March 1920, p. 4.

of the owners of *Tilbuster*.⁶³ In 1922 he was given permission to live on land owned by his uncles.⁶⁴ He converted his homestead farm to conditional purchase in 1928 then sold it.⁶⁵

Augustus Francis White, known to his family as Frank to distinguish him from his father, also Augustus, was another local man.⁶⁶ His father had selected and purchased several blocks in the area including the property *Norden*, which adjoined Frank's block. Frank held his block until the early 1940s, when he subdivided it and sold it in three parcels. One of these blocks was surrendered to the Crown with the concurrence of the mortgagee in 1975, a commentary on its quality, that it was not worth trying to sell it.⁶⁷

Albert Collins, too, had links to the area. He was only eighteen years old when he enlisted, giving his next-of-kin and guardian as his sister who lived at Black Mountain; their parents were both dead.⁶⁸ Collins sold his block in 1925.⁶⁹ The recipient of the fourth block, John Prior, was a thirty-year-old labourer from Guyra.⁷⁰ He too did not stay long on his block, selling it to Donald Yeoman in 1926.⁷¹

It cannot be said that this soldier settlement was a great success. Frank White and Eric Allingham had the advantage of support from their families who were well established in the area. According to Frank's grandson, none of these blocks could be considered a home maintenance area, even if clearing had been attempted.⁷² Frank and Eric would have used the land as additional rough grazing to add to the better land to which they had access. It is telling that the soldiers who left their blocks within a short time, John Prior, Albert Collins and H.L. Smith, while having links to the area, apparently did not have the financial resources of Frank White and Eric Allingham behind them, so that to prosper on such unpromising land was an impossibility.

⁶³ 'Point Lookout Lease', *Armidale Chronicle*, 20 October 1920, p. 7. Eric Allingham had applied in March but withdrew from that ballot ('Soldiers' land', *Armidale Chronicle*, 31 March 1920, p. 4).

⁶⁴ Homestead Farm 20-8.

⁶⁵ CP28-54 and CL28-11.

⁶⁶ He was not related to Frank White of *Saumarez*.

⁶⁷ Torrens Title 6042-56.

⁶⁸ Albert Thomas Collins, service number 3359, National Archives of Australia, <http://www.naa.gov.au/> accessed 25 June 2016.

⁶⁹ Homestead farm HS20-1.

⁷⁰ John Percy Prior, service number 1309, National Archives of Australia, <http://www.naa.gov.au/> accessed 25 June 2016.

⁷¹ Crown Lease 27-10, D.N. Yeoman as recorded on NSW Department of Lands, Parish of Exmouth, county of Sandon, 7th edn, 1958, <http://hiv.nswlrs.com.au/pixel.htm>; Annotation on Plan of portion 207, NSW Department of Lands, Parish of Exmouth, NSW Department of Lands, 1920, <http://hiv.nswlrs.com.au/pixel.htm> (both accessed 20 September 2014); homestead farm 20-5.

⁷² James White, personal communication, 16 May 2016.

A Town reserve: the Mother of Ducks Lagoon

If the Devil's Pinch soldier settlement may have seemed misguided, the Mother of Ducks Lagoon soldier settlement was bizarre. This lagoon is just outside the county of Sandon, immediately west of the village of Guyra, at the northern end of the county. It is one of the many such bodies of water on the tablelands, shallow and prone to drying up during droughts. Originally a water reserve, the lagoon was designated as a temporary common in 1886.⁷³ In the nineteenth century the Mother of Ducks Lagoon was filled with water permanently enough for a local resident to have a steam launch 'for the use of pleasure parties', but the Federation drought put an end to that, and it was still dry in 1908.⁷⁴ Since this state appeared to be permanent, it was proposed that the lagoon be made available for closer settlement, but nothing came of it. In 1913, an area of ninety-five acres on the north-western side of the common was set aside for an experimental farm.⁷⁵ Local potato farmers were anxious that such a farm be established to breed strains of potato best suited to the area.⁷⁶ It is not clear if a farm was established, but probably it was not as it was absorbed into the soldier settlement area in 1919.

In 1918 a party of returned soldiers arrived in Guyra and were set to work clearing the common. The local newspaper reported that: 'It is the intention of the Government at a later date, it is rumoured, to survey the land in question into blocks for the settlement of returned soldiers'.⁷⁷ The rumour turned out to be correct. In 1919 the government advertised five homestead farms on the lagoon, reserved for returned soldiers. They were warned, as the blocks were described as follows: 'Level land, basalt formation, part liable to inundation; water in lagoon in wet seasons ...'⁷⁸ The Department originally planned to cut the 1240 acres into twenty-five blocks, no doubt in an attempt to squeeze as many settlers on the land as possible.⁷⁹ They were possibly influenced by the relatively small blocks which surrounded Guyra, but of course these were all on higher ground. Following good rains by 1921 the blocks were inundated, with only the tops of the fences visible in some parts. As the *Armidale Express* commented:

⁷³ 'Reserve from sale for temporary common ...' *New South Wales Government Gazette*, 31 July 1886, no. 420 (Supplement), p. 5201.

⁷⁴ 'Mother of Ducks', *Sydney Stock and Station Journal*, 3 January 1908, p. 9.

⁷⁵ 'Reserves from sale and lease generally', *New South Wales Government Gazette*, 19 November 1913, no. 183, p. 7010.

⁷⁶ 'Experimental farm for Guyra', *Guyra Argus*, 14 July 1910, p. 2.

⁷⁷ 'Returned soldiers at Guyra', *Armidale Chronicle*, 20 March 1918, p. 6.

⁷⁸ 'Notification setting apart Crown lands for original homestead farms ...', *New South Wales Government Gazette*, 24 October 1919, no. 245, p. 5838.

⁷⁹ 'The Plight of the 'Digger' trying to get on the land in Guyra district', *Guyra Argus*, 5 August 1920, p. 3.

... no one would believe that even a New South Wales Government could be so stupid as to settle soldiers on the water, but at the same time the authorities must have been aware that the basin was a lagoon, and being a lagoon, likely to become covered with water again. In the knowledge of white men Guyra lagoon has been dry only twice, so that it is rather difficult to realise why the Government should have selected it for a soldier settlement site. The only reason we can give is that the Government is stark, staring mad; that it does not care where it settles the soldiers as long as it settles them The only thing left for the Guyra settlers is to grow water lilies or raise tortoise, or frogs, and it's a pity they could not go in for sea serpents also, for presentation to the N.S. Wales settlement branch of the Lands Department. After what happened at Guyra, we should not be surprised at anything the authorities might do. If we had an active volcano they might be expected to settle soldiers on the line of the crater. Fortunately for the soldiers, New South Wales cannot lay claim to a volcano.⁸⁰

Despite the obvious disadvantages of these blocks, there were thirty-nine applications, including John Prior who subsequently won one of the Devil's Pinch blocks.⁸¹ The successful applicants, Norbert Hertslet, Horace Menzies, Robert Dixon, Clifford Wheaton and Donald Yeoman, were granted homestead farms. Of these five, Menzies' block passed to Samuel Rixon (who was not in the original ballot but was a returned soldier) almost immediately.⁸² Hertslet sold his block to Elizabeth Gunn, wife of returned soldier Edwin Gunn, in 1926 and Yeoman sold his to Wheaton in 1929. Yeoman had already bought John Prior's Devil's Pinch block, possibly not a clever move. Gunn, Rixon, Dixon and Wheaton appeared to prosper, or at least make ends meet, as they all retained ownership until after the Second World War. The three men, and Mrs Gunn's husband, were members of local farming families so could no doubt have called upon them for assistance if needed.

In 1949 it was reported that the lagoon, which rarely filled after the Federation drought, was quite full as the result of a wet winter.⁸³ According to this report, the lagoon bed, when dry, was unsuitable for cultivation, but was good grazing land. If the soldier settlers were able to obtain stock, perhaps from their families, they would have derived income much more quickly than the settlers at Kentucky, and their debt burden would have been significantly less. As their tenure was leasehold, they were not faced with the prospect of paying for the capital cost of the land, as the Kentucky settlers were. All four survivors still had not converted their tenure to freehold by 1950, even though by then they were entitled to do so.⁸⁴ With rising commodity prices and the revaluation of

⁸⁰ 'Farms by the gallon', *Armidale Express and New England General Advertiser*, 6 September 1921, p. 6.

⁸¹ HF 20-5.

⁸² Presumably Menzies abandoned the block as he should not have been able to sell it so soon after obtaining it. However, I have not found a record of the block being re-offered by the government. Perhaps it was awarded to the next applicant in the ballot.

⁸³ 'Guyra's lagoon now resembles huge lake', *Guyra Argus*, 1 September 1949, p. 5.

⁸⁴ According to the available register of homestead farms which records repayments up to around 1950 these four still all held their blocks as homestead farms. See Appendix R.

these blocks which reduced their capital value, the annual payments by this time may have seen trifling enough that it was not worth the cost of converting the title to freehold. Despite the initial apparent absurdity of granting farms in a lagoon, the Mother of Ducks soldier settlement seems to have been a modest success.

Other Crown lands soldiers' farms

Reserves of various kinds were pressed into service for soldiers' farms. In 1917 a redundant travelling stock route near Guyra was cut into four homestead farms ranging in size from 72 acres to 116 acres, all an awkward shape and hardly home maintenance areas. One soldier bought his neighbour out two years later, then in 1927 this neighbour sold both blocks. The other two were still on their blocks in 1935.⁸⁵ South of Uralla two soldiers received blocks of 176 acres and 230 acres on land which seems to have been associated with gold mining as they encompassed a dam, sluices and water races. One forfeited his block within two years.⁸⁶ Seventeen special holdings were set aside for soldiers in 1917 on the Armidale Common. They ranged in size from two acres to thirty-five acres. They were not intended to be home maintenance areas, rather home sites for bush workers and other people of limited means.⁸⁷ They clearly attracted little attention, as in 1921 most of the land was offered as two blocks of 281 acres and 146 acres. Victory Chinnery who received the larger block sold out in 1927 and William Love, who received the other, in 1928.⁸⁸

A Private subdivision: the *Gostwyck* soldier settlement

In 1919 Hugh Croft, who had recently sold his nearby property *Lugwardine* to the government for soldier settlement, advised the Armidale Repatriation Committee that the Gostwyck Estate had offered five thousand acres for the same purpose. Its owners were prepared to sell the land at £4 15s an acre, a generous discount on the £5 5s which local residents were said to be willing to pay.⁸⁹ Its location in relation to the Kentucky Soldiers' Settlement can be seen in Figure 6.3. While the offer to sell at a discount was generous, there may have been pressing personal reasons to sell land, as two more auction sales of *Gostwyck* land followed soon after. One possible reason was that the

⁸⁵ HF17-5, Robert Archibald; HF17-8, David Mitchell; HF19-2, Archibald Rae; HF 17-12, Loyal Wells.

⁸⁶ RSSH area 249, Leonard Dorrington and George Miller as recorded on NSW Department of Lands, Parish of Devon, 3rd edn, 1913, <http://hlrv.nswlrs.com.au/pixel.htm> accessed 11 September 2016.

⁸⁷ 'Land for returned soldiers', *Armidale Chronicle*, 19 September 1917, p. 2.

⁸⁸ HF20-4, Victor Chinnery and RSSH20-1 William Love. Love was granted permission to convert part of his lease to freehold for £3 per acre (£318) in 1927, then sold it for £923 in 1928 for £6 6s per acre, a handsome profit.

⁸⁹ [No title], *Muswellbrook Chronicle*, 12 April 1919, p. 2.

land at the southern end of *Gostwyck* was completely separated from the main property by selectors' blocks and must therefore have been somewhat difficult to integrate into the efficient management of the property. Another reason may have been the recent death of its owner, Clive Dangar and the necessity to settle his estate.

The offer was rejected out of hand. In April 1919 the Minister stated that: 'there was some demurrage on the part of the Dept. at accepting the offer, owing to the desire to centralise the settlement', and shortly after it was reported that the offer had been declined.⁹⁰ It seems that the Minister and the Lands Department only considered this land as an extension of the Kentucky Soldiers' Settlement, and rejected it because it was some miles away, without even referring the offer to the Uralla Repatriation Committee or the Armidale Local Land Board, as was the usual practice. The possibility of using the land for mixed farms apparently was not considered.

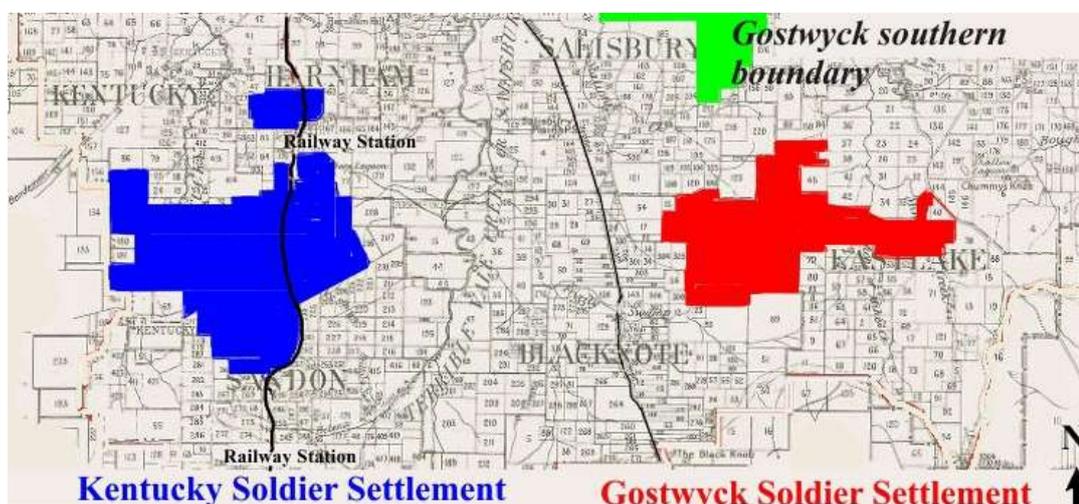


Figure 6.3: Location of the Kentucky and Gostwyck soldier settlements.⁹¹

The owners of *Gostwyck* decided to sell the land themselves.⁹² The land was divided into seven blocks ranging from 563 acres to 768 acres, a similar size to the nearby blocks released from the model farm reserve on *Salisbury Court* in 1907. How the sale of the land was managed is unclear as no notice of sale appeared in the local press. It was sold primarily to returned soldiers and known locally as the Gostwyck soldier settlement. Three of the settlers were able to finance their purchases through the Rural Bank,

⁹⁰ 'Kentucky soldiers' settlement', *Uralla Times* 26 April 1919, p. 2; 'Soldier settlement', *Armidale Chronicle*, 23 April 1919, p. 8.

⁹¹ Figure based on NSW Department of Lands, Map of the County of Sandon, Land District of Armidale, Eastern Division N.S.W., 5th edn, Sydney, 1946, revised 1976, <http://hlvr.nswlrs.com.au/pixel.htm> accessed 10 March 2014. Annotations by the author.

⁹² Clive Dangar, who died of his war wounds in 1918, left *Gostwyck* to his widow Nora and their two daughters, but it was held in trust by the executors of his will, who presumably negotiated this sale. As the sale was conducted privately, the price is unknown, but presumably it was the same, or close to, that when the land was offered to the government.

apparently under the soldier settlement legislation.⁹³ A correspondent to the Uralla newspaper in December 1920 lauded the quality of the Gostwyck land, in contrast to that offered elsewhere in the district to soldiers. He commented that the men were now faced with the high cost of stock following the breaking of the drought and urged landholders to donate surplus sheep to the soldiers to give them a start; he intended to start the ball rolling with the donation of fifty cast ewes.⁹⁴

The seven original settlers were Joseph Jones, Edwin Sturgeon, Leonard Bragg, James Bourke, James Cruse, Walter King and Thomas Heagney. Neither Heagney nor Jones appears to have been returned servicemen.⁹⁵ Leonard Bragg was the son of the owner of a hotel at Walcha, the Heagneys and Bourkes were local families. Bragg sold his land in 1923 to a local grazier, but a family member bought it back in 1932.⁹⁶ Bourke bought out his neighbours Jones and Cruse in 1924.⁹⁷ Jones then obtained a settlement purchase block in the Kentucky Soldier Settlement in 1925, although he forfeited the land in 1932.⁹⁸ Sturgeon sold his land in 1925.⁹⁹ However, Bourke, King and Heagney established themselves and their land remained in their hands, or that of their children, until the 1950s.

The soldier settlement on *Gostwyck* may be counted as a modest success, with three of the seven original settlers apparently prospering on their land. One might say that if these settlers did not succeed, no one could. Their properties were of a reasonable size and of good quality grazing land. There was local support from established graziers who helped them out with stock, while Bourke and Heagney were from local farming families who no doubt also provided support. Walter King's success was particularly admirable: born in Newtown but raised on his step-father's property near *Salisbury Court*, he was only eighteen when he enlisted in 1914. He suffered a head wound at Gallipoli, then was captured in Palestine in 1918 and saw out the rest of the war as a

⁹³ Leonard Bragg, TT1575-64; Martin Shanahan, TT1782-61; James King, TT3227-82.

⁹⁴ 'Soldier settlement', *Uralla Times and District Advocate*, 18 December 1920, p. 2.

⁹⁵ There are no records for them held in the Australian Archives, neither do they appear in the list of Uralla district soldiers published in *Uralla Times and District Advocate*, 16 November 1918, p. 2. It could be argued that this was a normal sale, and that it just happened that five of the purchasers were returned servicemen. However, around the sale time large areas of *Gostwyck* were sold at auction, so the fact that this land was not, strongly indicates that it was intended primarily for them, but only five soldiers were able to take advantage of the opportunity.

⁹⁶ TT1575-64.

⁹⁷ TT3226-11; TT3244-82.

⁹⁸ Sett Pur25-2, Portion 132, parish of Sandon.

⁹⁹ TT1437-121; TT1443-176; TT1542-239; TT1560-173; TT1574-153; TT1575-63; TT1764-94; TT1764-95; TT1766-54.

Sturgeon sold to a local grazier, who sold it again immediately. It was sold a third time in 1931, but from this time the land remained in the family of the purchaser, Gladys Williams.

prisoner of the Turks. After settling on his block, he became active in local affairs, serving as a shire councillor and chief steward of the Uralla Show, and was active in Roman Catholic Church matters. He ran his property until shortly before his death in 1950, when the property passed to his son.¹⁰⁰ It is reassuring to find the occasional success story amongst all the sad failures.

Soldier settlement under the promotion scheme

Under the promotion legislation, eight soldiers received farms ranging in size from seventy-six acres to 834 acres. Two of these forfeited their farms. A hundred-acre block, known as Northey's farm north-east of Armidale was granted in 1921 to Patrick McDonnell, but he forfeited two years later.¹⁰¹ Robert Craigie, who received 834 acres at Enmore, forfeited in 1937, together with other land which he held as a Crown lease. The fact that he abandoned the Enmore block demonstrates the great difficulty of establishing a successful farm in this locality, as is obvious from the description of the block when it was advertised again in 1938:

Improvements comprise house (not fit for habitation but material could be used for building sheds), kitchen, storeroom ... the structural improvements upon this are in very bad order generally ... This area which contains undulating and hilly to rough steep hilly country of trap (80 acres) and granite (898 acres) is suitable for grazing sheep ... This farm would provide a useful additional area for some adjoining or adjacent settler'.¹⁰²

Others were more successful. Alfred Lionel Bigg, on his return from the war, married and moved into a house on his father's property *Thalgarrah*. His father then surrendered the 666 acres surrounding the house to the Crown, which granted it to Alfred.¹⁰³ In effect the government facilitated the purchase of land by this soldier from his father. His was one of the notable successes as he was able to obtain more land adjoining his block and established a successful farm.

The promotion process could be a torturous one. James Andrews agreed to buy an eighty-seven-acre farm at Dangarsleigh from Arthur Wheaton, a retired school teacher. While small, this was a productive farm, with an orchard, several cultivation paddocks, a good house and numerous out-buildings, and only a few miles from Armidale. With the support of the local repatriation committee, their application was submitted in July

¹⁰⁰ 'Obituary', *Armidale Express and New England General Advertiser*, 31 July 1950, p. 3.

¹⁰¹ HF20-10 Patrick McDonnell.

¹⁰² 'Notification declaring farm within Schaefer's settlement purchase area available for application', *New South Wales Government Gazette*, no. 58, 14 April 1938, p. 1561.

¹⁰³ 'Notification of surrender of lands ...under the Closer Settlement Acts ...' *New South Wales Government Gazette*, 16 December 1921, no. 184, p. 7227; Tony Turner, *The Story of Swallowfield: A Short History of the Bigg Family in West Sussex and Australia*, Horsham, West Sussex, 2001.

1919. There were several delays, the first because Arthur was selling his entire farm, and under the legislation vendors were required to retain a viable property. As he was able to demonstrate ownership of another property at Bowraville, this hurdle was overcome. The next was that Wheaton was asking £1400 while the CSAB valuation was £1330, a mean reduction, but one he agreed to reluctantly. For no apparent reason, but presumably because of the huge workload at the Soldier Settlement Branch, it took until the following April for Wheaton to receive payment, by which time both he and Andrews were frantic for a resolution.¹⁰⁴ This was typical of the treatment of proposals under this legislation.

Several offers under this legislation were rejected. In 1919 Harold Perrott, the nephew of the owner of *Enmore* and *Chevy Chase*, offered his property *Highlands* close to Guyra, which was to be divided into two blocks of 2269 acres and 1175 acres. He wanted £3 12s per acre, on freehold basis, but the CSAB would not go beyond £2 15s, despite the strong support of the Guyra Repatriation Committee.¹⁰⁵ Hugh Gibson offered his nearby property *Green Hills*, around the same time. It comprised 4430 acres to be divided into seven farms ranging from 599 acres to 686 acres, at various prices per acre ranging from £4 7s 6d to £5 7s 6d for the homestead block. This proposal also had the strong support of the Guyra Repatriation Committee, but the government was willing to only approve the purchase of the best two blocks. In the meantime, two of the applicants had withdrawn, and Gibson was unwilling to sell only part of the estate, so this proposal also lapsed.¹⁰⁶ Some three decades later the government bought the whole of *Green Hills* for closer settlement for £4 15s per acre, so perhaps Gibson's asking price was ambitious.¹⁰⁷

Another failed application was that of Sister Hilda McMaugh who applied to purchase a 439-acre, well-developed property which adjoined the Mother of Ducks subdivision to the south. Her application was rejected, ostensibly because the price was too high; the CSAB valuation was £5 10s, exclusive of crops of which Hilda would receive one-third but including the improvements. The Guyra Repatriation Committee, on the other hand, valued it at the vendor's asking price of £8 per acre. Considering the value of the

¹⁰⁴ Closer Settlement Advisory Board, Wheaton's farm, closer settlement promotion file, NSW Archives, series 8052, container 10/13260, item 1237.

¹⁰⁵ Closer Settlement Advisory Board, Perrott's Estate, closer settlement promotion file, NSW Archives, series 8052, container 10/13298, file 2101.

¹⁰⁶ Closer Settlement Advisory Board, Greenhills Estate, closer settlement promotion file, NSW Archives, series 8052, container 10/13315, item 2531.

¹⁰⁷ See the discussion in chapter 8, page 207 of this sale.

improvements, and the fact that it lay on higher ground than the Mother of Ducks farm, the asking price appears to have been realistic.¹⁰⁸ It is hard not to conclude that the sex of the applicant was a factor. However, Selena Williams, who studied nurse soldier settlers, concluded that while most applications were rejected for dubious reasons, this was not the case with Hilda.¹⁰⁹

First World War soldier settlement as a response to the agrarian question in the county of Sandon

The failure rate of soldier settlers across Australia was high, and of very great concern to governments and the community at large. Table 6.1 compares the failure rate of the settlers at the Kentucky Soldiers Group Settlement with those elsewhere in the county.

Looking at the number of soldiers who were no longer on their farms by the outbreak of the Second World War, it is apparent that the percentage for the Kentucky soldiers and those elsewhere in the county is the same (42.5%) and in line with the national average. There were, however, a very significant number of forfeits of Kentucky farms during the early years of the Second World War. It seems likely that there was a push to clear out those farms which had been abandoned or for which repayments were hopelessly in arrears.

What is surprising is that there were many more abandonments and forfeits, and fewer sales, at Kentucky than elsewhere. This is in part because of the tenure which most Kentucky soldiers received. Those (the majority) who received farms as soldiers group purchase were not confirmed until 1928. This was intended as a concession, as they did not start repaying their debt until confirmation. However, it meant that they did not have legal title, and could only sell after negotiation with the government, and in those rare instances the purchasers were required to take over the vendors' accumulated debts, a definite disincentive.¹¹⁰ As well, some soldiers simply walked away from their farms in the early days, because of health issues or disillusionment with the scheme.¹¹¹ It is

¹⁰⁸ The vendor wanted £8 per acre, which, after allowing for the improvements, translated to £6 per acre land value. The Mother of Ducks properties ranged from £4 to £6, they had little in the way of improvements and were susceptible to periodic flooding (Stevenson's farm estate file, NSW Archives, series 8052, container 10/13318, item 2609).

¹⁰⁹ Selena Estelle Williams, 'Not openly encouraged: Nurse soldier settlers after World War One', Master of Arts (Honours) thesis, University of New England, 2010, pp. 72-73, 160-162. Williams stated that Hilda offered £5 10s per acre, but the vendor refused to drop his price. However, the papers in the estate file make it clear that this was the CSAB valuation, which of course Hilda would have been happy to accept.

¹¹⁰ See Chapter 6, footnote 49, page 149.

¹¹¹ For instance, Arthur Ford, an engineer who had been very active in local matters, but who had been repatriated as medically unfit from the UK as partially paralysed, left Kentucky for Dora Creek in 1921. He was scathing about the mismanagement of the scheme ('District news. Uralla', *Armidale Express and New England General Advertiser*, 21 October 1921, p. 6; 'News of the day', *Newcastle Morning Herald and Miners Advocate*, 7 September 1921, p.5).

surprising that the percentage of soldiers elsewhere in the county who had left their blocks by 1929 was higher than those for the Kentucky soldiers (35% and 29.2% respectively).¹¹² Eight of the fourteen ‘others’ who had left by 1929 were able to sell. This suggests that having legal tenure made it easier for those who wanted to get out, to do so without incurring the financial and emotional cost of walking away. Those with legal tenure were just luckier in that they could sell, and some, like William Love made a handy profit.¹¹³

Table 6.1: Comparison of failure rates in the county of Sandon.¹¹⁴

	Number	Percentage
<i>Number of Soldier Settlers Australia-wide</i>	37,000	
Soldier Settlers Australia-wide who had left their farms by 1940		50+
<i>Number of soldier settlers at the Kentucky group settlement (includes 5 civilians and the widow of a veteran)</i>	106	
Kentucky settlers who had abandoned or forfeited farms before 1929	27	25.4
Kentucky settlers who had abandoned or forfeited farms 1929-1939	7	6.6
Kentucky settlers who forfeited farms 1940-1944	20	18.8
Kentucky settlers who sold farms before 1929	4	3.7
Kentucky settlers who sold farms 1929-1939	7	6.6
Total of Kentucky settlers who had left their farms before 1929	31	29.2
Total of Kentucky settlers who had left their farms before 1940	45	42.5
<i>Number of settlers elsewhere in the county of Sandon (includes 2 civilians, 2 fathers of soldiers and 1 wife of a soldier)</i>	40	
Settlers elsewhere in the county of Sandon who forfeited by 1929	6	15
Settlers elsewhere in the county of Sandon who sold before 1929	8	20
Settlers elsewhere in the county of Sandon who sold after 1928 ¹¹⁵	2	5
Settlers elsewhere in the county of Sandon who forfeited 1929-1939	1	2.5
Total of settlers elsewhere in the county of Sandon who had left their farms before 1929	14	35
Total of settlers elsewhere in the county of Sandon who had left their farms before 1940	17	42.5

If, however, soldier settlement is considered as an initiative within the general push to promote closer settlement, a slightly less dismal conclusion may be drawn. The various

¹¹² The ‘others’ include two soldiers who were successful in ballots but apparently declined to take up their blocks. Even if they are excluded from calculations, the percentage of ‘others’ who had left by 1929 was still, at 32.5%, above the figure for Kentucky settlers.

¹¹³ See chapter 6, footnote 88, page 156.

¹¹⁴ The figures in this table have been calculated from the data in Appendix J.

¹¹⁵ I have only identified two sales of these properties between 1929 and 1940, but it seems likely there had been more.

schemes resulted in 22,289 acres being made available for settlement in the county of Sandon and at the nearby Mother of Ducks settlement. Admittedly, some of this land, that on the Devil's Pinch and Craigie's block at Enmore, was poor, while that on the Mother of Ducks lagoon was somewhat problematic. Some of the promotion blocks were really single farms, despite the official banning of such sales, so did not represent additions to the stock of available land. While the Kentucky Settlement land was divided into blocks which were far too small, the government did respond quickly to this criticism by allocating extra blocks to existing settlers. In time, as with selection in the past, the more successful settlers were able to buy out their neighbours and form more viable properties.

The location of soldier settler holdings in the county of Sandon, and of those at the Mother of Ducks settlement adjacent to Guyra have been plotted in Figure 6.4. A comparison with the map of closer settlement and Crown land releases in the county of Sandon from 1904 to 1914 at Figure 5.3, makes it clear that the extent of soldier settlement was modest. Nevertheless, it did add to the stock of available smaller holdings in the county.

Closer settlement was intended to stem, and hopefully reverse, the flow of population from the country to the city. Apart from those on the Kentucky Settlement, almost all of the soldier settlers in the county of Sandon were local people, or at least had connections to the area. As has been argued in relation to the closer settlement subdivisions earlier in the century, it seems likely that the availability of land may have retained some individuals who otherwise would have gone elsewhere. The Kentucky Soldier Settlement certainly attracted settlers from outside the area. Of the persons identified as holding blocks on the settlement, thirty-nine men who had no previous connections to the area were still in residence in Kentucky in 1930.¹¹⁶ Of course, some of them subsequently either forfeited or sold their blocks and left the district. Nevertheless, taking into account the fact that many were married with children, perhaps as many as two hundred people were added to the local population. The only local government area to increase in population was the Shire of Gostwyck (in which Kentucky was located) which rose from 3850 inhabitants in 1919-20 to 4010 in 1929-

¹¹⁶ See Appendix J.

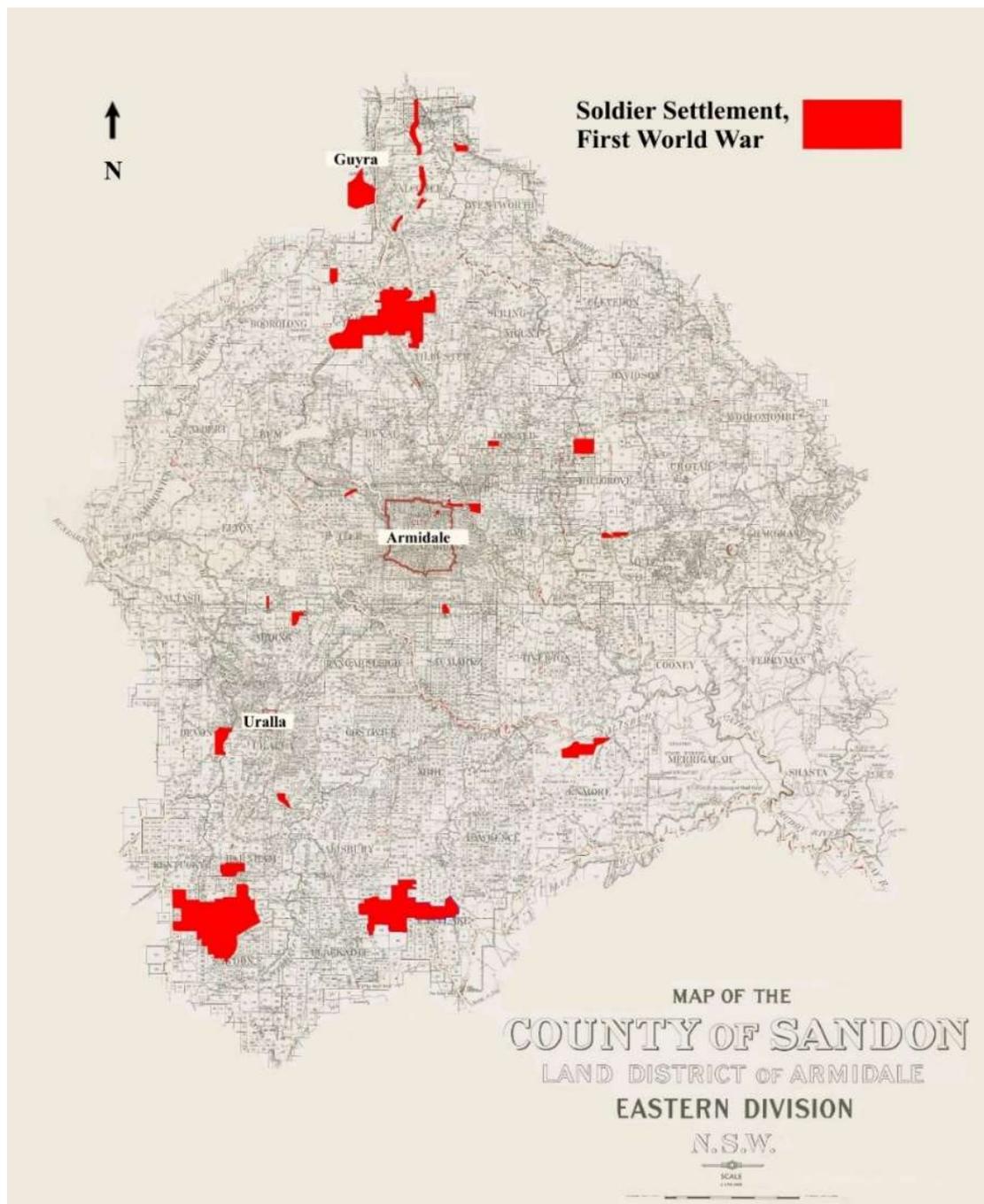


Figure 6.4: First World War soldier settlement in the county of Sandon.¹¹⁷

¹¹⁷ Figure based on NSW Department of Lands, Map of the county of Sandon, Land District of Armidale, Eastern Division N.S.W., 5th edn, Sydney, 1946, revised 1976, <http://hlrv.nswlrs.com.au/pixel.htm> accessed 10 March 2014. Annotations by the author.

30. Hardly a dramatic increase in ten years, but nearby Dumaresq, Uralla and Guyra Shires all lost population during this time, with Armidale the only local government area to record a significant rise, from 5550 to 6710, an increase of 17%.¹¹⁸ This suggests that the Kentucky Settlement did, to an extent, stem the decline of population in the district.

Closer settlement was also aimed at increasing agricultural production, and here the Kentucky Settlement certainly succeeded. Regrettably the NSW Statistician discontinued reporting agricultural output in counties after 1921. The combined area of the shires and municipalities of Uralla, Armidale, Gostwyck, Dumaresq and Guyra provides the closest although an imperfect match to that of the county of Sandon. The production of pome fruit in the county of Sandon in 1920-21 was 14,606 bushels. In the corresponding shires and municipalities, it was 47,182 bushels in 1924-25, and 127,376 bushels in 1929-30. This production includes that of orchards elsewhere, but those in Kentucky provided most of this increase. The dramatic effect of the weather can be seen in the output of stone fruit: 8173 bushels in 1920-21, 27,721 bushels in 1924-5, but only 9778 bushels in 1929-30.¹¹⁹ A frost in Kentucky in early October 1929 reportedly reduced the quantity of peaches by fifty per cent and the cherries by twenty-three per cent without affecting the pome fruit output.¹²⁰

While soldier settlement in the county of Sandon did make a modest contribution towards meeting closer settlement objectives, the cost was very great. Compared with the selectors in the parishes of Falconer and Tiverton whose performance was recorded in Chapter 3, the failure rate of soldier settlers in the Kentucky settlement was high. In the twenty-five years from 1885, only four of the thirty-seven Tiverton and Falconer selectors, ten per cent, forfeited their blocks, and only one was sold up under the orders of his mortgagee. Among the Kentucky settlers, sixty-one per cent forfeited, abandoned or sold their blocks in the first twenty-five years. As has been discussed, soldiers who moved onto mixed farms and grazing blocks fared somewhat better, although many of them sold out within ten years. Soldier settlement may have released more agricultural land for settlement, attracted some families to the district, and increased agricultural

¹¹⁸ Population figures from *New South Wales Statistical Register, 1919-20*, Sydney, 1921; 1924-5, Sydney, 1926; 1920-30, Sydney, 1931.

¹¹⁹ Figures calculated from various tables in *New South Wales Statistical Register for 1924-5*, Sydney, 1926 and 1929-30, Sydney 1931.

¹²⁰ 'Reduced crops New England fruit', *Newcastle Morning Herald and Miners' Advocate*, 2 October 1929, p. 5.

output, but it came at an unacceptable cost, both to the government, and to those settlers themselves.

As the soldier settlement scheme wound down, attention once again turned to civilian closer settlement. Government initiatives to foster that in the 1920s is the subject of the following chapter.

CHAPTER 7. CLOSER SETTLEMENT FROM THE GREAT WAR TO THE GREAT DEPRESSION

It is a bad mad land bill.

(A reaction to Labor's proposed closer settlement bill in 1921)¹

A Million farms for a million farmers.

(Joseph Carruthers' catch cry for his ill-fated closer settlement campaign)²

In the years immediately following the end of hostilities, the overwhelming land-related concern was the settling of returned soldiers on their own farms, but as the decade progressed attention turned once again to civilian closer settlement. On the political front, a party representing country interests, the Progressives, emerged and by 1920 had become powerful enough to hold the balance of power. However, their main concern was improving living conditions for country dwellers, both those on farms and country townsfolk, and while closer settlement held the promise of doing this, it seems not to have been a burning issue for the new party. On the other hand, both Labor and the Nationalists continued their commitment to closer settlement as a way of dealing with the now perennial social issues, such as stemming the flow of population to the cities, raising agricultural production, attracting immigrants from Britain and filling the state's wide-open spaces. In this chapter the rise of the Progressive Party, the evolution of closer settlement legislation, and the impact of these in the county of Sandon are discussed.

The Political environment

The Labor Party, firmly in power in NSW in 1914 when Australia entered the First World War, split disastrously over the conscription issue in 1916.³ Although the Labor government fell, William Holman was able to merge those Labor Party members who continued to support him with the Liberals and so remained premier as the head of the new Nationalist Party.⁴ At the following election in March 1917, Holman and the Nationalists retained power, but the Labor Party polled well, and in 1920 returned to government, thanks to the inability of the other parties to form a viable coalition.⁵

¹ 'It is a bad mad land bill', *Sydney Stock and Station Journal*, 6 December 1921, p. 8.

² Gary Lewis, 'Million farms campaign, NSW', *Labour History*, no. 47, November 1964, pp. 55-72.

³ Jim Hagan and Ken Turner, *A History of the Labor Party in New South Wales, 1891-1991*, Melbourne, 1991, pp. 107-108.

⁴ *Ibid.*, p. 110.

⁵ *Ibid.*, p. 117.

The opposition benches now included the Progressive Party, which at last gave a parliamentary voice to country voters. The party had a long gestation. Since the 1890s the principal rural organisations, the Farmers and Settlers' Association (FSA) and the Pastoralists' Union (later the Graziers' Association), had sought to influence policy by endorsing particular candidates and working as a pressure group outside parliament.⁶ However, in the early years of the twentieth century, both organisations began to see the need for direct representation.

The first attempt to form a parliamentary country party was instigated by George Beeby. He had been a minister in the first Labor administration, but resigned from the party in 1912, and, after negotiations with the FSA, formed the National Progressive Party. Unfortunately, at the next election all thirteen candidates for the new party, including Beeby himself, were defeated. Undeterred, Beeby, who was appointed to the Legislative Council in 1916, gathered enough like-minded colleagues to form the Progressive Party, again with the support of the FSA. He then negotiated a coalition with the Nationalist Party and became Minister for Labour and Industry. Clearly a volatile and prickly character, he came into frequent conflict both with the FSA and Holman. Although Beeby was re-elected in 1920, he was defeated by Walter Wearne for the leadership of the Progressives and resigned from parliament.⁷

Following the 1920 election, the Progressives held the balance of power and again negotiated a coalition with the Nationalists, now led by George Fuller (Holman having lost his seat in the poll), but this administration was immediately defeated within less than twenty-four hours and Labor was able to form government. However, Labor's very slim majority, together with a hostile upper house, ensured that Labor was unable to achieve its desired reforms, and it was comprehensively defeated at the 1922 election.

A coalition of the Nationalists and the Progressives then held power until the 1925 election which was won by Labor, led by Jack Lang. Lang was determined to appeal to country voters, promising to finance the settlement of 'every qualified applicant who wants to go on the land'.⁸ He also promised to improve infrastructure and services in country towns and to ease the financial burdens of settlers. Lang was assiduous in ensuring rural voters were recognised by his government by including a significant

⁶ Don Aitkin, *The Country Party in New South Wales*, Canberra, 1972, pp. 3, 22-23.

⁷ Bede Nairn, 'Beeby, Sir George Stephenson (1869-1942)', *Australian Dictionary of Biography*, Canberra, <http://adb.anu.edu.au/biography/beeby-sir-george-stephenson-5183/text8713>, accessed 24 August 2016.

⁸ Jack Lang, quoted in Hagan and Turner, *History of the Labor Party*, p. 122.

number of country members in his caucus. In 1926 he organised a conference of agricultural producers and consumers from which flowed a number of practical policies which Labor adopted, including granting producers the right to establish marketing boards on which they would have a majority.⁹ However, Labor's initiatives aimed at improving the lot of rural workers aroused the opposition of many rural producers, and that, together with considerable disunity in the ranks of the parliamentary party, led to Labor's loss of power to the Nationalist/Progressive coalition at the 1927 election. The Progressives then changed their name to the Country Party and from that time always aligned themselves with the Nationalist (later United Australia/Liberal) Party. The Country Party particularly pushed for rural development, such as investment in roads, railways, schools, dams, grain silos, water supply and sewerage reticulation.¹⁰

The emergence of the Country Party was a significant political development in this period. While the party has never had sufficient support in NSW to govern in its own right, or to be the senior party in a non-Labor coalition, it was (and still is under its current name of the Nationals) a direct advocate in the legislative arena for country issues. However, in respect to closer settlement it made little difference as both major parties in NSW continued to aspire to its promotion, although their enthusiasms were tempered by the financial constraints resulting from the increasing cost of soldier settlement and the declining economic conditions world-wide.

While land matters were, under the Australian constitution, a matter for the state governments, as was seen in relation to land taxation, the federal government was not reluctant to enter this arena. In late 1914, as a war measure, the Labor Party, which came to power in the federal parliament in September, passed legislation which, while not directly aimed at breaking up the large estates, as was the federal land tax, nevertheless would have had some impact on this issue. This was an estate duty which was imposed on all deceased estates valued at more than £1000, with the rate rising from one to a maximum of fifteen per cent for estates valued at £70,000.¹¹ There were concessions for widows, children and grandchildren, but gifts and settlements in the year prior to a death were liable for the tax. This was in addition to the long-standing NSW tax, which imposed a duty of two per cent on all deceased estates valued at over £1000, rising to

⁹ Hagan and Turner, *History of the Labor Party*, pp. 122, 126-127.

¹⁰ Aitkin, *Country Party*, p. 26.

¹¹ *Estate Duty Assessment Act 1914*.

twenty per cent for estates of £150,000. There were some concessions for widows, children and grandchildren, and charitable bequests were exempt.¹² Basically a way of raising revenue, the federal tax was defended by the government as a way of ensuring the 'idle rich' paid their share of taxation, with one backbencher declaring: 'accumulations of wealth, handed down from generation to generation, create an idle class, who are more pernicious in their influence on society than are the idle poor'.¹³ This was, of course, a Labor government.

The NSW estate tax may well have already been influencing the way in which land was passed from one generation to another; for instance, Augustus Dangar 'sold' *Palmerston* and *Gostwyck* to his sons for the princely sum of 10s each.¹⁴ The addition of a federal tax had large and valuable estates attracting a total estate duty of as much as thirty-five per cent. This would be a strong incentive to pass property on during one's lifetime and may have influenced the decision by Alfred Bigg of *Thalgarrah* to arrange a closer settlement promotion sale to his returned soldier son in 1921.

New South Wales almost had a land tax duplicating the one imposed by the federal government in 1910, when the Lang administration proposed a tax on large estates in 1926. The government intended to compel subdivision of large estates by levying a heavy tax on those who did not divest themselves of an appropriate area. The Large Estates (Taxation) bill was debated in the Legislative Council in March 1927, but when the parliamentary session closed later that month, it lapsed.¹⁵

Crown lands legislation

Much of the legislation relating to the alienation of Crown land was intended to relax the conditions of various tenures. In 1917 and 1918 the residency requirements on leases which had been converted to conditional purchase, conditional lease or conditional purchase lease, and of homestead selections, were reduced to a maximum of five years. Holders of homestead farms (including converted settlement leases) and Crown leases were given the right to convert their tenure to conditional purchase, conditional

¹² Royal Commission on Taxation, *5th report*, reprinted in Parliament of the Commonwealth of Australia, *Parliamentary Papers*, second session 1923, pp. 222-287, <http://www.aph.gov.au/binaries/library/intguide/law/docs/rctax1921v5.pdf>, accessed 3 November 2016.

¹³ Unnamed speaker in the House of Representatives, 15 December 1914, quoted by Michael Gilding, 'The abolition of death duties in Australia: a comparative perspective', <https://www.tasa.org.au/wp-content/uploads/2011/01/Gilding-Michael.pdf> accessed 3 November 2016.

¹⁴ John Ferry, Chain of title for Gostwyck, undated, unpublished paper, copy supplied by Judith Grieve, Dangarsleigh.

¹⁵ 'Legislative Council', *Sydney Morning Herald*, 25 March 1927, p. 12; 'State Session', *Sydney Morning Herald*, 26 March 1927, p. 21.

purchase lease or conditional lease.¹⁶ This reflected the change of government from Labor, always opposed to extending freehold tenure, to the Nationalists, who, despite the inclusion of former Labor parliamentarians in their ranks, were not.

In 1927 the government legislated to allow holders of conditional leases to sell them separately from the conditional purchase land to which they were attached; previously it was necessary to first convert the conditional lease to conditional purchase before it could be sold separately from the basal selection.¹⁷ This legislation also allowed for homestead farms to be converted to Crown leases. While this seems like a backward step, as homestead farms were perpetual leases while Crown leases had a fixed term of forty-five years, it did have the positive effect of cutting the annual payment in half, an attractive proposition in these difficult financial times, and both tenures could be converted to conditional purchase. Holders of various leases were permitted to exchange land for similar areas under the same or different tenures, an extension of the existing right to exchange freehold and conditional purchase land.

Closer settlement

With continuing community support for closer settlement, the government continued to tinker with its legislation. In 1916 it moved to allow the resumption of improvement and scrub leases for closer settlement purposes.¹⁸ While such leases had always been of a limited term, this made it possible for land to be released for settlement before such leases expired. *The Government Savings Bank (Rural Bank) Act 1920* created a Rural Bank Department within the Government Savings Bank with the right to both acquire and dispose of land, grant overdrafts for agricultural, rural and primary producers, issue debentures and stocks and grant loans over any freehold land and any holding or tenure under the Crown lands legislation. This was essentially an administrative change which allowed the Rural Bank Department to operate independently, but the limit on loans, of £2000, up to two-thirds of the sale value of the land in question, plus an advance of up to £500 for improvements, remained as it had been since 1910.

In 1921 the Labor government attempted unsuccessfully to bring in a measure to force the subdivision of large holdings valued at more than £20,000. The government would

¹⁶ *The Crown Lands Amendment Act 1917*, Act no. 27, 1917; *The Closer Settlement (Amendment) Act 1918*, Act no. 48, 1918. Crown lease holders could convert only that portion of their lease which comprised a home maintenance area.

¹⁷ *The Crown Lands (Amendment) Act 1927*, Act no. 16, 1927.

¹⁸ *The Closer Settlement (Amendment) Act 1916*, Act no. 53, 1916.

pay pastoralists for the land with bonds, and the pastoralists would be required to carry out the subdivision themselves. Understandably, this drew immense criticism from the pastoral industry.¹⁹ The editor of the *Sydney Stock and Station Journal*, heading his column 'It is a bad mad land bill', claimed that, if passed, it would depreciate land values, cause stagnation in the country and reduce rural employment.²⁰ A second attempt to pass the bill failed in 1922, due, according to *The Australian Worker*, to pressure from 'the Shylocks of England', and the government abandoned it.²¹ Just what London financiers had to do with this is unclear.

Closer settlement was brought into the spotlight by the 'Million Farms' campaign. This campaign was the brainchild of the venerable politician Joseph Carruthers, who in 1922 promised to create a 'million farms for a million farmers'. After serving as Minister for Lands in the 1890s and as premier in the 1900s, he had retired to the Legislative Council in 1908, and remained there until his death in 1932. According to historian Gary Lewis, Carruthers' party, the Nationalists, after their defeat in 1920, were increasingly concerned both by the possibility that the newly emerged Progressive Party would attract country voters away from it, and the fear that the Progressives would align themselves with Labor. Accordingly, the Nationalists turned to Carruthers to combat these dangers by developing some initiative which would appeal to country voters and persuade the Progressives to align themselves with the Nationalists. In Lewis' words:

... it fell largely to Carruthers, in the Legislative Council, safe from the vicissitudes of the ballot box, to mount a desperate and sustained campaign to weld back together the political objectives of rural and urban conservatives.²²

Carruthers began his campaign by chairing a select committee investigating the agricultural industry.²³ Lewis was dismissive of the Committee's finding that the main problem was 'urban drift', while not acknowledging that the root cause of this was the relatively low wage paid in country areas.²⁴ This is unfair, as in fact the Committee's final report was quite wide ranging and it did take note of this problem. As Kate Murphy has pointed out, the committee emphasised the need to make country life more

¹⁹ For example, 'Land bill', *Farmer and Settler* (Sydney), 12 November 1920, p. 3; 'Correspondence. The Land bill', *Armidale Express and New England General Advertiser*, 3 December 1920, p. 10.

²⁰ 'It is a bad mad land bill', *Sydney Stock and Station Journal*, 6 December 1921, p. 8.

²¹ 'The real government', *Australian Worker* (Sydney), 19 April 1922, p. 3.

²² Gary Lewis, 'Million farms campaign, NSW, 1919-1925', *Labour History*, no. 47, November 1984, pp. 56-57.

²³ The Select Committee of the Legislative Council on the Conditions and Prospects of the Agricultural Industry and Methods for Improving the Same.

²⁴ According to Lewis, 'Million farms', pp. 57-58.

attractive, especially to the wives and children of farmers.²⁵ It highlighted the crucial importance of farming and farmers to the economy, while deploring the fact that farmers had not shared in the advances in working conditions which urban workers enjoyed:

... the main reform is one that can only be brought about by a recognition of the fact that the farmer is a worker, and as such is entitled to an assured pay for his labour, sufficient to encourage not only him to keep at his work, but his family to remain on the farm, making improvements and producing more and more by wise expenditure of capital and by increased skill.²⁶

The way to accomplish this, the Committee concluded, was to increase the rural population, hardly a new idea. From this would flow better schools (because there would be more pupils), greater employment opportunities (as intensive agriculture would require more labour to process its output) and better facilities such as telephones and electricity.²⁷ However, they were somewhat vague about how this might be achieved, aside from recommending reforming the legislation relating to co-operative societies and increasing funding for agricultural research and education.²⁸

Despite the lack of concrete detail, Carruthers then embarked on his Million Farms campaign which would, he believed, reinvigorate the countryside. The innovative aspect of his scheme was the establishment of co-operatives which would borrow British money to fund the purchase and subdivision of large estates. The incentive offered to financiers was the promise that British immigrants would be given access to the land thus released. If successful, the scheme would have met the twin objectives of encouraging immigration and increasing the rural population, while not placing a financial burden on the government. The scheme required rules to govern the operation of co-operatives, and this came to be the central feature of the legislation which began its life in the Legislative Council in late 1922 and eventually passed into law as the much-amended *Co-Operation, Community Settlement and Credit Act 1923*. By this time the original principle of the provision of farm land had been largely obscured by the wider issue of the governance of co-operatives. In the face of considerable opposition to the idea of providing farms for British immigrants, the legislation made no mention of what was an important feature of Carruthers' original scheme.

²⁵ Kate Murphy, 'The most dependable element of any country's manhood: masculinity and rurality in the Great War and its aftermath', *History Australia*, vol. 5, no. 3, 2008, pp. 72.9-72.11, <http://search.informit.com.au/documentSummary>, accessed 19 October 2016.

²⁶ New South Wales Legislative Council Select Committee on the Conditions and Prospects of the Agricultural Industry, 'Final Report', *NSW Parliamentary Papers*, 1921, vol. 1, p. 281.

²⁷ *Ibid.*, pp. 71-72.

²⁸ *Ibid.*, pp. 239-240, 264-266. While co-operation overtook the main thrust of the Million Farms campaign, the committee seemed to be only concerned about co-operative marketing of fresh fruit (*Ibid.*, p. 150).

Carruthers's efforts resulted in the establishment of the Monaro Community Settlement Society, with offers of land from district landowners.²⁹ A burning issue for the community was the desire for a railway, and it was believed that the availability of closer settlement land would be a major factor in gaining support for its construction. However, while a survey for the railway was approved, there was a groundswell of opposition to the proposed reservation of farms for British immigrants, and the committee failed to negotiate the purchase of land. The Society was wound up in 1932 after years of inaction, and the Million Farms initiative quietly died.³⁰ However, it did serve to keep the general issue of closer settlement alive at a time when it was becoming very apparent that its current manifestation, soldier settlement, was running into severe difficulties.

In parallel to Carruthers' campaign, but independent of it, the federal government was negotiating with its British counterpart the settlement of civilian migrants from Britain on farms, resulting in the scheme set up under the *Empire Settlement Act 1922*. This committed the British government to funding land settlement and migration schemes to the dominions, with an expenditure of up to three million pounds per year for up to fifteen years.³¹ In NSW land was set aside in various locations, including the property *Ben Lomond* north of Guyra, in the county adjoining Sandon. This scheme, like the one which allowed British returned servicemen to participate in Australia's soldier settlement scheme, was less than satisfactory. An inquiry in 1929 into British settlers who migrated to Victoria found that of 741 settlers, only 240 were still on their farms.³² Their failure rate was predictable. They had no more capital than did Australian soldier settlers, they were in a new country without family support, and had to engage in unfamiliar farming practices in an environment far removed from that of England. It was a totally misguided scheme.

In 1923 a Land Settlement Committee was appointed to co-operate with the Commissioners of the Government Savings Bank to facilitate private subdivisions for closer settlement to be funded by a special Rural Bank loan floated under *The Government Savings Bank Act 1906*. Settlers could be granted an advance of up to two-

²⁹ Lewis, 'Million farms', p. 68.

³⁰ *Ibid.*, pp. 68-71.

³¹ The NSW *Crown Lands and Closer Settlement (Amending) Act 1924* was passed to include British emigrants among those people eligible to apply for vacant Crown land, in addition to any resumed land which might be set aside for them. The *Empire Settlement Act 1922* was legislation passed by the British Parliament.

³² 'Migrant settlers', *Sydney Morning Herald*, 29 November 1929, p. 13.

thirds of the valuation of fully improved farms, or eighty per cent of that of partly improved properties. There was an upper limit of £3000 on the value of properties, and loans attracted an interest rate of 6.25%, to be paid off over thirty-one years.³³ This scheme was identical in principle to that of the original closer settlement promotion legislation which had been repealed in favour of the conditions for soldier settlement, except that a larger deposit was required and there was a higher upper limit on the amount which could be borrowed.

The committee immediately sought expressions of interest from landowners interested in participating, and directly approached sixty-two others in areas where there was a strong demand for land. While the response from the latter was disappointing, by July 1923 there had been a number of applications, twelve of which had already been acted upon.³⁴ To identify areas of particular need, would-be settlers were invited to register their interest, although this, too, proved unsatisfactory. Under this program 128 estates were divided into 626 farms and funded under these arrangements to June 1926. However, the term of the committee expired in July 1925 and the government decided to abolish it, transferring its duties to the Closer Settlement Advisory Board. Later in the decade the bank was forced by the difficult financial situation to reduce the maximum loan under the promotion legislation to £2000 but in May 1928 they increased it again to £3000.³⁵

Despite the continuing concern about the cost of closer settlement resumptions, a great deal of land was resumed during the 1920s, although none of it was in the county of Sandon, apart from that for returned soldiers. In 1925, just before they lost power, the Nationalist/Progressive government resumed three properties in the Monaro comprising 20,383 acres at a cost of £75,479. The twenty-nine farms thus produced were originally earmarked for British immigrants, but as only one applied, the remaining farms were made available generally.³⁶ In 1926 another four estates were acquired, five in 1927 and one in 1928.³⁷ In late 1929, negotiations for the resumption of a number of estates were announced, including the AA Co.'s *Windy Estate* at Quirindi at an estimated cost

³³ New South Wales Department of Lands, *Forty-Seventh Annual Report*, Sydney, 1926, p. 4; 'On the land', *Sydney Morning Herald*, 17 April 1923, p. 7.

³⁴ 'Land settlement proposals', *Sydney Morning Herald*, 3 July 1923, p. 7.

³⁵ New South Wales Department of Lands, *Forty-Ninth Annual Report*, Sydney, 1928, p. 5.

³⁶ New South Wales Department of Lands, *Forty-Sixth Annual Report*, Sydney, 1925, pp. 5-6.

³⁷ New South Wales Department of Lands, *Forty-Seventh Annual Report*, Sydney, 1926, p.5; *Forty-Eighth Annual Report*, p. 4; *Forty-Ninth Annual Report*, p.4.

of over £250,000, making it one of the most expensive resumptions to that time, and it was expected to provide farms for eighty settlers on its 80,000 acres.³⁸ Given the Labor Party's long-standing opposition to resumptions of freehold land, it is surprising that some occurred during its period in government from 1925 to 1927. Those acquired in 1926 may have been in train before Labor gained power in November 1925. However, in late 1926 Premier Lang announced that £521,000 had been set aside for closer settlement in the current financial year, so clearly resumptions were intended. However, by July 1927 no compulsory resumptions had occurred, although the government was threatening them should land holders not volunteer their properties for closer settlement.³⁹

Alleviating rural distress

From the mid-1920s onwards there was increasing concern about the financial viability of settlers. *The Returned Soldiers Settlement (Amendment) Act 1925* and *The Closer Settlement and Returned Soldiers (Amendment) Act 1927* introduced various measures to reduce the indebtedness of settlers, including returned soldiers. *The Crown Lands (Amendment) Act 1927* allowed for most tenures to be revalued within five years of confirmation; or two years after the passing of the legislation. With falling land values, such reassessments usually were downwards, and thus the land holders' annual payments were reduced. Further legislation followed in the next decade.

Closer settlement in the county of Sandon in the 1920s

There was very little vacant land left for settlement in the county of Sandon, and most of that was allocated to soldier settlers. However, by 1925 released Crown land was no longer earmarked for returned soldiers, although they were usually offered some concessions such as the waiving of deposits which were normally required with applications for such land. Most of the good land which became available was the result of private subdivisions, not directly the result of government policy. There was increasing interest in the marginal land in the county, most of which was allocated as Crown leases. Another source of land was that forfeited by soldier settlers, a regrettably

³⁸ 'Farm lands', *Farmer and Settler* (Sydney), 30 November 1929, p. 3; '80,000 acres A.A. Estate', *Newcastle Sun*, 11 June 1929, p. 6.

³⁹ 'Mr Lang's budget', *Tweed Daily*, 17 November 1926, p. 3; 'Forced to sell', *Farmer and Settler* (Sydney), 15 July 1927, p. 18.

frequent occurrence, as noted in the previous chapter. Unfortunately, civilian settlers who took up these blocks sometimes fared no better than had the soldiers they replaced.

Crown land

There continued to be scraps of Crown land released for civilian settlement in this period. One source was land tied up in reserves of various kinds, such as forest, water and travelling stock reserves. Given the pressure by the farming community over previous decades for their release, it is surprising to find that there was any such land left at all. A second source of land was that held as various fixed term leases, such as special, improvement and pastoral leases, all of which could be cancelled if they were required for closer settlement.

A typical example of the release of Crown land was a seventy-acre block close to Uralla made available in 1921 as a homestead farm. Because this was not a home maintenance area, no assistance was available to returned soldiers.⁴⁰ This block had been part of a travelling stock route. A much more substantial block was released in 1923, a few miles north of Armidale. It comprised 1160 acres and had previously been a special lease held by the owners of *Tilbuster* since 1907. This lease was cancelled at the same time as the improvement and pastoral leases a little further north which were allocated to soldier settlers. It was an odd-shaped block, taking in part of a travelling stock route and reserve, and stretching from the Great North Road west up the eastern side of Mount Duval, the most prominent land feature close to Armidale. It was unpromising, being steep in parts and heavily timbered, but because of its proximity to Armidale, it attracted no less than 1061 applicants. The Armidale Local Land Board was able to reduce the number to 725 after a protracted examination of applications and listening to appeals from some of those who had been rejected. While the number of applications in this case was unusual enough to attract widespread media interest, it was not unique. Another widely reported ballot was that of five blocks of land of about 500 acres each at Henty in south-west NSW, which attracted 1079 applications.⁴¹ The number of applications was inflated in both instances by the activities of land agents. One in

⁴⁰ Portion 559, parish of Uralla ('Notification settling apart Crown lands for original homestead farms', *New South Wales Government Gazette*, no. 25, 18 February 1921, p. 1249).

⁴¹ 'Search for land. Record ballot at Albury', *Northern Star* (Lismore), 9 August 1923, p. 4.

Armidale allegedly signed up over one hundred hopefuls, most of whom had no farming experience or the capital which was essential to develop the land.⁴²

The lucky applicant in the subsequent ballot was twenty-nine-year-old Arthur Chapman, a returned soldier, married, and employed as an electrician at a local boarding school, but from a farming family.⁴³ His response at winning the block was recorded by the local press:

I am delighted with my luck. My wife does not know yet, but when I tell her she will be very pleased. We have wanted to get back on the land again. I hope we shall get a new start, and if it will be possible to make a success of that block we shall do it. I believe that there is a mile and a half of fencing down, but I will soon put that up. It will be an easy thing to knock up a bit of a house. Then there is one thing about that block. I am told that there is any amount of wood, so that I will be able to get into that straight away without waiting for results of my work. Yes, I am lucky, but I will succeed.⁴⁴

I do hope Mrs Chapman was happy with her 'bit of a house'. Chapman sold out in 1929 when he subdivided the land and sold it in two blocks, one for £2820, the other for £1430.⁴⁵ This was something of a windfall, as Chapman had only to pay the annual lease fee (but even that was not required for the first five years) and undertake some improvements, which he was clearly intending to do himself. His financial investment in the block over the six years he had held it would have been modest. The prospect of making a windfall such as this would have been one of the factors influencing the enormous interest in the block.

The land was issued to Chapman as a Crown lease, as was most of the Crown land released in the county of Sandon between the World Wars. These were long term leases with the low rental of 1.25% of the capital value of the block. This reflected the poor quality of the land, which was almost always a large acreage best suited to grazing dry sheep or store cattle. It is puzzling that Chapman's block was released as this tenure, when similar land on the Devil's Pinch went to soldier settlers under a different tenure, homestead farm. The soldiers got the worst of it. Their tenure was a perpetual lease with the possibility of conversion to conditional purchase, with an annual rent of 2.5% of the capital value of the land. Crown leases had a forty-five-year term, with the possibility of converting a home maintenance area (which was not necessarily as large as the Crown lease) to a homestead farm at the termination point. However, the rent was only

⁴² 'In defence. Soldier settlement dispute', *Northern Star* (Lismore), 22 August 1923, p. 5. It is not obvious what these land agents gained from this practice. Perhaps they charged a fee for completing the paperwork, or they expected to gain some business or a commission if one of their applicants was successful.

⁴³ 'No. 622 wins Tilbuster block', *Armidale Chronicle*, 3 February 1923, p. 10.

⁴⁴ *Ibid.*

⁴⁵ CnL22-6, portions 167 and 182-3, sold to B. Fittler and CnL29-3, portion 166, sold to R. Roan.

1.25% per year. Otherwise the conditions relating to residency and improvements were much the same. Therefore, the annual rent for the soldiers was twice as high, for no real advantage. This was reasonable in instances where a homestead farm was good quality land, but that on the Devil's Pinch was no better, and probably worse, than Chapman's Crown lease. It is notable that one of the Devil's Pinch blocks was converted to a Crown lease in 1928.⁴⁶

Land in the far south-east of the county which had been originally part of the *Kunderang* squatting run, had been progressively released as occupation licences from 1912, but during the 1920s interest in it increased as the shortage of Crown land became acute. From 1917 until 1930 at least thirty-five Crown leases were granted in the parishes of Ferryman, Shasta, Enmore, Hargrave and Merrigalah. These adjoining parishes are at the far south-east corner of the county of Sandon, where several streams come together to form the Macleay River. Mining for lead, zinc, silver and copper has occurred intermittently since 1896 in the Halls Peak area in the north-east corner of Shasta. The proclamation of several goldfields in these parishes limited earlier settlement. There were only a small number of selections in the most distant parishes of Shasta and Ferryman, in the area known as Long Point and they are still privately held today.⁴⁷ They occupy the only reasonably flat, good quality land in the two parishes, and are reached by travelling through dense scrub along a slender ridge known as Narrow Neck. The Crown lease areas were all steep, heavily timbered and cut by deep gorges.

Of these thirty-five leases, eight were forfeited or abandoned during this period, and then re-issued. Two were converted to conditional purchase by 1930, and most became leases in perpetuity during the 1930s. These leases were generally taken up by selectors already in the area. The Crown leases provided them with extensive, but rugged, additional grazing for over-wintering cattle. Apart from the mining area and these selections, most of this land today sits within the Oxley Wild Rivers National Park.

⁴⁶ HF19-5, issued to John Perry Prior, who sold to S.D. Yeoman in 1926, who converted it to CnL27-10 in 1928.

⁴⁷ Portion 1, CP06-33; portion 3, CP13-16, portion 4, CP09-111; parish of Shasta; portion 1, CP94-8; portion 2, ACP22-15; portions 3, 5 and 7, CP94-35; portion 6, ACP94-37; portion 7, CP96-32; portion 8, CP97-36; portion 10, CP01-75; portion 11, CP01-76; portion 12, ACP29-15; portion 13, ACP22-16; parish of Ferryman.

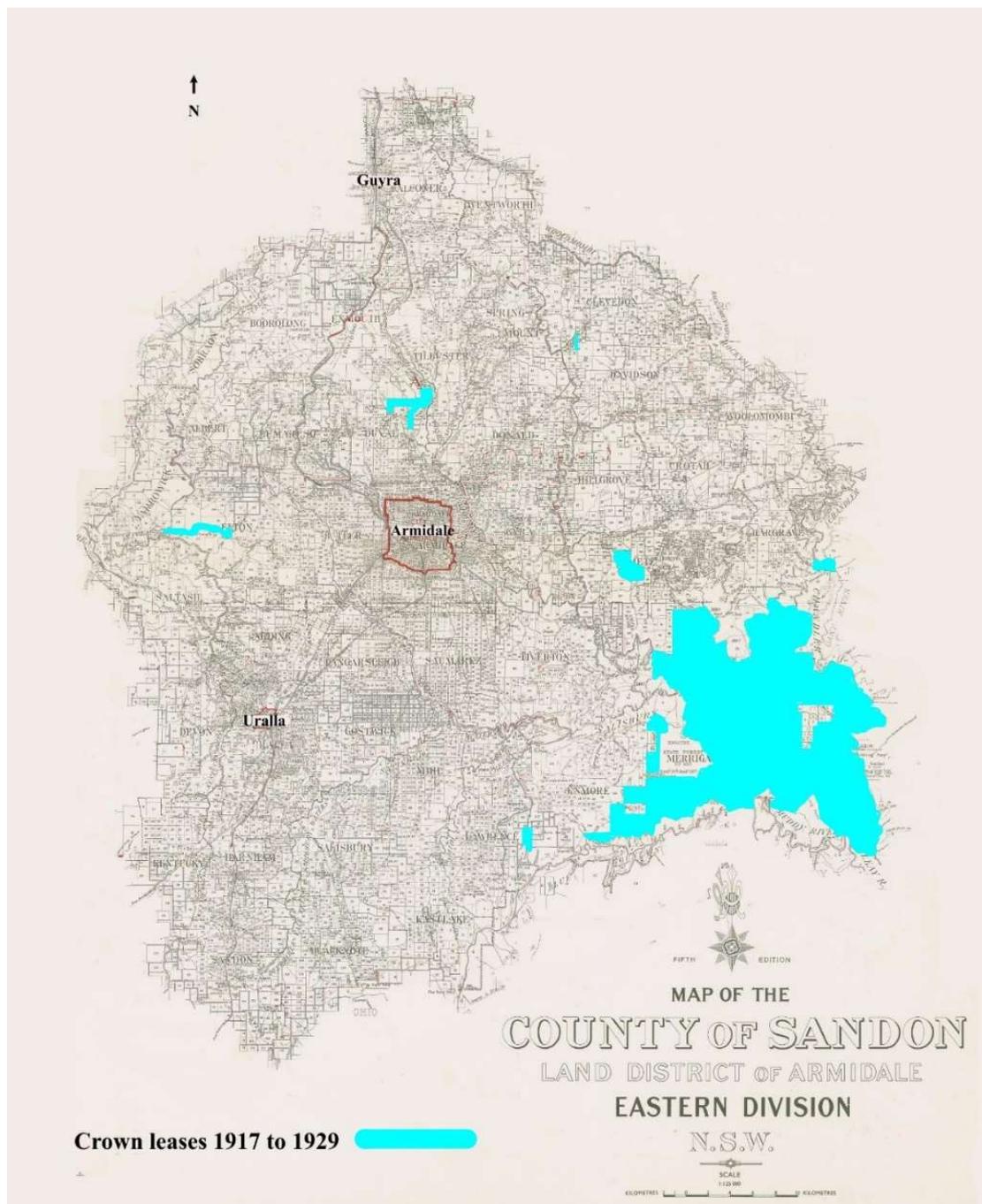


Figure 7.1: Crown leases granted in the county of Sandon from 1917 to 1929.⁴⁸

⁴⁸ Figure based on NSW Department of Lands, Map of the county of Sandon, Land District of Armidale, Eastern Division N.S.W., 5th edn, Sydney, 1946, revised 1976, <http://hrlv.nswlrs.com.au/pixel.htm> accessed 10 March 2014. Annotations by the author.

A handful of other Crown leases were issued in the county. One was in the parish of Metz to the east of Armidale, a block of 750 acres, which had been a temporary common.⁴⁹ Three blocks of between 160 and 300 acres were formed from a former travelling stock route in the parish of Elton to the west of Armidale beside the road leading past a peak known as 'The Pinnacle'. These were particularly unpromising, being described as thick forest country with only small areas on two of the three blocks suitable for clearing to grow fodder crops.⁵⁰ Another was a block of eighty-eight acres in the parish of Davidson to the north-east of Armidale.⁵¹ The origin of this block is unclear, but it may have become vacant as the result of a land exchange by the owner of the property *Brooklyn*.⁵² The location of Crown leases granted in the county between 1917 and 1930 have been plotted in Figure 7.1. The extent of the leases in the far south-east of the county is striking.

Closer settlement

The trend, evident immediately before the First World War, for the voluntary subdivision of the large pastoral estates continued, not directly prompted by the government's closer settlement policy, but often enough influenced by it. One of the most significant subdivisions was that of *Salisbury Court* in 1922. Since the death of Matthew Marsh in 1881 his New England properties, *Salisbury Court* and *Boorolong*, had been held first by a family trust, then by a private company, the Marsh Estate, the directors of which resided in Britain. Some of the directors had long wished to sell these properties, resulting in the sale of *Boorolong* in 1913. From that time Matthew Marsh's grandson, Hugh Croft, managed *Salisbury Court*. It is clear from his letters to his British relatives during the war years that the difficulty of managing the property in the face of labour and material shortages and other war-related restrictions, coupled with the frustration of dealing with directors without any knowledge of Australian farming conditions, was almost overwhelming.⁵³ It is not surprising that he welcomed the decision to sell the property in 1922. Hugh was able to buy the homestead block of 4984 acres before the auction sale. Likewise, neighbours L. Taylor and A. Nivison also bought 320 acres and 5944 acres respectively prior to the auction. The remaining 3874

⁴⁹ Portions 61-3, 132, 152, 232, 264, parish of Metz, CnL25-3.

⁵⁰ 'Notification setting apart Crown lands for original Crown leases', *New South Wales Government Gazette*, no. 37, 11 March 1921, p. 1719.

⁵¹ Portion 26, CnL20-19; portion 99, CnL22-3, parish of Elton; portions 116 and 164, CnL17-18, parish of Davidson.

⁵² Portions 116 and 164, Parish of Davidson, CnL17-18.

⁵³ For example, Dear Dick, letter dated 3 February 1918, Croft Letter Book, Matthew Henry Marsh Estate 1847-1963, University of New England and Regional Archives, series A0004.41, item 22.

acres were sold at auction in six lots to local graziers.⁵⁴ While this sale was primarily prompted by the British shareholders' desire to quit the pastoral industry, government policy influenced the way in which the property was marketed. The directors had commissioned a report on how best to proceed with the sale, and it recommended subdivision because potential buyers of such a holding would be frightened off both by the risk of closer settlement resumption and of incurring land tax.⁵⁵

The Allingham brothers of *Tilbuster*, having failed to sell their freehold land to the government for soldier settlement, began to dispose of it privately. In 1924 three blocks in the parish of Tilbuster adjoining Eric Allingham's soldier's block were exchanged for land elsewhere in the estate, and Eric was able to add them to his holding as an additional conditional lease.⁵⁶ In 1926 the brothers sold 627 acres in the parishes of Duval and Tilbuster to two members of the O'Dea family, who had a selection nearby.⁵⁷ The remaining land was transferred to George Allingham in 1928. He sold 506 acres adjoining Eric's land in 1929 to Norman Marshall who called it *Tilbuster North*.⁵⁸ The remainder of the property was in George Allingham's family until 1957.⁵⁹ The once large squatting run had shrunken to the homestead and around 1100 acres surrounding it, generally referred to as '*Old Tilbuster*', and George's now relatively modest property. More *Gostwyck* land was sold. Clive Dangar, the owner of *Gostwyck* since 1911, sold some land at auction in 1913 then more land privately in 1917 to Ellen Fulloon, who had bought a large block at the 1909 *Gostwyck* subdivision.⁶⁰ In 1920, 5000 acres were sold to returned soldiers, and soon after there were two more large subdivisions: 4264 acres at the southern end of *Gostwyck* were sold at auction in 1921, and another 5200 acres at the northern end in 1922.⁶¹

⁵⁴ 'Sale of Salisbury Court', *Sydney Stock and Station Journal*, 21 April 1922, p. 15.

⁵⁵ Report by an unidentified valuer, Matthew Henry Marsh Estate 1847-1963, University of New England and Regional Archives, series A0004.108.

⁵⁶ TT2909-97; ACL28-11, following his conversion of his homestead farm to conditional purchase, CP28-54.

⁵⁷ TT3878-99 and TT3989-215.

⁵⁸ TT3880-41 and TT4190-4. This area was already known as *North Tilbuster* or *Tilbuster North* and it was here that Albert Warner is believed to have built the homestead (John Ferry, 'Pinch Flat', *Armidales Historical Society Journal and Proceedings*, no. 39, p. 72).

⁵⁹ TT4122-218; TT4358-246; TT5975-245; TT5976-141.

⁶⁰ Major C.C. Dangar to E.M. Fulloon [sale agreement dated 19 June 1917 for portions 158 and part of 159, parish of Saumarez, county of Sandon, 468 acres at £4 per acre], copy supplied by Ross Fulloon, grandson of Ellen Fulloon, 20 May 2016.

⁶¹ 'Gostwyck subdivision sale', *Armidales Chronicle*, 21 October 1921, p. 8; 'Gostwyck subdivision', *Uralla Times and District Advocate*, 18 May 1922, p. 3.

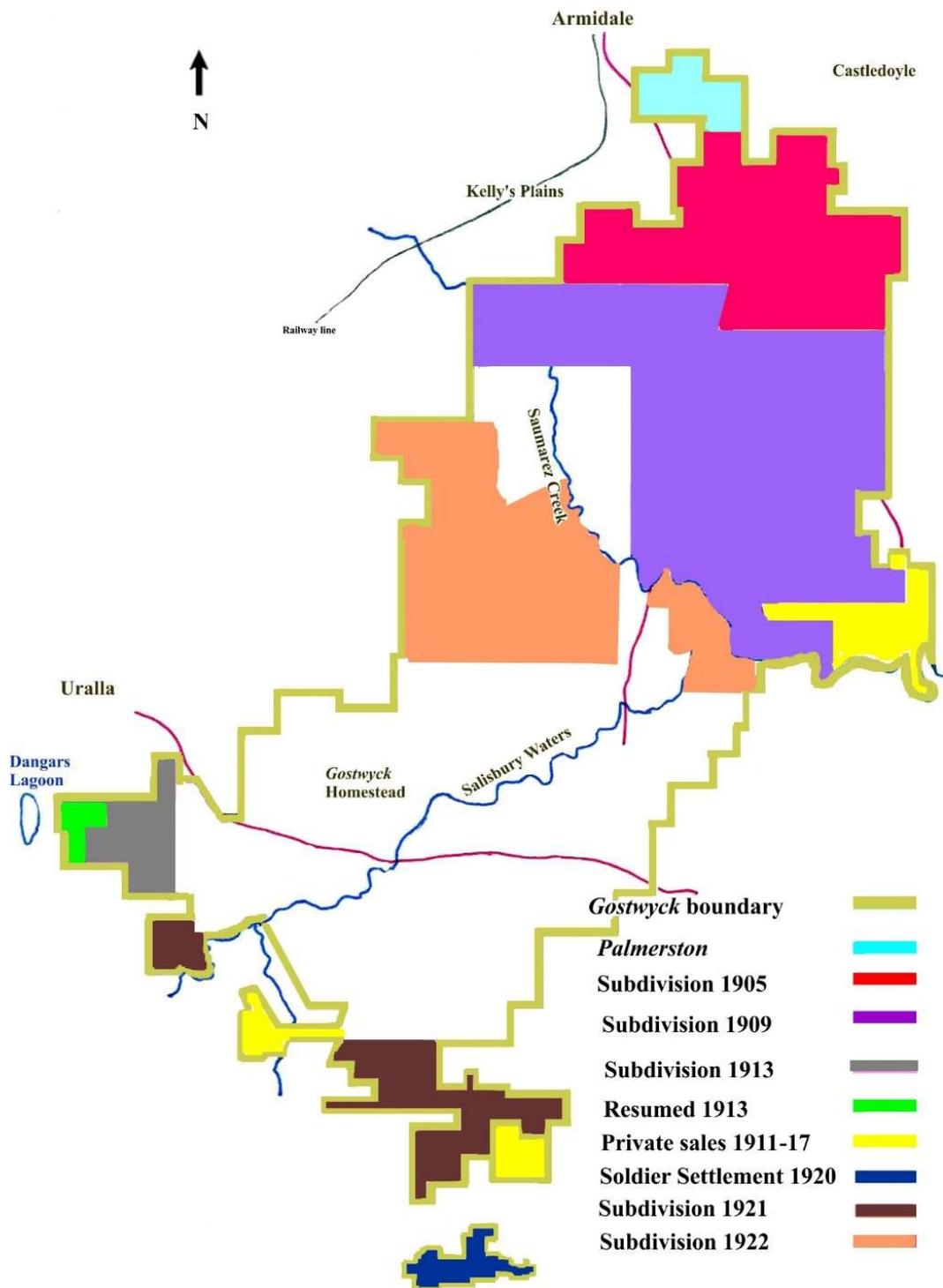


Figure 7.2: Sales of *Gostwyck* land, 1905 to 1922. Sketch by the author.

These were the last major subdivisions of the historic property until after the Second World War. As Figure 7.2 illustrates, private subdivisions and sales had reduced the property, but it was still substantial in 1922. The land retained on the north-western side of the holding between the 1909 and 1922 subdivisions was kept back because it was intended to be sold to the long-time manager of the property, who did buy one portion before his untimely death.⁶² What prompted the auction sales in 1920 and 1921 is not known, but they occurred not long after Clive Dangar's death in 1918 as a result of his war wounds, when his estate passed to his widow and two young daughters. The sales may have been necessary to finalise his estate, pay his death duties or finance the two memorials which Nora Dangar created in his memory: a charming brick chapel on the property near the homestead and a boarding house at his old school, The Armidale School.⁶³ As at *Salisbury Court*, the *Gostwyck* subdivisions were not prompted directly by closer settlement, but the same consideration of potential resumption may well have guided the way in which they were marketed.

In 1925 the Jenkins family sold part of *Herbert Park*. George Jenkins who had purchased part of the squatting run *Gyra* in 1884, died suddenly in 1911. His widow and son carried on, but after the son returned from war service in 1918 he was unable to take full responsibility for the property. Five hundred acres were offered for sale in 1925 and purchased by William Hogan who called his property *Loch Abba*.⁶⁴

In 1921 Frank White of *Saumarez* sold the land which had failed to sell in 1908. This comprised 1306 acres divided into nineteen blocks within four miles of the Armidale railway station. The auctioneer stated:

Anything conducive to closer settlement is of vital importance to the progress of the town, and Mr White was actuated solely by public spirit in making the land available. Mr White, during the war and since, had contributed largely to patriotic and other funds, and one of the paddocks to be sold, had been offered to the Repatriation Department without cost, but through the bungling of that Department, it had not been gone on with.⁶⁵

Easy terms were offered: a deposit of fifteen per cent, with interest only payable for the first two years, and the balance in six equal payments, with an interest rate of six per cent. Since the largest block was only 172 acres, and most were one hundred acres or less, they were hardly home maintenance areas, regardless of the auctioneer's claim that

⁶² Thelma McCarthy, personal communication 4 July 2016.

⁶³ 'Dangar House', *Armidale Express and New England General Advertiser*, 12 February 1924, p. 6.

⁶⁴ 'Herbert Park Station (1884-)', *Unlocking Regional Memory: New South Wales Electronic Regional Archives*, Melbourne, Australian Science and Technology Heritage Centre, www.nsw.era.net.au accessed 20 November 2016.

⁶⁵ 'Saumarez blocks', *Armidale Chronicle*, 21 May 1921, p. 3. No record has survived of Frank White's soldier settlement offer.

it was an offering of good farms. The appeal of this land was primarily its proximity to Armidale. While five blocks were passed in, the remainder sold well, for up to £10 2s per acre for the smallest block of sixteen acres, with the remaining blocks selling privately soon after.⁶⁶

In 1924 Frank offered the entire property except for the homestead block, 13,890 acres in all, to the government for closer settlement.⁶⁷ Why he made this offer is a puzzle, as he so vigorously resisted the resumption of *Saumarez* land in 1907, but it may have been in response to the government's request in 1923 to large landholders to subdivide. It could be that, with approaching old age, he was open to reducing the property to a more manageable size while retaining his magnificent homestead and the surrounding buildings. The local community had been calling for the resumption of *Saumarez* for years, and his asking price of £6 per acre does not seem excessive, as the average price of the land sold at the 1921 auction was £6 18s, admittedly for relatively small blocks which usually attract higher prices. *Saumarez* was the most developed and productive property close to Armidale and a subdivision would have met with a huge demand, if the interest in the block north of Armidale in 1923 was any guide. It was not to be. The government was only prepared to offer £5 5s cash, or £5 10s under the closer settlement promotion legislation, which would have required Frank to undertake the subdivision and sale himself and accept payment in debentures.⁶⁸ He was not prepared to lower his price or manage a subdivision himself, and the offer was withdrawn.⁶⁹ The reason given for the government's refusal to resume the land was that it would have to be released in blocks of at least 500 acres, which would bring the purchase price for the settlers up to the limit set by the Rural Bank for loans.⁷⁰

One can only speculate how different it might have been if Frank had offered the land to the government in 1916, when Hugh Croft made his offer of land at Kentucky. *Saumarez* would have been a far better site for soldier settlement orchards, as the most successful orchard in the district, *Orchardfield*, established by Franklin Jackes in 1878, adjoined *Saumarez* to the east, and another successful orchard, that of the Yeomans

⁶⁶ 'Saumarez blocks', *Armidale Chronicle*, 21 May 1921, p. 3.

⁶⁷ R. McDonald to the Under Secretary for Lands, 25 January 1924, University of New England and Regional Archives, Papers from the Office of Francis John White series A1109, box 16, item 1/187.

⁶⁸ C. Watson to F. J. White, 30 December 1924, Papers from the Office of Francis John White.

⁶⁹ Watson to White, 30 December 1924, Papers from the Office of Francis John White.

⁷⁰ McDonald and Watson to Francis White, 4 December 1924, Papers from the Office of Francis John White.

family, was a near neighbour to the west. By 1924, however, the government was not interested in establishing any more group settlements such as that at Kentucky.

Against the trend seen in the early years of the twentieth century to subdivide properties for sale, some of the old pastoral estates did change hands in their entirety. *Springmount*, which Charles Mott had unsuccessfully offered for sale in 1912 found a buyer in 1926 when William Allingham purchased it.⁷¹ *Rockwood*, in the south-east of the county, was sold after the sudden death in 1914 of its owner, Clarence White. Parts of the property were sold privately to various neighbours, with the residue of 16,670 acres to Harold Cordingley in 1917, at which time the name of the property reverted to *Mihi*.⁷²

Under the agreement made with the British government in 1922, land was set aside for British emigrants on *Ben Lomond* to the north of Guyra, in the county adjoining Sandon. It was initially resumed in 1925 for closer settlement, then in 1926 designated for British migrants.⁷³ This holding had been subdivided and sold in 1908.⁷⁴ The land now being purchased was the homestead block of some 4000 acres. Altogether there were fifteen blocks, ranging in size from 201 acres to 636 acres.⁷⁵ These settlers were soon disgruntled with their lot, sending a deputation to the Minister for Lands in early 1928, claiming they had been induced to emigrate by ‘misleading propaganda’, and that as little intensive agriculture had been undertaken in the area previously, they were being expected to ‘pioneer the system in the district’.⁷⁶ This seems a little harsh, as the previous owner of *Ben Lomond* had operated a dairy farm there for seventeen years.⁷⁷

From as early as 1903 the possibility of a railway line linking the New England Tableland with the coast had been seriously considered. In 1909 the Public Works Committee visited Guyra and were told that the Guyra Progress Committee were urging the resumption of *Bald Blair* for closer settlement, in anticipation of the construction of a railway line to the coast.⁷⁸ The first step, the construction of a line linking Dorrigo to

⁷¹ ‘Springmount and Elm Grove sale’, *Armidale Chronicle*, 24 April 1912, p. 6. The sale to William Allingham seems to have been handled privately as indicated by the change of ownership of various leases and conditional purchases, such as CL2190, parish of Wentworth, portion 125; TT3012-168, parish of Falconer, portion 193, sold to William Allingham 1926. Some land had been sold previously, for instance TT2964-15, parish of Falconer, portion 169, sold to James Williams Jnr in 1920. William Allingham was son of one of the owners of *Tilbuster*.

⁷² ‘Pastures Protection Board’, *Armidale Chronicle*, 13 January 1917, p. 9.

⁷³ ‘Ben Lomond estate’, *Guyra Argus*, 19 February 1925, p. 2; ‘Ben Lomond estate’, *Land* (Sydney), 20 March 1925, p. 18; ‘Subdivision of private estates’, *Armidale Express and New England General Advertiser*, 23 March 1926, p. 5.

⁷⁴ ‘Sale of Ben Lomond’, *Guyra Argus*, 27 February 1908, p. 4.

⁷⁵ As recorded on NSW Department of Lands, Parish of Bagot, 4th edn, 1937, <http://hiv.nswlrs.com.au/pixel.htm> accessed 25 September 2016; NSW Department of Lands, *Forty-Ninth Annual Report*, Sydney, 1927, p. 7.

⁷⁶ ‘Migrants’ problems’, *Glen Innes Examiner*, 7 February 1928, p. 4.

⁷⁷ ‘Sale of Ben Lomond dairy herd’, *Guyra Argus*, 19 March 1925, p. 3.

⁷⁸ ‘Dorrigo-Guyra railway’, *Clarence and Richmond Examiner and New England Advertiser*, 6 March 1909, p. 2.

the main line north to Grafton at Glenreagh, was authorised by the *Glenreagh to Dorrigo Railway Act 1910*, but work did not commence until 1914. After a halt in 1917, work recommenced in 1923, and finally the line was officially opened in 1924.⁷⁹ As the line neared completion, its extension from Dorrigo to Inverell via Guyra again came under scrutiny. In 1923 the Public Works Committee held a hearing at Guyra, at which Colonel Harold White of *Bald Blair* spoke enthusiastically about the agricultural development which would result from the construction of the railway, and stated that if the line went ahead, his family (which owned several other properties adjoining *Bald Blair*), was willing to sell all of this land to the government for closer settlement. ‘They did not wish to make anything from the construction of the railway’, was his comment.⁸⁰ Every other witness spoke in the same vein. However, clearly there was some government hesitancy about the project, as the Public Work Committee held further inquiries in 1926 and 1927 before parliament resolved to go ahead, passing the *Guyra to Dorrigo Construction Act 1928*.

Immediately the government issued a proclamation reserving a number of properties along the proposed route for closer settlement. They included *Bald Blair*, *Urandangie*, *Brooklyn*, *Green Hills*, *Wollomombi*, *Herbert Park*, and the land bought by the Coventry family from the *Rockvale* subdivision, all wholly or partly in the north of the county of Sandon.⁸¹ Work began in 1929. By 1931 only the proclamations over *Bald Blair* and *Green Hills* (the land closest to the starting point of construction at Guyra) still applied and late that year, after the expenditure of £100,000, the project was abandoned.⁸²

However, despite the obvious difficulties in constructing a railway line down the escarpment between the two towns, support for the line continued, and in 1939 the government authorised surveying works in anticipation of resuming construction after the war as an avenue for employment of returned servicemen.⁸³ However, work never recommenced. This proposal was doomed to failure because of the extreme difficulties which construction presented. The Dorrigo to Glenreagh line which was amongst the

⁷⁹ Glenreagh Mountain Railway, ‘The Line’, <http://www.gmr.org.au/1.html> accessed 29 September 2016. The information on this website has been taken from the Conservation Management Plan (CMP) for Lowanna Railway Station Yard, Lowanna, New South Wales, Australia, prepared by Weir Phillips Architects and Heritage Consultants. This CMP has been prepared at the request of Coffs Harbour City Council and on behalf of the owner, the Glenreagh Mountain Railway.

⁸⁰ ‘Dorrigo-Guyra-Inverell’, *Armida Express and New England General Advertiser*, 12 June 1923, p. 3.

⁸¹ ‘Closer settlement proclamation on intention to consider ...’ *New South Wales Government Gazette*, no. 161, 7 December 1928, p. 5212.

⁸² ‘Closer settlement’, *New South Wales Government Gazette*, no. 99, 31 July 1931, p. 2805; ‘Abandoned’, *Maitland Daily Mercury*, 18 August 1931, p. 4.

⁸³ ‘Guyra-Dorrigo’, *Coffs Harbour Advocate*, 15 December 1939, p. 2.

most expensive ever built in NSW, was plagued by mudslides, and never paid its way.⁸⁴ The extension to Guyra would have been equally difficult. Nevertheless, the proposed line served for many years to maintain land values along the proposed route and prompted the attempted subdivision of *Bald Blair* in 1926.

Harold White was as good as his word, offering *Bald Blair*, *Green Hills*, *Aberfoyle*, *Wards Mistake* and *Cooks Creek* for sale for closer settlement in 1926. The land for sale altogether comprised 34,000 acres, most of which lay in the county to the north of Sandon. Frank and James White had assumed ownership of *Aberfoyle* in 1874, after the death of their father who had bought it recently, added *Bald Blair* in 1898, and *Wards Mistake* in 1900.⁸⁵ When *Cooks Creek* was purchased is unclear. When Frank and James dissolved their partnership in 1908 under the threat of closer settlement resumption, *Bald Blair* was transferred to Frank's older son Harold. *Aberfoyle*, initially transferred to Frank, was divided between his sons Harold and Frank Fletcher White in 1920.⁸⁶ Who became owner of *Wards Mistake* and *Cooks Creek* is unclear.⁸⁷ A significant part of *Wards Mistake* had been sold in 1925, which reduced it to 1350 acres.⁸⁸ Frank Fletcher bought *Green Hills* in 1920 from Russell Gibson who earlier that year had unsuccessfully offered the property to the government for soldier settlement.⁸⁹

The land was offered in thirty-eight blocks ranging in size from 211 acres to 3407 acres. Despite a very vigorous sale campaign, only a handful of blocks on *Aberfoyle* sold on the day, mostly to one local family.⁹⁰ There was strong competition for the smallest block on offer which bought the highest price of £6 per acre, apparently because the railway line was to pass through it.⁹¹ Why anyone would have wanted such a block which would have lost about a quarter of its area if the railway had ever been built, is a

⁸⁴ Glenreagh Mountain Railway, 'The Line'.

⁸⁵ Bruce Mitchell and Barry McDonald, *Working Saumarez*, Armidale, 1966, p. 16. According to Mitchell and McDonald, Francis White bought *Aberfoyle* in 1859, and was so pleased with it that he sought to expand his New England holdings by buying *Saumarez* around 1873 (*Ibid.*, p. 11). This appears to be incorrect as other sources place the purchase of *Aberfoyle* much later (Elizabeth White, Richard White, and Jean Brabham-Jones, 'The White Family on Aberfoil,' in *Our Grandchildren Wouldn't Believe It*, Frances McInhery and Timonee Schaeffer (eds), Armidale, 2004, p. 48).

⁸⁶ White, White and Brabham-Jones, 'The White Family on Aberfoil,' p. 48.

⁸⁷ A. J. (Jim) Newberry, 'A History of Wards Mistake', in *Our Grandchildren Won't Believe It*, p.61. The sale poster for the 1926 auction gives the size of *Cooks Creek* as 2867 acres (Settlement purchase land [sale poster], *Bald Blair*, Group Settlement Estate Files, NSW State Archives, series 8051, container 10/13711).

⁸⁸ Newberry, 'A History of Wards Mistake', p. 61.

⁸⁹ Closer Settlement Advisory Board, Greenhills Estate, closer settlement promotion file, NSW Archives, series 8052, container 10/13315, item 2531.

⁹⁰ 'Bald Blair and Aberfoil Subdivision sale', *Guyra Argus*, 25 November 1926, p. 2.

⁹¹ *Ibid.*

mystery. However, despite the lack of buyers on the day of the auction, the *Wards Mistake* and *Cooks Creek* land, and more of *Aberfoyle* sold later.⁹²

It is not clear what Frank and his son Harold planned to do if the government had accepted Frank's offer of *Saumarez* and all of the *Bald Blair* conglomerate had sold. Frank was seventy years old in 1924 and was no doubt planning to retire from active management of his property but to remain living in his home on *Saumarez* as it, and his own modest portion of the property, were excluded from the offer. Harold, however, was in the prime of life. He had a distinguished military career during the war and despite being wounded, returned to an active civilian life with considerable involvement in local and regional matters. He developed a prize-winning Angus cattle stud on *Bald Blair*, which he had developed from 'a swampy useless place' to a very productive property.⁹³ One can only assume he intended to move elsewhere but in the event, he remained at *Bald Blair*.

The impact of government policy on land ownership in the county of Sandon in the 1920s

Land settlement was a messy business in the 1920s. The various soldier settlements in the county, the Mother of Ducks settlement near Guyra, and two substantial settlements close to Uralla in the county to the south all released a considerable amount of land, which, while initially earmarked for returned soldiers, began to become available for civilians from around 1924 as the result of the high rate of forfeiture by the soldiers.⁹⁴ This is likely to have dampened demand for the release of land, as there seemed not to be the public agitation for the large estates to be subdivided, unlike the first decade of the century. The extraordinary number of applications for the Crown lease north of Armidale was clearly an aberration, although Chapman's sale of his lease after only eight years demonstrates that winning such blocks was akin to winning the lottery.

The response to the private subdivisions of land during this time indicates that buyers were selective when, unlike Chapman, they were required to pay a deposit immediately and commit to regular repayments if the vendor was offering terms, or otherwise

⁹² White, White and Brabham-Jones, 'The White Family on Aberfoil', p. 49; Newberry, 'A History of Wards Mistake', p. 61. The *Cooks Creek* block does not appear in the 1939 subdivision poster, so presumably it was also sold privately.

⁹³ Bruce Mitchell, 'White, Harold Fletcher (Bill) (1883-1971)', *Australian Dictionary of Biography*, Canberra, <http://adb.anu.edu.au/biography/white-harold-fletcher-bill-9073/text15993>, accessed 8 November 2016.

⁹⁴ The settlements south of Uralla were subdivisions of *Rimbanda* and *Glenby*, both in the adjoining county. *Rimbanda* was about 7000 acres divided into seven blocks and *Glenby* 3800 acres divided into four. The local newspaper reported that several men had applied for land on *Rimbanda*, 'first class grazing proposition', through the repatriation department ('Those people who are mortally afraid of losing the rich north', *Uralla Times and District Advocate*, 8 May 1920, p. 1).

arrange a mortgage with a financial institution. Thus, the attractive *Saumarez*, *Salisbury Court* and *Gostwyck* subdivisions sold well, while the more remote and problematic *Bald Blair* conglomerate attracted little attention. This was surprising, as in the first decade of the century there were almost as many calls for its resumption for closer settlement as were heard for that of *Saumarez* and *Gostwyck*. The release of *Bald Blair's* 'Bank Paddock' near Guyra at that time, because of land exchanges on the holding, excited considerable interest. Yet in 1926, only a handful of the blocks on offer found buyers, despite reasonable reserves and payment conditions.

Government land policy changed direction with every election in the 1920s, as power changed hands each time. When Labor was in power, leasehold tenure was favoured, as it was believed to exert a measure of control over how land was used and who owned it. Labor favoured indirect methods of promoting closer settlement, such as taxation and incentives to private subdivision, although it did engage in some closer settlement subdivisions. When the Nationalist/Progressive coalition was in control, there were resumptions of freehold land, which were then granted as tenures such as settlement purchase, in line with their philosophy of encouraging free enterprise and private ownership. These frequent changes of direction must have made administration of land matters difficult for administrators and confusing for the general public.

Philip McMichael argued that in the nineteenth century, while the exploitation of the land was of primary importance to rural settlers, it was the *land issue* which engaged politicians and the urban middle class.⁹⁵ The emergence of the Country Party as a significant political force in NSW in the 1920s brought the gulf between the urban and rural communities into sharper focus. Urban based politicians sought to further their aims by using the land as a tool for social engineering. The desire to increase migration and secure British finance was addressed through the scheme which allowed British soldiers access to the Australian soldier settler scheme and funded the settlement of British civilian would-be farmers. The availability of land was expected to increase migration from Britain and thus defend White Australia from the imagined threat from Australia's highly populated Asian neighbours. Increasing the rural population would reduce unemployment and thus poverty and crime in the urban areas, while increased agricultural production would bring the railways back into profit.

⁹⁵ As discussed in Chapter 1, pages 6-7.

These were all issues which may have been supported by urban voters, but without a direct impact on their daily lives. The situation was different for rural voters. Those on farms may have wanted access to more land so their offspring might be settled on their own properties, and their existing properties could be expanded, but of greater concern during this period were such matters as income and services. Farm income declined as commodity prices, which had been high during the war years as a result of the federal government's control of wheat and wool marketing, fell as the 1920s progressed and the world-wide economic depression set in. Both major parties addressed this, and continued to do so in the 1930s, by allowing the revaluation of selections and leases and other such relief measures. The provision of services was of less interest to urban politicians, but a major issue for rural voters, both those on farms and town dwellers. Every town without a railway agitated for one; better schools, hospitals and a telephone service were also demanded. These were the issues which particularly concerned the Country Party. Don Aitkin encapsulated Country Party philosophy thus:

... the Country Party is fighting for 'balanced development' against the forces of 'big city domination'. It is these forces, never precisely identified but including from time to time big business, industrial trade unions, 'the City', and commercial competitors of country industries, which represent the principal threat, not only to the country, but to the well-being of Australia as a whole. The aim of these metropolitan interests is 'to glorify the capital city of Sydney'; to this end they have frustrated the natural development of the country, prevented the establishment of ports and railways which would have benefited country people (and thus the nation), filched money raised in the country for extravagant city projects, and wilfully pushed through the legislatures policies which place an added burden on the shoulders of those who already support the rest of Australia.⁹⁶

Despite the difficulties of recovering from the trials of the First World War and the worsening economic conditions, the pattern of land settlement in the county of Sandon continued to change. The soldier settlement initiatives brought new settlers to the district, released some land from the larger properties and established fruit growing at Kentucky. The wild gorge country in the south-east of the county was taken up for winter grazing by nearby selectors. The subdivisions of *Salisbury Court*, *Tilbuster* and *Gostwyck* brought good grazing land onto the open market. The already established trend for the old pastoral estates to become smaller continued, so that by 1930 these estates were for the most part only distinguishable from those developed around selections by their history. The severe financial difficulties which emerged in the late 1920s and became worse in the early 1930s stalled closer settlement in the county of Sandon, as is explored in the following chapter.

⁹⁶ Aitkin, *The Country Party in New South Wales*, p. 19.

CHAPTER 8: CLOSER SETTLEMENT DURING THE 1930s

The government closer settlement mountain has laboured and brought forward a mouse.

(A correspondent to an Armidale newspaper, referring to the supposedly new scheme for closer settlement announced by the premier in January 1937)¹

During the 1930s, there was no real change of direction in land policy. Despite the very clear problems with soldier settlement, closer settlement continued to be a preferred solution to the various social and economic problems which arose in this time. Until the late-1930s financial constraints prevented the purchase or resumption by the government of large estates for closer settlement, but other strategies, such as a land tax and the encouragement of private subdivisions, were pursued. As the economy improved from 1935 onwards there was increasing pressure from the community for direct government intervention in closer settlement.

The Political context

The Nationalist/Country Party coalition was still in power in January 1930, but was rapidly losing the support of the electorate, particularly over industrial relations matters. Labor took pains to point out that during its last term unemployment had halved, while during the coalition administration it had passed twenty per cent, of course ignoring the drastically worsening economic conditions during this time.² In the election campaign in September 1930, Lang promised a return to better times. The forty-four hour week would be restored, employment would increase, mortgage interest rates would be controlled, closer settlement would be promoted, and development works in regional areas would be provided. A vote for Labor meant 'restored prosperity, sound finance and happy homes'.³ Labor won the election, but what the electorate actually got was, despite Lang's best efforts, economic and political turmoil.

The issues which Lang faced, the way in which he attempted to deal with them, and his ultimate dismissal by the Governor in 1932, have been well examined by historians and need not be discussed in detail here.⁴ However, there were two matters of specific

¹ A.E. Huie, 'Closer settlement', *Armidale Express and New England General Advertiser*, 29 January 1937, p. 7.

² Jim Hagan and Ken Turner, *A History of the Labor Party in New South Wales, 1891-1991*, Sydney, 1991, p. 129.

³ *Ibid.*, p. 129.

⁴ For instance, Hagan and Turner, *A History of the Labor Party*, pp. 121-139; Frank Cain, *Jack Lang and the Great Depression*, Melbourne, 2005; Eric Eklund, '10 June 1931 the premier's plan and the Great Depression: high politics and

relevance to land settlement. The first was the failure of the Government Savings Bank and its subsequent absorption by the Commonwealth Savings Bank in 1932. A run on the Government Savings Bank in April 1931 forced its closure, which in turn prompted many desperate customers to sell their frozen savings accounts at large discounts. As the bank's Rural Bank Division was the main financier of new settlers, there was a halt to lending for land purchases until new arrangements were put in place during the next parliament.

The second was Lang's renewed attempt to introduce a state land tax in early 1932. The Large Estates Taxation Management bill included a tax on all land with an unimproved capital value of more than £8000, unless it was already under cultivation.⁵ While the bill passed the second reading stage in the Legislative Assembly, the Legislative Council referred the matter to a select committee, and there it lapsed when the parliamentary session ended soon afterwards. It is ironic that later that year the federal government reduced its land tax by one-third to alleviate the financial distress of landholders.⁶

The United Australia Party (the former Nationalists) had come to power at the federal level in December 1931. A furious struggle between Lang and the federal government over Lang's refusal to give ground on his economic policy followed, culminating in Lang's dismissal by the NSW Governor in May 1932. In the ensuing election in June 1932 the UAP/Country Party coalition was swept to power and repeated their victory in the elections of 1935 and 1938. Thus, from 1932 onwards, NSW was governed by an administration which paid at least notional support for resumption of freehold land for closer settlement, a policy which Labor continued to oppose.

Closer settlement

Despite the very difficult financial situation, the coalition government was busy in 1929 and 1930 issuing and renewing proclamations over holdings which might be considered for resumption for closer settlement purposes. By April 1930 there had been a series of resumptions approved in the previous year, comprising 145,262 acres in all, mainly in the central and southern tablelands and the Monaro.⁷

everyday life in an economic crisis', in *Turning Points in Australian History*, David Roberts and Martin Crotty (eds), Kensington, NSW, 2008, pp. 115-128.

⁵ 'Large estates', *Newcastle Morning Herald and Miners Advocate*, 9 March 1932, p. 8.

⁶ 'Finance. Relief Bill', *Sydney Morning Herald*, 24 November 1932, p. 9.

⁷ 'Closer settlement', *National Advocate* (Bathurst), 23 April 1930, p. 1.

Much to the annoyance of the incoming Labor government, five days after the election in late 1930, the outgoing Minister for Lands signed off on the resumption of *Canally* at Balranald, paying £59,711 for a property subsequently valued by the Closer Settlement Advisory Board at £34,651.⁸ This gave rise to yet another Royal Commission, this time into the administration of the Western Lands Board. While the Royal Commissioner concluded that the Commission's dealings in relation to *Canally* were not corrupt, he was scathing about other aspects of its administration.⁹ The land was not allocated until December 1933, having been leased all this time back to the vendors.¹⁰

During Labor's term from 1930 to 1932, a handful of proclamations were issued or renewed, but apart from the resumptions which were already proceeding, no more were attempted, and the proclamations over some estates were cancelled.¹¹ Even the *Canally* estate, which had been paid for, was not subdivided and sold. Lang did not favour resumptions but preferred to force or encourage land holders to undertake private subdivisions through his proposed land tax. However, he was not alone in wanting to avoid compulsory resumptions; the coalition had learnt the hard way that they could be expensive. The Minister for Lands in the previous administration stated in January 1930 that his government's approach of encouraging private subdivisions and purchasing land offered to it voluntarily had been successful, and 'compulsory resumptions are to be avoided as dangerous and too costly for the government'.¹² Lang was not even in favour of buying land offered to it, and in any case the financial difficulties in which the state found itself precluded any substantial purchases.

While the coalition was committed to fostering closer settlement, the difficult financial circumstances made resumptions impossible, so they turned to other possible sources of land. On taking office as Minister for Lands in 1932, the Country Party leader Ernest Buttenshaw promised that he would immediately request a review of Crown lands, including travelling stock reserves and camping reserves which might be suitable for settlement. It was, he said:

⁸ 'Bang went £25,000!', *Australian Worker* (Sydney), 25 February 1931, p. 10.

⁹ 'Western lands inquiry', *Barrier Miner* (Broken Hill), 13 November 1931, p. 3. This was the Royal Commission into the Administration of the Western Division of New South Wales, and resulted in the abolition of the Western Lands Board and its replacement with the Western Lands Commission.

¹⁰ 'Canally resumptions', *The Riverine Grazier* (Hay), 19 September 1933, p. 2; 'Canally land applications', *Riverina Recorder*, 9 December 1933, p. 4.

¹¹ 'Closer settlement', *New South Wales Government Gazette*, no. 80, 24 June 1932, p. 1995.

¹² 'Too costly', *Daily Examiner* (Grafton), 15 January 1930, p. 5. That, of course, did not stop the resumption of *Canally*.

... the definite policy of the present Government that every effort be made to meet genuine demand for settlement both as a means for affording employment and also of increasing production ... Facilities should be provided, where practicable, for small holdings adjacent to country towns as a means of relief from unemployment.¹³

The Shires' Conference soon after supported this. As the reporter from the *Sydney Morning Herald* wrote:

It now seems to be generally admitted that the way out of unemployment is to get back to the land. There a man can, with little expense other than his own labour, produce most of the food supply for himself and his family. A small saleable surplus will keep him going. The support of the Shires Conference for such a project puts this on surer ground.¹⁴

It is hard to believe such a proposal was seriously considered. The stark evidence of the past, of selectors struggling on forty-acre blocks and soldier settlers trying to make a living from small poultry farms and orchards should have been enough to discourage the view that placing unemployed people without capital or experience, on small farms, was a good solution. It was not.

An urgent task was to deal with the banking situation. As the Government Savings Bank had been absorbed into the Commonwealth Bank, the NSW government passed the *Rural Bank of New South Wales Act 1932*, which provided for the reconstitution of the body corporate first instituted under the *Government Savings Bank Act 1906*. The resurrected body was called the Rural Bank of New South Wales. The legislation set out its governance and its right to raise money through the issue of debentures and inscribed stock, but made no provision for lending. This was dealt with by the *Rural Bank Agency Act 1934*. This created several agencies within the bank to provide advances for purposes such as providing employment for rural workers, stimulating agricultural industry and assistance for farmers unable to make payments on mortgages. People purchasing subdivided land could apply for a loan of up to two-thirds the purchase price, with the mortgage to be paid off over thirty-one years at an interest rate of 4.75%. This was almost the same as the 1920 legislation, but with a lower interest rate.

In 1933 there was a brief flurry of interest in a cooperative scheme reminiscent of Carruthers' 'Million Farms', when the British-Australian (Co-Operative) Land and Agency Ltd was established in Grafton. It intended to issue shares and develop cooperative settlements but sunk two years later without achieving anything.¹⁵ A

¹³ 'Crown lands', *Sydney Morning Herald*, 23 June 1932, p. 9.

¹⁴ 'Local government', *Sydney Morning Herald*, 30 June 1932, p. 6.

¹⁵ 'Community settlement', *Daily Examiner* (Grafton), 14 September 1933, p. 4; 'Co-operative Act, 1923-1935. Dissolution of society', *New South Wales Government Gazette*, 8 November 1935, p. 4372. The *Daily Examiner* states that this was the

correspondent to the *Gilgandra* newspaper in 1934 had a novel scheme for encouraging the breakup of the large estates near railway lines, which he claimed were largely owned by overseas-owned companies. He proposed that the government should buy suitable properties, subdivide them, and dispose of the new farms via a lottery. Tickets would be sold for £1 at government offices and post offices, and when the required number were taken, a ballot would be held. He concluded:

... and so begins a new era – an era of hope to the thousands of landless hopeless men and women
 ... Can we hope to combat Communism and other forms of extremism amongst our people if we disregard the claims of our landless population?¹⁶

Thus, to the many and varied reasons for promoting closer settlement, yet another was added, that of combating Communism. It was a popular idea. At the 1934 Country Press Association Conference, one delegate stated that that the unemployed were being driven into the arms of Communism, a fate which could be avoided if they could be placed on their own farms.¹⁷

There was at least one response from the landowners who were being encouraged to privately subdivide their land. *Warrah* at Quirindi, owned by the AA Co., had long been in the government's sights for closer settlement, and had been proclaimed in 1930.¹⁸ Its owners submitted a plan for the subdivision and sale of 30,000 acres 'when a suitable opportunity occurs'.¹⁹ This opportunity did not occur until early 1935 when the AA Co. offered nine portions for sale.²⁰ This reduced the size of the property from 119,526 acres to 75,715 acres.

Later in 1935 it was reported that a subcommittee of cabinet comprising the Ministers for Lands, Forests and Social Services had been appointed to report on land settlement. Their recommendation was that since the general financial stringency precluded resumption or purchase of land for closer settlement, the government should concentrate on ensuring the viability of existing settlers by reducing rents and interest rates, providing loans for improvements such as wire netting, postponing arrears in interest

first co-operative set up under the *Rural Credit and Community Settlement Act*, which is the name of the original bill which became the *Co-Operation, Community Settlement and Credit Act 1923*. It was claimed that this was the first co-operative under the act, but it only was the first such co-operative in the district, as there was at least one other in NSW, the Monaro Community Settlement Society, formed in 1924 (see Chapter 7, page 174).

¹⁶ 'Ambitious land scheme', *Gilgandra Weekly and Castlereagh*, 11 January 1934, p. 1.

¹⁷ 'Country press', *Sydney Morning Herald*, 25 October 1934, p.7.

¹⁸ 'Closer settlement', *New South Wales Government Gazette*, 4 July 1930, no. 85, p. 2645.

¹⁹ 'Warrah Estate Subdivision', *Muswellbrook Chronicle*, 21 October 1930, p. 1.

²⁰ 'Farming and Grazing', *Farmer and Grazier*, 3 January 1935, p. 7.

payments, and providing drought and flood relief. It was felt to be unfair to develop farms producing goods which would not have a market.²¹

The outspoken Bishop of Armidale, John Stewart Moyes weighed into the debate when he addressed the end of year ceremony at The Armidale School in December 1935.²² In his speech, which was widely reported, he stated:

This week I had a letter from the manager of a large station in which he emphasises the sheer necessity for closer settlement of the land in the nearer areas. "The place for large companies" he says, "is further out". Australia has room for yeomanry as real and fine as that of England. Unless we populate our country we deserve to lose it, and if we will not give our youth the opportunities we can only expect disintegration.²³

The romantic vision of a rural Australia populated by sturdy yeomen and their families working happily on their small holdings, was apparently still the ideal, at least for the Bishop. His audience on this occasion included the school boarders and their families, some of whom may well have been affronted by Moyes' suggestion that their farms should be confiscated for closer settlement. Moyes' address created such a stir in the press that the Minister for Lands was moved to respond. As there was little good Crown land left, the only way of providing more was by either voluntary subdivision by land holders or by confiscation, which, he stated:

... would hardly be in keeping with the religious teachings of his Lordship, so if he means to suggest the acquisition of large estates for closer settlement by purchase, then he must remember the State has its financial limitations.²⁴

Yet another demand for action on closer settlement came from the president of the Farmers and Settlers' Association who made an impassioned speech to its 1936 conference:

... right on our doorstep are nations with teeming millions crowded into small spaces with high birth-rates. The need of these and of countries in Europe for territorial expansion creates an international situation with very grave possibilities. The responsibility rests on our shoulders to preserve this glorious heritage of Australia for our own sakes and for our descendants. We cannot do this unless we effectively occupy our land.²⁵

The *Rural Bank (Agency) Act 1936* established a Closer Settlement Agency within the Rural Bank, empowered to lend to persons purchasing land under various closer settlement legislations. It did not specify the amount which such persons could borrow. In announcing this new plan in January 1937, the premier, Bertram Stevens, explained that, as the state's finances still did not allow for large-scale resumption of freehold

²¹ 'Closer settlement. New South Wales enquiry', *Albury Banner*, 2 August 1935, p. 32.

²² Anne O'Brien, 'Moyes, John Stoward (1884-1972)', *Australian Dictionary of Biography*, Canberra, <http://adb.anu.edu.au/biography/moyes-alban-george-johnny-11416/text19945>, accessed 27 September 2016.

²³ 'Breaking-up ceremony', *Armidale Express and New England General Advertiser*, 13 December 1935, p. 9.

²⁴ 'Opportunity for youth', *Armidale Express and New England General Advertiser*, 13 December 1935, p. 4.

²⁵ 'Closer settlement', *Sydney Morning Herald*, 6 August 1936, p. 7.

land, large landholders were to be encouraged to subdivide their land. Intending buyers would be able to borrow up to two-thirds of the purchase price of the land, with another thirteen and a half per cent advance for improvements, with repayment over thirty-one years. The Closer Settlement Agency would be established within the bank to manage the scheme.²⁶ This loan facility was almost identical to that provided for in the *Government Savings Bank Act 1906* and the *Government Savings Bank (Rural Bank) Act 1920*. This facility had been managed by the Rural Bank Department of the Government Savings Bank of NSW but lapsed when the bank was absorbed into the Commonwealth Bank in NSW. While the *Rural Bank of NSW* established the former Rural Bank Department as a bank in its own right, it was not until 1936 that these loan facilities were re-established. Thus, the new legislation essentially restored the arrangements which had existed before 1932. It was hardly a new plan.

Not everyone was impressed by the government's new plan. A correspondent to the Armidale newspaper expressed the frustration which was widely held when he wrote:

The Government closer settlement mountain has laboured and brought forward a mouse. ...
Closer settlement omelettes are wanted without cracking the hard shell of land monopoly. ...
The present position with great areas of poorly used land and swarms of hungry land seekers is the closer settlement problem to to-day after over 30 years of tinkering with a serious question.²⁷

The writer had yet another novel solution to the problem of inducing large landholders to subdivide. This was to reduce the charges for rail freight to cover only the railways' working expenses, and to levy a rate on unimproved capital value of all land. The revenue thus raised would pay the interest on the capital cost of the rail network. Land holders then would have a strong incentive to use their land more productively, or else sell out. Not surprisingly, this idea found no more traction with politicians than did the lottery scheme suggested by the Gilgandra correspondent in 1934.

From 1935 there were frequent articles in the press urging young men to take advantage of the Scheyville Training Farm in the Windsor district, west of Sydney.²⁸ From 1912 to 1930 this farm was used primarily to train boys brought from the UK by the Dreadnought Trust to become farm workers and eventually farm owners.²⁹ However, when it was opened to Australian boys there was little interest amongst them in taking advantage of this opportunity because, as the mother of one trainee pointed out, it was

²⁶ 'Settlement', *Sydney Morning Herald*, 11 January 1937, p. 8.

²⁷ A.E. Huie, 'Closer settlement', *Armidale Express and New England General Advertiser*, 29 January 1937, p. 7.

²⁸ 'Scheyville', *Sydney Morning Herald*, 9 September 1933, p. 13; 'Scheyville farm', *Sydney Morning Herald*, 19 August 1936, p. 10.

²⁹ 'Scheyville', *Windsor and Richmond Gazette*, 27 April 1912, p. 12.

impossible for her son to buy even a few acres when farm labourers' wages were so low.³⁰ The scheme was abandoned with the outbreak of the Second World War and the farm was used as a military camp, a welfare home for delinquent boys, a migrant centre, and a training facility for Army officers, before becoming a national park.³¹

In May 1937 the premier stated that local advisory committees would be appointed with the task of identifying closer settlement possibilities. They comprised the district surveyor as chair, with a representative of the Rural Bank, and an 'impartial citizen having a sound knowledge of his district'.³² In July the Minister for Lands announced that he had written to two hundred large landholders asking for offers to sell, but less than a dozen had agreed to cooperate.³³ Later that year legislation was passed which allowed for the reassessment of land values where a railway line or other infrastructure has been approved. Such land could be proclaimed as reserved for possible resumption.³⁴ This was intended to address a perennial problem with resuming such land which had increased in value, not because of any actions of the landowner, but because of the promise of infrastructure to be provided by the government. This legislation was little different from *The Closer Settlement (Amendment) Act 1907* under which land within fifteen miles of a railway line, proposed or actually in place, would be valued, if to be resumed for closer settlement, as though there were no railway in place or planned.

By 1938 Premier Stevens was declaring that since so little land had been volunteered for closer settlement, compulsory resumption was necessary, and in January ten properties were proclaimed as reserved for resumption, and another seventeen in March.³⁵ The government moved quickly, with the premier announcing in May 1938 that £250,000 had been set aside for closer settlement resumptions, including *Goonoo Goonoo* near Tamworth, where 17,500 acres had already been resumed, providing twenty-three farms, for which there were 677 applications.³⁶ With the outbreak of war, however, civilian closer settlement had to be put aside.

³⁰ 'Scheyville farm', *Newcastle Morning Herald and Miners Advocate*, 19 March 1935, p. 9; 'Scheyville farm', *Maitland Mercury*, 30 October 1937, p. 1.

³¹ NSW Migration Heritage Centre, 'Fields of memory', http://www.migrationheritage.nsw.gov.au/exhibitions/fields_ofmemories/index-2.html accessed 24 July 2017.

³² 'Armidale and closer settlement', *Armidale Express and New England General Advertiser*, 3 May 1937, p. 4.

³³ 'Poor response by landholders', *Maitland Daily Mercury*, 1 July 1937, p. 7.

³⁴ *The Closer Settlement (Amendment) Act 1937*.

³⁵ 'Ten estates to be resumed', *Sydney Morning Herald*, 28 January 1938, p. 4; 'Closer settlement', *Sydney Morning Herald*, 11 March 1938, p. 11; 'Closer Settlement', *New South Wales Government Gazette*, no. 36, 4 March 1938, p. 1013.

³⁶ 'Providing for settlers', *The Sun* (Sydney), 24 May 1938, p. 7.

Crown lands

There were few amendments to the Crown lands legislation, and most were aimed at reducing the financial distress of settlers and increasing the security of tenures. In 1930 it became possible for prickly pear leases to be converted to conditional purchase, conditional lease or homestead farm, and the terms of scrub, inferior land and improvement leases infested with prickly pear could be extended.³⁷ The point of this legislation was to encourage settlers to take up prickly pear-infested land and improve it. To further encourage such settlement, residency requirements were not required on such leases. In 1932 the terms of conditional leases, conditional purchase leases and Crown leases were extended to perpetuity.³⁸

To alleviate the financial stress of both civilian and soldier settlers, a number of acts were passed, as had been the case in the previous decade.³⁹ These addressed matters such as the revaluation of the capital value of holdings and reduction in interest rates and rents. In 1935 the federal government set up a fund upon which the states could draw to relieve farmers' debts.⁴⁰ In New South Wales this relief was provided under the *Farmers Relief Amendment (Debt Reduction) Act*, which provided for farmers with a reasonable prospect of success to obtain low-interest rate loans from the Rural Bank, and usually involved the cancellation of some of their debt, in agreement with their lenders.

The legislative changes in the 1930s helped to keep farmers on their properties, and in line with the coalition's commitment to freehold, provided farmers with security of tenure over their land. Buttenshaw's quest for vacant Crown land, however, proved to be largely fruitless, as by this time, at least in the county of Sandon, and for the most part elsewhere in the state, those travelling stock, water and forest reserves which were no longer needed had already been cancelled and released to settlers.

The impact of the Great Depression on the rural community

By most accounts the Great Depression of the late 1920s and early 1930s was a terrible time. Manning Clark described its social problems thus:

³⁷ *The Crown Lands (Amendment) Act 1930.*

³⁸ *The Crown Lands (Amendment) Act 1932.*

³⁹ *The Crown Lands (Amendment) Act 1930; The Crown Lands (Amendment) Act 1931; Finances Adjustment Act 1932; Farmers Relief Act 1932; Moratorium Act 1932; The Crown Lands (Amendment) Act 1932, Act no. 69, 1932; The Crown Lands, Closer Settlement and Return Soldiers Settlement (Amendment) Act 1935; The Crown Lands and Closer Settlement (Amendment) Act 1938.*

⁴⁰ This was created under the federal *Loan (Farmers Debt Adjustment) Act, 1935.*

Men and women, mad with hunger, were ferreting about in gutters and garbage bins in Sydney for scraps of food. To collect the dole, they stood for hours in chilly, draughty places herded like wild animals ... a ragged army of human beings tramped country roads of Australia. They were called the 'Soldiers of Despair'.⁴¹

As for the community at large, the depression was difficult for primary producers. Soldier settlers who had a hard time during the 1920s, were particularly poorly placed to face the worsening economic conditions towards the end of the decade and into the 1930s. Many soldiers abandoned their farms or sold out because they were unable to support themselves and their families or pay off what for some was a crippling debt.

Prices for primary products fell dramatically from the late 1920s. The fall in the wheat price was catastrophic because the federal government reneged on a promise to guarantee a price of 4s per bushel. When the price fell from 3s 9d in 1929 to 1s 6d in 1931, the Senate refused to pass the bill authorising the subsidy.⁴² While the fall in wheat prices had little effect in areas such as the county of Sandon, the dramatic fall in wool prices at the same time hit hard. The press made much of the rural poverty which followed and had the effect of prompting action by governments and charitable organisations to assist struggling farmers.⁴³

A significant problem for farmers was servicing their debts. Because creditors usually have liens over harvests, wool clips and the like, they had first call on income from sales, leaving farmers with nothing for day-to-day expenses. However, various legislative measures such as the *Moratorium Act 1932* and the *Farmers Relief Act 1932* assisted farmers in managing their debts, and involved the placement of stay orders which removed, for a time at least, the threat of foreclosure.

Primary producers were assisted in other ways. There were subsidies for fencing and fertilisers, bounties were placed on exports, the federal land tax rate was reduced, and schemes to provide relief to various rural industries, and to individual farmers, were introduced. As well, cheap labour was available, as unemployed men 'on the wallaby' were willing to work for little pay or just keep.⁴⁴ The 1933 census actually recorded a dramatic rise in rural employment, the result of adult children of farmers and city-based relatives being taken onto family farms where at least they were provided with food and shelter, if very little in the way of wages, and in return provided some labour for the

⁴¹ Manning Clark, *Manning Clark's History of Australia*, abridged by Michael Cathcart, Melbourne, 1993, p. 527.

⁴² Sparkes, Rosemary, 'Forty acres and a crow: A comparison of soldier settlement in Australia after the two World Wars', Master of Arts with Honours thesis, University of New England, 1996, p. 87.

⁴³ David Potts, *The Myth of the Great Depression*, Melbourne, 2006, p. 114.

⁴⁴ *Ibid.*, p. 114.

farm.⁴⁵ Farming families had the advantage of being able to produce much of their own food, and by bartering excess produce were able to acquire other items they needed. Those who were willing to take the risk sold produce on the black market, thereby avoiding liens, or paying taxes and interest on loans.⁴⁶ When foreclosure did strike, often enough local farmers would rally around and control the bidding at the forced clearing sale, buying the neighbour's equipment and stock for him for a few pounds.⁴⁷

Nevertheless, the depression did hit farmers hard. Rural commodity prices which had fallen catastrophically from the early 1920s, had still not returned to the earlier levels in real terms by 1939. Farmers responded by increasing output where they could, but the resulting oversupply only pushed prices down further. Agriculture was hit particularly hard, with its gross domestic product figure falling from £35.9m. in 1931/32 (when prices had already plummeted from the early 1920s levels) to £22.9m. in 1938/39, while that of the pastoral industry remained static.⁴⁸

Nevertheless, farming families in general stuck it out. As historian David Potts put it:

Unlike the unemployed, primary producers had a clear sense of purpose, one that was publicly applauded ... With increased production to cover falling prices, their main problem with work was too much of it ... With enough to eat and a roof over their heads however hard the work and however varied the markets, they almost invariably wanted to stay.⁴⁹

Stuart Macintyre came to a similar conclusion: '... in general they [farmers] clung to their farms with a resolution comparable to that of the unemployed tenants whose methods they emulated'.⁵⁰

If they did lose their farms, for the most part someone else was ready to take them on, and in any case, according to Potts, farming families did not leave their land at a greater rate than occurred in the 1920s.⁵¹

Potts, in his PhD study and later research based on some two thousand life stories, and informed by a variety of social and economic indicators, concluded that the Great Depression may not have been quite so catastrophic as it is generally portrayed:

... during the Depression in Australia no one died of starvation due to poverty, malnutrition declined, infant mortality and general death rates fell, health improved, and the great majority remained housed much as usual and were adequately clothed.⁵²

⁴⁵ Stuart Macintyre, *The Oxford History of Australia, volume 4: 1901-1942, The Succeeding Age*, Melbourne, 1986, p. 288. My own aunt, a trained and highly skilled women's tailor, lost her job and became a housekeeper, presumably for no pay, for her elderly aunt and uncle in the Yeoval district.

⁴⁶ *Ibid.*

⁴⁷ *Ibid.*

⁴⁸ Adjusted to 1910/11 prices (Macintyre, *Oxford History of Australia*, p. 287).

⁴⁹ Potts, *The Myth of the Great Depression*, pp. 135-135.

⁵⁰ Macintyre, *Oxford History of Australia*, p. 288. He was referring to such practices as physically preventing landlords from taking possession of rental properties.

⁵¹ Potts, *The Myth of the Great Depression*, p. 117.

⁵² *Ibid.*, p. 329.

In Potts' view the greatest struggle for most people was psychological; worries about where the economy was headed, fear of losing one's job or business or house. While not denying that people at the time faced real difficulties as a result of factors such as the soaring unemployment rate, Potts blamed an overemphasis by the press at the time, and historians since, on the worst aspects of life at the time for the emergence of the 'myth' of the Great Depression.⁵³ Potts' conclusions have been disputed, for instance by Meighen Katz, who was highly critical of his research methodology and unsubstantiated conclusions.⁵⁴ While a general analysis of Potts' view of the Great Depression is beyond the scope of the present study, his view of its effects on the rural sector will be tested in respect to the county of Sandon.

Closer settlement in the county of Sandon in the 1930s

In early 1931 there was considerable consternation at a proposal to close the Armidale Land Board Office and conduct its work from the Tamworth office. It was alleged that as most of the land near Armidale had been taken up, there was little business for the local office.⁵⁵ However, the move did not eventuate, and in any case the Armidale Local Land Board was kept busy with matters such as revaluation of holdings, extension of leases, conversions of various tenures, and dealing with applications for the reissue of land which had been forfeited or relinquished.

Some Crown leases continued to be made available. There were a number in the south-east of the county, some having been relinquished by earlier lessees. One such lease in the parish of Enmore in the south-east of the county was described as:

Steep to precipitous falls country of slate formation; sandy soil and clay subsoil, stony in places; open gum, stringy bark and apple; natural water supply in and Salisbury Waters; suitable for grazing cattle but of low carrying capacity.⁵⁶

Despite its unpromising nature, this attracted ten applicants, all local settlers.⁵⁷ There was much fiercer competition for two Crown leases of 833 and 1070 acres which were released in 1931, near the Exmouth railway siding between Armidale and Guyra. There were 119 applicants, which the Board managed to reduce to eighty-six before conducting a ballot. The first two names drawn were Hercules Williams and James

⁵³ *Ibid.*, p. 333.

⁵⁴ Meighen Katz, 'David Potts, The Myth of the Great Depression', *Eras*, no. 8, November 2006, <http://www.artsonline.monash.edu.au/eras>, accessed 20 November 2016.

⁵⁵ 'Proposed removal of Lands Office', *Armidale Express and New England General Advertiser*, 13 April 1931, p. 4.

⁵⁶ 'Notification setting apart Crown lands for original Crown lease', *New South Wales Government Gazette*, no. 73, 13 May 1938, p. 1971.

⁵⁷ 'Armidale Land Board', *Armidale Express and New England General Advertiser*, 26 September 1938, p. 6.

Williams, both from the family which had bought the nearby *Boorolong* homestead block in 1913.⁵⁸ The Board dealt with a number of other Crown leases during this decade, and most attracted competing applications, although none matched those for the Exmouth leases which would have been more highly valued because of their proximity to the railway siding, a much more attractive proposition than the rugged and remote leases in the far south-east of the county.

A few meagre scraps of Crown land were made available under various tenures. For example, a block of 140 acres in the parish of Exmouth which had been a travelling stock reserve was divided into four small blocks for additional holdings for nearby settlers.⁵⁹ A forest reserve which the owner of *Springmount* had held as an improvement lease was awarded to him in 1937 by virtue of the fact that he held the adjoining conditional lease.⁶⁰ Releases such as these were insignificant in adding to the supply of land in the county, but allowed some tidying up holdings and provided a little additional land for existing settlers.

One source of land during this period was, regrettably, the forfeited holdings originally issued to returned soldiers. Twenty-seven Kentucky settlers forfeited or abandoned their holdings in Kentucky up to 1929 and another seven had forfeited by 1939.⁶¹ Even more were to forfeit in the early years of the Second World War. Robert Craigie forfeited his promotion block in the parish of Enmore in 1937 for non-payment of instalments. From the description of the block when it was re-advertised the following year, it is apparent that Craigie had abandoned the block some time earlier.⁶² Some soldier settlers were able to sell their blocks. Joseph Taylor, a Kentucky soldier settler, was given permission by the Minister to sell his sixty-nine-acre holding in 1930, and it was sold again in 1935.⁶³ While these sales were generally the result of the failure of soldier settlers to make a success of their farms (often enough through no fault of their own), they did

⁵⁸ 'Armidale Land Board', *Armidale Express and New England General Advertiser*, 11 February 1931, p. 4; CnL30-14 and 30-15.

⁵⁹ Portions 126-129, parish of Exmouth. 'Notification setting apart Crown lands ...', *New South Wales Government Gazette*, 13 May 1932, no. 57, p. 1554; NSW Department of Lands, Parish of Exmouth, 6th edn, 1933, <http://hlrv.nswlrs.com.au/pixel.htm> accessed 22 November 2016.

⁶⁰ 'Crown lease', *New South Wales Government Gazette*, 17 December 1937, no. 193, p. 5047; CL19,609.

⁶¹ See Table 6.1, page 162.

⁶² [no title], *New South Wales Government Gazette*, 22 October 1937, no. 157, p. 4308; 'Notification declaring farm within Schaefer's settlement purchase area available for application', *New South Wales Government Gazette*, no. 58, 14 April 1938, p. 1561.

⁶³ Portions 80 and 148, parish of Sandon, SGP28-49, , Register of Group Purchases (Soldiers), University of New England and Regional Archives, series 33/5111.

bring small to medium sized properties onto the open market and allowed more successful farmers to add to their holdings.

There were a few private subdivisions of large estates in the 1930s, but these sales were not the result of closer settlement pressure as none had not been under proclamation. The sale of large properties either as a whole or subdivided would have been very difficult at a time when borrowing large amounts of money was almost impossible, and, given the low commodity prices, a risky venture if money had been available. One sale was that of *Enmore*, which had been unsuccessfully offered for sale by auction in 1914. It was sold privately to Henry Cahill in 1934, who immediately resold the land to William Burgess.⁶⁴ Burgess appears to have been a speculator, as he sold some blocks in 1936, then offered the remainder for sale in 1937.⁶⁵ By this time it comprised 4401 acres of freehold and leasehold, and was to be offered firstly as a whole, and if not sold, as five separate blocks.⁶⁶ In the event, there were no buyers for the whole of the run, but the individual blocks did sell at the sale or soon after.⁶⁷

Herbert Park was sold at or soon after an auction sale in 1933, although by this time it was much reduced in size to 4836 acres, due to the sale of part of the property in 1926.⁶⁸ *Hillgrove* was advertised for sale in 1934, as four lots of from 830 acres to 2424 acres, 5521 acres in all.⁶⁹ *Hillgrove* had been subdivided and sold under foreclosure in 1905; this land for sale in 1933 was a subdivision of the homestead block which William Moffatt had purchased in 1905. Apparently, none of the land sold in 1934, and in 1935 it was reported that Mrs Mary Moffatt of *Yarrowyck*, William's sister-in-law, had purchased 3644 acres of *Hillgrove* from William.⁷⁰ She seems to have bought it on behalf of her sons, Ronald, Athol and Howard. After William's death the remaining

⁶⁴ As indicated by the change of ownership of various leases and conditional purchases, for instance CP12-81, parish of Enmore, portion 109. However, Perrott sold some land privately before 1934, for example CL4870, parishes of Merrigalah and Enmore, portions 129, 138 and 142, sold to K. Finlayson in 1908.

⁶⁵ Blocks sold in 1936 include TT547-195 parish of Enmore, portion 36 sold to John Brennan and TT1969-178 parish of Enmore portion 78 sold to Leo Townsend.

⁶⁶ 'Enmore Station', *Armidale Express and New England General Advertiser*, 29 January 1937, p. 4.

⁶⁷ Portions sold separately include TT1624-69 parish of Enmore, portion 3, sold to Clarence Waters in 1937 and TT1857-67 parish of Enmore, portion 120, sold to George Jerrett in 1938.

⁶⁸ 'Armidale district property', *Land*, 1 December 1933, p. 11; 'Herbert Park Station (1884 -)', *Unlocking Regional Memory: New South Wales Electronic Regional Archives*, Melbourne, Australian Science and Technology Heritage Centre, <http://www.nswera.net.au/search.htm> accessed 20 November 2016; TT1331-244.

⁶⁹ 'Hillgrove station', *Armidale Express and New England General Advertiser*, 11 May 1934, p. 4.

⁷⁰ 'Property sales', *Armidale Express and New England General Advertiser*, 28 June 1935, p. 4.

1877 acres passed to his son Alexander.⁷¹ That, is, even though the transfer of part of the property was by sale, it remained within the extended Moffatt family.

In the early years of the decade there was little interest in, or agitation for, closer settlement resumptions in the county of Sandon. With the low commodity prices from the late 1920s and the difficulty of raising mortgages, the expansion of settlers' farms to accommodate the next generation of farmers would have been hard to finance. With the passage of time selectors' blocks were coming onto the market as their owners retired or died. The subdivisions from 1900 of *Boorolong*, *Gostwyck*, *Saumarez*, *Salisbury Court*, *Enmore* and others also released land for would-be farmers. The supply of small to medium-sized farms coming onto the market may well have been enough to satisfy the modest demand for land in the early years of the decade. However, as conditions improved, there was increasing interest in the county of Sandon, as elsewhere in the state, in opening up the larger holdings for closer settlement. Bishop Moyes' plea in 1935 for land for young men was one expression of this increasing interest.

In 1937 the government appointed a local Closer Settlement Advisory Committee comprising the District Surveyor, the District Valuer for the Rural Bank, the Agricultural Advisor and two local farmers, T.J. Edwards of Dangarsleigh and L.T. Goode of Arding.⁷² Their principal task was to confer with, and advise, land owners who were interested in offering their land for closer settlement. The local newspaper applauded the decision to appoint such a committee, declaring:

Armidale has little prospect of an industrial future, but its development as the result of closer settlement is almost illimitable. In Dangarsleigh, formerly part of Gostwyck estate, we have a striking example of the value of the application of this policy. Not only has the rich district been converted from a sheep run to a veritable hive of farm industry but it has produced a settlement of progressive and virile people, whose value to Armidale both commercially and civically is of great importance.⁷³

By this time the fact that the *Gostwyck* subdivision had been a private one, without any government input aside from the initial pressure placed on its owner to sell, or of any government assistance to the purchasers, had been completely forgotten.

⁷¹ For example, TT1385-35 which records the transfer of 640 acres in the parish of Hargrave from W.T. Moffatt to his nephews Ronald, Athol and Howard Moffatt in 1935; TT1659-200 transfer of 260 acres in the parish of Metz to W.T. Moffatt's son Alexander in 1943. Details of the relationship between the Moffatts is derived from Ancestry, <http://person.ancestry.com/>, accessed 14 December 2016.

⁷² 'Closer Settlement. Armidale Advisory Committee', *Armidale Express and New England General Advertiser*, 5 July 1937, p. 5.

⁷³ 'Armidale and Closer Settlement', *Armidale Express and New England General Advertiser*, 3 May 1937, p. 4.

The Advisory Committee's efforts paid off in 1938 when Harold White offered *Bald Blair*, *Little Plain* and *Green Hills* on behalf of himself and other White family members for closer settlement. While this resumption was always referred to as the *Bald Blair* subdivision, in fact only *Little Plain* and *Green Hills* were purchased by the government as *Bald Blair* was considered unsuitable. While a productive property under Harold White's careful management, it was a challenging place, as was made clear by the report of the Closer Settlement Advisory Board which stated that *Bald Blair* 'cannot be regarded as sound', because of the heavy rainfall which led to diseases such as liver fluke, requiring sheep to be drenched regularly. Further, because of the presence of many springs, constant attention needed to be paid to drainage.⁷⁴ This is ironic in the light of the disappointment in 1909 of the Northern Closer Settlement Board which regretted that the breakup of the White partnership had made its resumption for closer settlement impossible.⁷⁵

Green Hills, 4421 acres in the county of Sandon, and *Little Plain*, 8243 acres in the county of Clarke to the north of Sandon, were divided into fourteen blocks of between 483 and 1377 acres in size. They were made available as settlement purchase, which required applicants to deposit twenty per cent of the purchase price, unless they were returned soldiers for whom a deposit was optional, with payments of interest only for the first five years, beginning at 1% and rising annually to 3.5%. Successful applicants were required to take a mortgage with the Rural Bank.⁷⁶

There were forty-six applicants of whom the Land Board eliminated eighteen. Unusually, of the successful candidates, the only local applicants were two from Uralla and one from Guyra. All of the others were from outside the area, including one from Albury. One of the local applicants was the nephew of Board member J.J. Shanahan, who did not sit on this occasion because of this conflict of interest. As luck would have it, J.J. Shanahan jnr was one of the successful applicants.⁷⁷ Several of the successful applicants withdrew, mainly because they were unable to obtain the blocks they wanted, and as a result it took quite some time before all of the blocks were allocated.⁷⁸

⁷⁴ Bald Blair Estate Guyra, report of the Closer Settlement Advisory Board 10 January 1938, Bald Blair, Group Settlement Estate Files, NSW State Archives, series 8051, container 10/13711.

⁷⁵ As discussed in Chapter 5, page 127.

⁷⁶ 'Notification declaring farms within the Bald Blair settlement purchase area available for settlement purchase', *New South Wales Government Gazette*, no. 38, 3 March 1939, p. 1081.

⁷⁷ 'Ballot for Bald Blair blocks', *Uralla Times*, 6 April 1939, p. 3.

⁷⁸ 'Bald Blair', *Armida Express and New England General Advertiser*, 21 April 1939, p. 2.

The allocation of the *Bald Blair* blocks attracted the criticism of the Forbes Branch of the Farmers and Settlers Association (presumably on behalf of some disgruntled unsuccessful applicant from that district). The Minister for Lands responded that he was concerned at the general falling off of applications for such blocks, but attributed it, not to the unsuitability of the land for closer settlement, but to the realisation by potential applicants that: ‘without experience or necessary assets the lodgement of further applications was futile’. In a second letter, the Minister stated that most applicants who had withdrawn were from the plains country. Their farming experience was of land ‘totally dissimilar’ to that of the *Bald Blair* district and they had, ‘no doubt wisely’ withdrawn rather than embark on a risky enterprise.⁷⁹ While *Little Plain* and *Green Hills* were less problematic than *Bald Blair*, the Local Land Board was nevertheless sensible to eliminate, as it did, applicants with few assets or no local experience, as both were needed to make a success of these blocks. As it was, by 1943, some were in trouble, as a letter from the local stock and station agent to the Minister for Lands on behalf of six settlers indicated. They claimed to be unable to meet their repayments, and three requested that their tenure be altered.⁸⁰ It is not clear if they subsequently did so, but they were certainly entitled to convert their settlement purchase tenure to homestead farms, a perpetual lease, under legislation passed in 1932. This would have reduced their annual payments considerably, as they only had to pay rent, and not a part of the purchase price of the land.

The impact of the Great Depression in the county of Sandon

David Potts contended that farming families did not leave their land more often in the 1930s than in the 1920s. His contention was unsubstantiated (although presumably based on his research), and in any case the depression was biting hard towards the end of the 1920s, which suggests that failures could well have been just as common before 1930. My earlier analysis of the selectors who took blocks in the parishes of Tiverton and Falconer between 1885 and 1900 demonstrated that the failure rate there was minimal up to 1900, despite the severe economic depression and the Federation drought. To gain some insight into the impact of the Great Depression on civilian settlers in the county of Sandon, those blocks in Tiverton and Falconer were followed up to 1940, as

⁷⁹ Colin A. Sinclair to H.O. Elliott, (undated); 15 May 1939, Bald Blair, Group Settlement Estate Files, NSW State Archives, series 8051, container 10/13711.

⁸⁰ A.A. Brown to M.F. Bruxner, 18 February 1943, Bald Blair Group Settlement Estate File, NSW State Archives, series 8051, container 10/13711.

were the blocks purchased by settlers from the *Gostwyck* subdivisions in Dangarsleigh in 1905 and 1909.

Figure 8.1: Sales and mortgages of selected holdings 1920 to 1940.

Portions	Parish of Tiverton	Parish of Falconer	Dangarsleigh subdivisions 1905 and 1909
Number analysed ⁸¹	42	52	50
Number sold before 1920	30	30	22
Number sold between 1920 and 1930	16	17	14
Number sold between 1930 and 1940	19	10	4
Number mortgaged at 1920	7	34	33
Number mortgaged at 1930	16	40	31
Number mortgaged at 1940	35	34	27

Figure 8.1 was compiled from the data recorded in the conditional purchase registers, and from the Torrens Title deeds for the various holdings identified.⁸² Generational transfers of ownership have been ignored as this analysis is intended to assess the rate at which families left their farms. The figures for Tiverton are skewed by one property which included twelve blocks in this sample selected from 1885 and put together from 1912 by R. Vyner who bought land from several selectors. It was sold four times in the next two decades, until 1935 when the National Bank foreclosed and sold the land.⁸³

This means that in the parish of Tiverton, apart from this troublesome property, only four blocks were sold between 1920 and 1930 and seven between 1930 and 1940, hardly a worryingly high number. In the parish of Falconer Charles Mott, the owner of *Springmount*, sold the run, including six portions selected by him before 1914, to William Allingham in 1926. Aside from this sale, there were only eleven blocks sold in the parish between 1920 and 1930, and ten in the following decade.

⁸¹ The number of holdings examined here is greater than that in chapter three which examined holdings selected from 1885 to 1899. Here I have included selections made between 1900 and 1914.

⁸² See Appendix M.

⁸³ Portions 71 & 88, TT2014-29; portion 73, TT2014-30; portion 161, CP93-38; portion 160, CP10-37; portion 174, CP10-55; portion 162, CP12-70; portion 130, CP12-71; portion 176, CP12-72; portion 136, CP12-73; portion 131, TT2011-138; 37, TT2528-188.

Almost all selections made before 1900 were paid off by 1920, so very few farmers carried a debt to the government by then. The number of mortgages rose from 1920 to 1930 in the parishes of Tiverton and Falconer, related primarily to changes in ownership, as it was quite rare for a purchaser to not take out a mortgage, with the vendor, a private lender or a financial institution. The level of mortgages actually dropped in Falconer and Dangarsleigh in the 1930s, suggesting that, despite the difficult financial conditions, some settlers were able to pay out mortgages. The drop in sales in this period would also have led to fewer new mortgages being taken out, although they must have been taken out at times for purposes other than the purchase of land, such as the construction of farm buildings, the purchase of equipment or livestock, or simply to cover a temporary shortfall in living expenses. However, during these difficult financial times, mortgages for such purposes would have been hard to come by. In Tiverton, the rise in the incidence of mortgages is largely accounted for by generational change following the death of one settler, John Cochran who had owned nine unencumbered blocks in the parish of Tiverton in 1920 and 1930. After his death in 1938 his property passed to his son John, who mortgaged the land in 1939, possibly to finalise his father's estate.⁸⁴

The foreclosure in Tiverton is the only one to be identified in these three samples, and there were few elsewhere in the county. William Hogan, who bought part of *Herbert Park* in 1926, fell into deep financial trouble almost immediately. At his bankruptcy hearing in April 1930 he lamented that his major creditor, the Commonwealth Wool and Produce Company (CW&P), had not dealt with him fairly, had sold his sheep at well below their value, and had a lien over his wool clip, which returned less than a third of the previous year's receipts. Despite his protests, his situation was clearly hopeless, and the court appointed a receiver.⁸⁵ The CW&P attempted to sell the property in 1929, but, according to the newspaper report the vendor 'could not entertain the price offered [of £4 per acre], or anything like it'.⁸⁶ The CW&P held the property until 1960.⁸⁷ Only two other rural properties were identified as being offered as mortgagee sales. In 1930 the *Pomona* orchard near Uralla, comprising a fifty-five-acre orchard and 128

⁸⁴ John Cochran Snr died intestate on 24 November 1938, and John Jnr was appointed administrator of his estate ('Probate notice', *Armidale Express and New England General Advertiser*, 30 November 1938, p. 4).

⁸⁵ 'Liabilities £51,000', *Armidale Express and New England General Advertiser*, 9 April 1930, p. 6.

⁸⁶ 'Local and general news', *Armidale Express and New England General Advertiser*, 15 November 1929, p. 4. Hogan had paid £22,000 for the property in 1925, but the valuation put on it by the AMP, one of his creditors, was £30,000.

⁸⁷ TT4433-1.

acres of grazing land, was advertised as a mortgagee sale.⁸⁸ In the same year, a small block on the outskirts of Armidale, also came up for sale by the mortgagee.⁸⁹

Somewhat surprisingly there were few applications recorded for relief under the moratorium legislation. There were four applications to the Armidale District Court reported in the local press in 1931, thirteen in 1932, and ten in 1935, and most of these did not involve farmers.⁹⁰ Those that did were generally because of relatively minor matters. A typical example was that of Walter Simmonds, a Kentucky soldier settler orchardist and carrier, who in 1932 had failed to keep up the payments on a truck which he used for his carrying business. The truck was repossessed, so he sued the vendor, claiming that under the moratorium legislation the seizure was illegal. He was awarded £40 damages, which almost covered the £41 which he had paid out, but he lost the truck and his carting business, which, it appeared, was far more profitable than his orchard.⁹¹ Enmore farmer Robert Craigie was another who applied under this legislation for the suspension of the execution of a judgement debt, but this related to a car accident which he caused, not his farm.⁹² Rather more serious was the case in 1939 of two Kentucky orchardists, C.J. King and W.E. Bayliss, who each owed money to the Kentucky Rural Co-operative Society. They were taken to court and under the moratorium provisions were able to negotiate a payment schedule.⁹³

Many settlers were assisted by the revaluation of their properties, thereby reducing their rent (if they held leases) or their annual repayments and interest if they were purchasing their land. For example, Neil Rae's 106-acre soldier settlement homestead farm in the parish of Falconer was revalued in 1932 from £283 to £185 and his neighbour, Loyal Wells, had his forty-six acre block reduced in value from £184 to £126 in 1935. A.F. White's 1600-acre block on the Devil's Pinch was reduced in value in 1927 from

⁸⁸ 'Pomona orchard property', *Armidale Express and New England General Advertiser*, 12 March 1930, p. 5.

⁸⁹ 'Mortgagee's sale', *Armidale Express and New England General Advertiser*, 10 January 1930, p. 5. This comprised three 16 acre suburban and returned soldiers' suburban holdings and a 16 acre special lease.

⁹⁰ 'Business maintained', *Armidale Express and New England General Advertiser*, 4 January 1933, p. 4; 'Armidale petty sessions', *Armidale Express and New England General Advertiser*, 25 November 1935, p. 7.

⁹¹ 'District court', *Armidale Express and New England General Advertiser*, 24 February 1932, p. 6. Another example was that of three Kentucky orchardists who in 1939 were granted relief of their debt to the local fruit marketing co-operative ('Kentucky residents', *Armidale Express and New England General Advertiser*, 18 October 1939, p. 7).

⁹² 'District Court', *Armidale Express and New England General Advertiser*, 22 February 1932, p. 4.

⁹³ 'Kentucky residents', *Armidale Express and New England General Advertiser*, 18 October 1939, p. 7. King had been in trouble earlier, when he unsuccessfully applied under the moratorium legislation for relief from a debt owed because he caused a car accident while drunk in 1937. The judge was quite scathing ('Moratorium application', *Uralla Times*, 14 October 1937, p. 1).

£1490 to £1303 and again in 1932 to £993.⁹⁴ In fact, most soldier settlers in the county took advantage of this provision.

It can be seen, then, that foreclosures, bankruptcies and forced sales were relatively uncommon in the county of Sandon during the depression and farming families largely remained on their properties and rode the depression out. While the examination of settlers in Tiverton, Falconer and Dangarsleigh is of a small sample of the many settlers in the county, that analysis combined with the low reported incidence of bankruptcy and foreclosure across the county, is indicative of the experiences across the board.

As a result of the modest scale of sales, of few subdivisions of large estates and the scarcity of vacant Crown land, the 1930s saw only minor changes in the pattern of holdings in the county of Sandon, unlike the previous decade when the falls country in the south-east was opened up as Crown leases, a significant number of returned soldiers were settled on farms and there were several private subdivisions of large estates. The impact of government policy in the 1930s was largely that of providing financial relief to enable farmers to remain on their farms. Only at the end of the decade, did a significant area of land become available as a result of the *Bald Blair* resumption.

From 1885 onwards, the NSW government had shaped the pattern of land settlement in the county of Sandon in several ways. The numerous changes to the Crown land legislation ensured government control over what and where Crown land would be made available, who could obtain it, and what they could do with it. Indirect action, such as the threats of resumption to the owners of *Saumarez* and *Gostwyck* and the introduction of land tax, was also producing results. However, the period between the world wars was the first time that the government intervened by directly resuming land in the county of Sandon. Despite the fact that legislation had been in place since 1901 for voluntary resumptions for closer settlement, and since 1904 for compulsory resumptions, the first such resumption was that of Hugh Croft's property *Lugwardine* in 1918 for soldier settlement. The only resumption, compulsory or otherwise, for civilian closer settlement came right at the end of the period when the *Bald Blair* estate was voluntarily resumed in 1938. With the outbreak of the Second World War, the focus of the government was again on providing farms for returned servicemen and women, and while civilian closer settlement did resume in the 1960s, there was little

⁹⁴ HF19-2; HF18-5; HF20-2.

enthusiasm for it and it came to an end with the election of the Askin coalition government in 1965. These matters are discussed in the following chapter.

CHAPTER 9: CLOSER SETTLEMENT AFTER THE SECOND WORLD WAR

'Have you heard the definition of a viable Soldier Settler farm?'

'No, what is it?'

500 breeding cows, and a nurse or a school teacher for a wife'.

(Joke which did the rounds of Flinders Island WSLS settlement)¹

It would be difficult to go bung

(Harold Adeney, WSLS settler in Gippsland)²

With the entry of Australia into the Second World War closer settlement was put on hold. For the next two decades the emphasis was on settling returned servicemen and women on farms, despite the failure of the scheme following the First World War. In this chapter this new scheme is examined, then the revival of civilian closer settlement in 1960, until its abandonment after 1965.

The War Service Land Settlement Scheme

There are a number of works addressing the War Service Land Settlement scheme (WSLS) following the Second World War. Rosemary Sparkes' Master of Arts thesis 'Forty Acres and a Crow' is a detailed and useful comparison of the First and Second World War schemes, and draws largely on the NSW experience.³ T.D. Harris's Master of Agricultural Economics thesis 'Soldier Settlement in Australia: post-World War II Experience' was submitted in 1960, too early to judge the long-term impact of the scheme, but providing a useful agricultural economist's perspective on the issue.⁴ C.J. King's succinct review of the relevant legislation is also useful, but having been published in 1957 before the scheme was even terminated, was also too early to evaluate its outcome.⁵ Don Boadle and Troy Whitford have written extensively on the work of the Rural Reconstruction Commission which was very influential in the shaping of the Second World War scheme.⁶ Rosalind Smallwood's *Hard to Go Bung* is a

¹ R.B. (Bob) Mainwaring, *The Gold Coast Settlers: The Story of Post World War II Soldier Settlement on Flinders Island*, Norwood, Tasmania, 2006, p. 256.

² Rosalind Smallwood, *Hard to Go Bung: World War 2 Soldier Settlement in Victoria 1945-1962*, Melbourne, 2011, p. 222.

³ Rosemary Sparkes, 'Forty acres and a crow: a comparison of soldier settlement in Australia after the two World Wars', Master of Arts with Honours thesis, University of New England, 1996

⁴ T.D. Harris, 'Soldier settlement in Australia: post-World War II experience', Master of Agricultural Economics thesis, University of New England, 1960.

⁵ C.J. King, *An Outline of Closer Settlement in New South Wales: Part 1: The Sequence of Land Laws 1788-1956*, Sydney, 1957, pp. 256-59.

⁶ For instance, Troy Whitford and Don Boadle, 'Formulating war service land policy and the Returned Sailors Soldiers and Airmen Imperial League of Australia and the Rural Reconstruction Commission', *War & Society*, vol. 26, no. 2, May 2007, pp. 239-260; Troy Whitford and Don Boadle, 'Remaking the country: Australia's Rural Reconstruction Commission

comprehensive study of the Victorian experience, which differed in several significant ways from that of NSW.⁷ Stephen Garton's *The Cost of War* placed land settlement within the context of repatriation generally, and questioned the commonly drawn conclusion that soldier settlement was a failure.⁸ The histories of settlement in specific locations, such as Bob Mainwaring's *The Gold Coast Settlers* of Flinders Island and Pam and Brian O'Connor's *In Two Fields* (south-east South Australia) mostly draw on personal knowledge or oral history. They provide some basis for comparison with the New England experience, but as the states operated under differing rules, they are of limited value.⁹ The only works dealing with the New England area are brief articles by Neville Crew and Chris Christenson from 2006, and a report prepared by the New England Soldier Settlers' Association in 1962.¹⁰ However, I did have the opportunity to speak with Thelma McCarthy, whose husband was one of the WSLs settlers in the district, and who was able to give me valuable insights into their experience.

Despite the failure of the First World War soldier settlement scheme, there was again considerable support both within governments and the community at large for a Second World War veterans' scheme. That there was attests to the deep-rooted belief that country life was desirable and would provide veterans and their families with a healthy, happy and comfortable life style. However, the lessons of the First World War were taken into account. In January 1943 Ben Chifley, the Minister for Post-War Reconstruction appointed the high-powered Rural Reconstruction Commission (RRC) which was directed to:

... submit specific plans for rearrangement of primary industries as may be considered necessary, having regard to the markets available or likely to be available, internally and externally, in the post-war period, and for the improvement of conditions of life in rural areas.¹¹

They were also required to recommend a war service land settlement scheme. The Commission worked diligently, taking evidence from many people around Australia,

1943-46', *Journal of the Royal Australian Historical Society*, vol. 95, no. 1, 2009, pp. 53-76; and Don Boadle and Troy Whitford, 'Learning from past mistakes: the Rural Reconstruction Commission's use of history in Australian public policy making during the 1940s', *Rural Society*, vol. 21, no. 3, June 2012, pp. 210-218, among others.

⁷ Smallwood, *Hard to Go Bung*.

⁸ Stephen Garton, *The Cost of War: Australians Return*, Melbourne, 1996.

⁹ Mainwaring, *The Gold Coast Settlers*; Pam and Brian O'Connor, *In Two Fields: Soldier Settlement in the South East of South Australia*, Millicent, S.A., 1991.

¹⁰ Neville Crew, 'Soldier settlement in New England: an adult education project', *Armidale and District Historical Society Journal and Proceedings*, no. 49, 2006, pp. 1-4; Chris Christenson, 'Soldier settlement in New England: an addendum', *Armidale and District Historical Society Journal and Proceedings*, no. 49, 2006, pp. 5-8; New England Soldier Settlers' Association, *Soldier Settlement in New England*, Armidale, 1962.

¹¹ 'Post war rural problems', *Sydney Morning Herald*, 2 January 1943, p. 8.

and produced ten authoritative reports.¹² One of the commissioners was Samuel Wadham, Professor of Agriculture at Melbourne University from 1926, and a highly influential figure in the development of agriculture in Australia.¹³ Sparkes summarised the commission's achievement thus:

It is important that the RRC reports should not be underestimated. The Commissioners approached their work with the zeal of reformers while maintaining an eye to the practical, and the clarity of the proposed plan provided the Commonwealth and the states with an extremely good legislative model for War Service Land Settlement. Wadham brought a sense of mission to the group.¹⁴

Sparkes noted that the Commission was directed to report on *how* land settlement should proceed, and not whether it *should* proceed at all, commenting that: 'one can only speculate about his [Wadham's] personal commitment to war service land settlement', given that in his other published works Wadham deplored the support of uneconomic farming practices and argued that the idea of an 'enforced peasantry' was unacceptable.¹⁵ His dedication to the task and the scheme, which he and his fellow Commissioners put forward, were thus even more admirable.

The RRC's report on war service settlement formed the basis for protracted negotiations with the states, although not all of its recommendations were accepted. The War Service Land Settlement agreement finally hammered out divided the states into two groups. The Principal states, NSW, Queensland and Victoria managed their own schemes, while the Commonwealth managed settlement on behalf for the Agent states, WA, SA and Tasmania. The Commonwealth retained the right of veto over all proposals.¹⁶ The enabling legislation was passed in late 1945.¹⁷

However, New South Wales had already acted, passing the *War Service Land Settlement Act* in 1941.¹⁸ For three years after the cessation of hostilities, half of all land disposed of under the closer settlement, Western Lands and Crown lands legislation, would be set aside for veterans. A classification committee would be established to ascertain if applicants for land had sufficient experience and fitness to make a success of farming. Under this legislation large areas of leasehold were cancelled and set aside

¹² Rural Reconstruction Commission, *Settlement and Employment of Returned Men on the Land*, Rural Reconstruction Report no. 2, Canberra, 1944.

¹³ L.R. Humphreys, 'Wadham, Sir Samuel Macmahon (1891–1972)', *Australian Dictionary of Biography*, Canberra, <http://adb.anu.edu.au/biography/wadham-sir-samuel-macmahon-11930>, accessed 12 February 2017.

¹⁴ Sparkes, 'Forty acres', p. 109.

¹⁵ *Ibid.*, p. 100.

¹⁶ *Ibid.*, pp. 116–117.

¹⁷ *War Service Land Settlement Agreements 1945* (Commonwealth) and *War Service Land Agreement Act 1945* (NSW).

¹⁸ *War Service Land Settlement Act 1941*.

in the Western Division in 1943, with blocks expected to be available before the end of 1944.¹⁹ Applications from servicemen and women for certificates of eligibility to apply for blocks were processed and proposals for sales under the closer settlement promotion legislation were received. However, the Commonwealth's *National Security (Economic Organisation) Regulations 1942* delayed the implementation of the NSW scheme as it prevented the transfer of any land which might be needed for the settlement of servicemen. Fortunately, the NSW scheme was generally in line with the agreement concluded with the Commonwealth in 1945, and with that in place, the resumptions already underway were absorbed in the new scheme.

The *War Service Land Settlement Agreement Act 1945* which set out the agreement between NSW and the Commonwealth was amplified soon after by the *War Service Land Settlement and Closer Settlement (Amendment) Act 1946*. The main features of the WSLS scheme as it applied to NSW and embodied in these two Acts were as follows:

- NSW would pay for the acquisition, subdivision and disposal of land for settlement, but NSW and the Commonwealth would each cover half of any losses incurred by this process. NSW would cover all the administrative costs;
- settlement was to be undertaken only when there was a reasonable expectation of success, and the number of farms provided would not be predicated on the number of servicemen wishing to take land. Farms thus created to be allocated by ballot of certified applicants;
- prospective settlers had to demonstrate fitness and experience in farming, but would not be excluded solely on the basis of having insufficient or no capital. Training would be provided for inexperienced applicants;
- holdings had to be large enough to earn the holder a labour income after financial obligations were met;
- the Commonwealth reserved the right to veto any proposal, and all lands offered were to be valued jointly by NSW and the Commonwealth at the level current in February 1942;
- applications could be lodged up to five years after August 1945 or the applicant's date of discharge, whichever was later;

¹⁹ 'Plan to settle soldiers', *Sydney Morning Herald*, 14 September 1943, p. 7.

- settlers would receive a living allowance for a year after taking their blocks, and no rent would be required during this time. During this time half of any net income would be retained by the state as a contribution towards any advances which the settler may have received for stock, equipment, etc. The Commonwealth would bear the cost of the living allowance and half of the cost of the rent remission;
- tenure would be a closer settlement lease in perpetuity, with an annual rent of 2.5% of the capital value of the land;
- returned service personnel could also take advantage of the closer settlement promotion legislation, with the same valuation system and tenure as land made available under the ballot system.²⁰

Overall, this was a well-thought out plan, but there proved to be some sticking points. One very serious difficulty was the requirement that valuations were to be as they would have been in February 1942. This was an attempt to prevent land speculation at a time when it was expected that there would be an increased demand for land, and therefore rising prices. It was reported in 1945 that small landholders were selling out to large landholders who expected to then make a profit when their land was resumed or purchased.²¹ While politicians were concerned that settlers should not be placed under a heavy annual rental obligation, pastoralists whose land was being purchased or resumed suffered a huge disadvantage at a time when land prices were rising.

In the absence of sufficient voluntary offers of land, the NSW government, reluctant to compulsorily resume land as that almost inevitably involved an appeal to the Land Valuation Court, activated single farm purchases under the closer settlement promotion legislation. The Commonwealth was initially very unwilling to agree but did so finally under the condition that it retained a veto over such proposals. In September 1947 the NSW Minister for Lands announced the change, saying that:

... the Government recognises that there are many farms in good rainfall areas the owners of which, on account to ill health or advancing years, would be prepared to sell for soldier settlement if it were within the power of the Government to acquire them.²²

This was quite a change of policy. Under this legislation in the past vendors had to retain a viable farm, but this was not now enforced, so the sale of entire farms to one settler

²⁰ The agreements with the other states were in principle similar to that of NSW, but there were some important differences in detail from state to state.

²¹ Sparkes, 'Forty acres', p. 139.

²² 'Soldier settlement', *Armidale Express and New England General Advertiser*, 17 September 1947, p. 10.

were permitted. By late 1949 some 468 single farms had been approved across the nation, most in NSW.²³

This, however, was not enough, and so some concessions were needed to encourage landholders to sell. In 1948 the NSW government, with Commonwealth approval, legislated to pay a bonus of fifteen per cent over the 1942 valuation of land to owners who agreed to sell.²⁴ This was intended as an incentive, but some landholders still resisted. One pastoral company fought the resumption of its 14,235-acre property near Yass and won the case in the High Court of Australia on the grounds the Australian constitution bound the Commonwealth to resume land only on 'just terms'.²⁵ Clearly the attempt to keep prices low was unfair to pastoralists who suffered a double blow. Those forced to sell had been paid a price below market value, and, having lost land, were unable to take full advantage of the dramatic rise in wool prices in 1950-51, when the average price of greasy wool, which was below 25d per pound until 1950, rose rapidly to peak in May 1951 at the unbelievable price of 190.5d per pound.²⁶ The High Court decision meant that the Commonwealth legislation was invalid in respect to the price which was being paid for land, but the NSW government, not hampered by the federal constitution, was able to pass legislation validating the purchase of land at 1942 values.²⁷ However, under continuing pressure from land holders the NSW Cabinet relented in 1951, and authorised the Closer Settlement Advisory Board (CSAB) to negotiate a price above the established benchmark of 1942 value plus fifteen per cent.²⁸ However, it was not until 1955 that the NSW government capitulated and legislated to pay the full market price for land.²⁹

The Commonwealth and all of the states except Victoria agreed that the WSLs tenure should be perpetual leasehold. The RRC had in fact strongly favoured freehold, but this major recommendation was not acceptable to the Labor-controlled federal government. This preference for leasehold reflects Labor Party policy which had always favoured it as a way of controlling land ownership and usage, but financial considerations also played their part.³⁰ Dr H.C. Coombs, the Director-General of the Post-War

²³ Sparkes, 'Forty acres', pp. 145-146.

²⁴ *War Service Land and Closer Settlement (Amendment) Act 1948*, Section 7 (1) (a).

²⁵ Sparkes, 'Forty acres', p. 155.

²⁶ *Ibid.*, pp. 157-158.

²⁷ *War Service Land Settlement and Closer Settlement Validation Act*, Act No. 14, 1950.

²⁸ Harris, 'Soldier settlement', p. 128; 'New Price for land acquired', *Sydney Morning Herald*, 14 November 1951, p. 3.

²⁹ *War Service Land Settlement and Closer Settlement (Amendment) Act 1955*.

³⁰ The Labor Party held power in the Commonwealth, NSW and Queensland parliaments for most of the 1940s, but in Victoria the conservative coalition was in power for the crucial period of negotiation of these arrangements.

Reconstruction Department, a strong supporter of leasehold tenure, calculated that the cost to the Commonwealth of settling each serviceman under the RRC's freehold plan would be almost double that under the proposed leasehold arrangement.³¹ As well, a major cause of failure for First World War settlers was the overwhelming burden of debt which settlers carried because they were required to purchase their land. Under leasehold, while there were various restrictions not attached to freehold tenure, leaseholders only had to pay an annual rent which was less than the usual interest rate on capital debt. The Victorian Liberal/Country Party coalition was vehemently opposed to leasehold, and, as Principal states were able to run the settlement scheme under their own regulations, the Commonwealth had to give way. Victoria in fact issued interim leases during an establishment period, which then led onto a purchase lease stage, thus easing settlers in before they were required to begin repaying the capital cost of their farms.³²

The requirement that farms must constitute a home maintenance area proved to be a challenge, leading in some instances to protracted negotiations and the refusal to approve some applications. In line with the agreement to approve applications for farms only when there was a secure market for their products, in the Armidale district wool growing and fat lambs were the approved enterprises. The guideline for flock size was set at 1200 to 1400 merino ewes, plus lambs growing out and thirty head of cattle. A differential was invoked to allow for regional variations in respect to issues such as the expected price of wool, the average cut and lambing survival rates.³³ By 1948, the Commonwealth had suggested to the CSAB that the standard for dry sheep (that is, wool-cutting wethers) should be 2000 head.³⁴

These standards were below those which had applied in the past. In a case before the Armidale Local Land Board in 1916 it was submitted that recent cases before the Land Appeal Court had been decided on the basis of the productive capacity of the land, and that a flock of 2500 sheep had been held to be the minimum to support a family.³⁵ In a case in 1933 a grazier from Kingstown, west of Uralla argued to the Armidale Local

³¹ Whitford and Boadle, 'Formulating war service land settlement policy', pp. 57-58. Coombs calculated the cost per settler to the government of freehold settlement at £2392 and of leasehold as £1242. Whitford and Boadle do not explain how Coombs reached this rather surprising result.

³² Sparkes, 'Forty acres', p. 125.

³³ Harris, 'Soldier settlement', p. 210.

³⁴ R.W. Wilson, Director, War Service Land Settlement Division to the Chairman, Closer Settlement Boards, 9 December 1949, Mihi closer settlement estate file, NSW Archives, series 8051, container 14/4558, item 5150.

³⁵ 'Important land case', *Guyra Argus*, 12 October 1916, p. 4.

Land Board that his 2800 sheep were barely enough to sustain his family and his one employee, a boy.³⁶ These examples suggest that the standard set for WSLS proposals was at best borderline, and really should have been regarded as a minimum rather than the standard.

The power of the local land boards to determine who could be entered into a ballot caused a great deal of complaint, which came to a head over an infamous case involving Charles Falkiner. He was granted a certificate and therefore was able to apply for one of the fifteen blocks on *Wantabadgery West* near Wagga Wagga, a property purchased by the government from the company F.S. Falkiner and Sons, in which Charles held forty shares, each worth £1000. Of the 1023 applicants admitted to the ballot, Falkiner was drawn second, and was thus awarded a block.³⁷ Charles claimed that the Chairman of the local land board was aware of his share in the company, and had accepted his right to enter the ballot because the company was deeply in debt, and therefore his shares were worth very little.³⁸ Billy Sheahan, the Minister for Lands, was outraged, and in an extraordinary move, Falkiner's application and the decision of the Gundagai Local Land Board to allow it were disallowed in legislation which also established War Service Land Settlement Boards to deal with such matters in future.³⁹

The determination of governments to ensure that the WSLS scheme should not repeat the mistakes following the First World War resulted in a torturous approval process. This was managed by the Closer Settlement Advisory Boards which had been in existence in some form since 1907. They were reconstituted under the *Crown Lands, Returned Soldiers Settlement and Closer Settlement (Amendment) Act 1945* as three boards with a common chairman plus two members on each board. Although the boards were deemed advisory, this was only because the final decision on closer settlement applications rested with parliament.⁴⁰ In practice it was the CSAB which determined the fate of proposals under the legislation, subject always to the Commonwealth's right of veto.

³⁶ Kingstown is outside the county of Sandon, but the land is comparable to that in the western area of the county, and in this case the recent sale of a property which had been part of *Eversleigh* was quoted as a guide to the value of the property in question ('Land values', *Armidale Express and New England General Advertiser*, 13 June 1933, p. 4).

³⁷ 'Tumut man secures soldiers' land settlement block', *Tumut and Adelong Times*, 18 May 1948, p. 3.

³⁸ 'C.L. Falkiner replies', *Sydney Morning Herald*, 19 June 1948, p. 4.

³⁹ *War Service Land Settlement and Closer Settlement (Amendment) Act 1948*, Sections 2 and 9. The War Service Land Settlement Boards comprised an officer of the Department of Lands who was a discharged serviceman as chair, with two nominees of the returned servicemen and women's associations.

⁴⁰ Applications under the promotion legislation did not require parliamentary approval, that power being delegated to the Minister for Lands.

When a property was identified as being a possibility for resumption or purchase, the district surveyor was delegated to make an initial inspection. If his report was favourable, a more detailed investigation by various experts followed, including valuers from the CSAB, the Commonwealth War Service Land Commission and the Rural Bank, a soils expert, an agronomist and the relevant local government authority if roadworks were needed. Negotiations were begun with the owner, who almost invariably asked for more than the government was prepared to pay, but in most cases gave in and accepted a lower price. When agreement was reached, the proposal was forwarded to the Commonwealth War Service Land Settlement Commission for its approval and tabled in the NSW Parliament. A budget and program for development of each property were then devised. If the proposal was under the closer settlement legislation, applications were called for, applicants were vetted, and those who were deemed suitable went into a ballot. Initially the vetting and balloting were carried out by the relevant local land board, but after the Falkiner case, by the War Service Land Settlement Board. Under the promotion legislation, the applicants and the landowner were advised that the application had been approved and a date on which the settlers could take up occupancy was set. Sometime after that, the vendor finally received payment. This process could take years and gave rise to much frantic and desperate correspondence from settlers and land owners to the CSAB and to their local members, trying, without much success, to hurry the process along.

Settlement of returned servicemen and women slowed in the 1950s as the states came under considerable financial pressure, not only because they now had to pay market prices for resumed and purchased land, but also because of a reduction in loan funds from the Commonwealth. From 1952 they were provided as grants-in-aid, as determined by the Federal Treasurer. In 1952 and 1954 the Commonwealth offered the Principal states the opportunity to become Agent states, thereby relieving them of the cost of administering the land settlement scheme, but all three refused and Queensland withdrew from the agreement altogether. From 1954 to 1958 Victoria and NSW received grants on the basis of £1 from the Commonwealth for every £2 spent by the states. As a result, advances to settlers were severely curtailed. From 1958 until June 1960, the Commonwealth's contribution was doubled, but on the condition that all expenditure cease in June 1959, except for advances to settlers which were to cease in

June 1960.⁴¹ This brought the scheme to an end, although in some Agent states settlement continued independent of the Commonwealth.⁴² In NSW preference continued to be given to returned servicemen, but without the concessions and assistance available before 1960.⁴³

The general consensus of historians has been that the WSLS scheme was a success. According to Harris, except for some isolated clusters such as the tobacco farms in Queensland and Western Australia and the grazing ones on Flinders and King Islands, the occasional failures were due more to personal issues which settlers had, such as an inability to carry out the physical work required, ill-health, dissatisfaction with their properties, or the offer of alternative work elsewhere. A handful lost their farms following criminal behaviour.⁴⁴ That may be so, but for those engaged primarily in wool production, the combination of the removal of the artificial ceiling on land prices and the dramatic rise in wool prices in the early 1950s put those settlers who received land in the late 1950s, when prices were falling again, at a distinct disadvantage.⁴⁵

Garton held a contrary view to most historians of the outcome of the settlement schemes after the two world wars. He claimed, based mainly on the Morris and Rankin report of 1882 and on a number of local studies of the selection era that the failure rate amongst nineteenth-century selectors was considerably higher than that of First and Second World War settlers. Further, that the lower cost of the WSLS scheme, which is generally quoted as evidence of its greater success, was misleading. The number of WSLS settlers was only about a quarter of those settled after the first conflict, and in any case after the Second World War there was a greater willingness to recognise 'losses' on the scheme as a legitimate cost of repatriation, and an investment in the development of the land and in increased agricultural production. While he did not wish to downplay the tragic failures, particularly of the First World War scheme, some 30,000 families managed to

⁴¹ Harris, 'Soldier settlement', pp. 128, 183-184.

⁴² The last block allocated in Australia to a soldier settler was on Flinders Island, in the financial year 1972-3 (Mainwaring, *The Gold Coast Settlers*, p. 301).

⁴³ For instance, the advertisement for a farm in 1966 at Moree stated that, while preference would be given to ex-servicemen, no advance was available, and applicants needed to have at least £19,000 in capital ('Notification declaring lands available for closer settlement lease ...', *New South Wales Government Gazette*, no. 92, 26 August 1966, p. 3566).

⁴⁴ Harris based this assessment on an unreferenced classification of failed settlers carried out in early 1958. I have been unable to verify this (Harris, p. 228). Harris's judgement of Flinders Island may have been too harsh: Mainwaring described it as the 'most successful soldier settlement scheme ever undertaken in post-war Australia', although as a successful settler himself he may have been somewhat biased (Mainwaring, *The Gold Coast Settlers*, p. vii). On the other hand, the failure rate in Tasmania was by far the highest in Australia (Sparkes, 'Forty acres', p. 206). The Queensland scheme to which Harris referred was the Clare settlement in north Queensland where servicemen were growing tobacco and pineapples. These settlers were in trouble as early as 1951 because of the heavy cost of development, problems with irrigation and the distance from markets ('Government is over optimistic', *Maryborough Chronicle*, 9 September 1954, p. 5).

⁴⁵ The average greasy wool price was only 60d per pound in 1960 (Sparkes, 'Forty acres', p. 168).

settle successfully on their own farms as a result of the two schemes.⁴⁶ While Garton's point about the attitude to the cost of the WSLS scheme is a valid one, as is his contention that most historians have focussed more on the failures of the First World War scheme than on its successes, it is hard to accept his conclusion that the failure rate of nineteenth-century selectors was higher than that of the two war service schemes. Morris and Rankin's report has been widely criticised, and their conclusion that selection had been a failure because so many selectors were bought out by pastoralists was simplistic and misleading. Further, as my analysis in Chapter 5 has demonstrated, the failure rate of First World War soldier settlers in the county of Sandon was much greater than that of selectors. The experiences of those after the Second World War are examined below.

War Service Land Settlement in the county of Sandon

In the county of Sandon in this period almost all the land settlement activity was related to returned servicemen. There were seven successful closer settlement promotion proposals (including three single farms) and two resumptions under the closer settlement legislation. As well, the Council for Scientific and Industrial Research (CSIR) bought land for an agricultural research station, and a private subdivision accommodated a further six veterans. Although far fewer servicemen were settled through these initiatives than after the First World War, the area of settlement was extensive, as can be seen in Figure 9.1.⁴⁷ Nineteen servicemen were accommodated on 25,759 acres, with another six on the private subdivision of 12,393 acres.⁴⁸

The allocation of these blocks was a protracted process, as the example of *Mihi* demonstrates. In 1917 *Mihi*, at that time comprising 16,670 acres, was bought by Harold Cordingley.⁴⁹ He sold some land to neighbours before offering 4744 acres in 1949 under the closer settlement promotion legislation to three local servicemen. The CSAB surveyor was unenthusiastic, concluding that the proposed settlers' blocks were too small, but that Harold seemed open to adding some more land to them.⁵⁰ A series of

⁴⁶ Garton, *The Cost of War*, pp. 140-142.

⁴⁷ The First World War scheme provided 22,289 acres to 146 individuals, including the 1245 acres of the Mother of Ducks settlement, just outside the county of Sandon, and the 5000 acres of the private *Gostwyck* subdivision. This map includes one property, *Wycombe*, in the north-east of the county, which was not a WSLS, but rather under the civilian closer settlement scheme.

⁴⁸ See Appendices K and Z for details of these veterans.

⁴⁹ Jean Newall, 'A notable New Englander: H.H. Cordingley, 1873-1953', *Armidale and District Historical Society Journal and Proceedings*, no. 54, 2111, pp. 121-126.

⁵⁰ J.C. Pople, senior surveyor to the Chairman, Closer Settlement Advisory Board, 17 February 1949, *Mihi* closer settlement estate file, NSW Archives, series 8051, container 14/4558, item 5150.

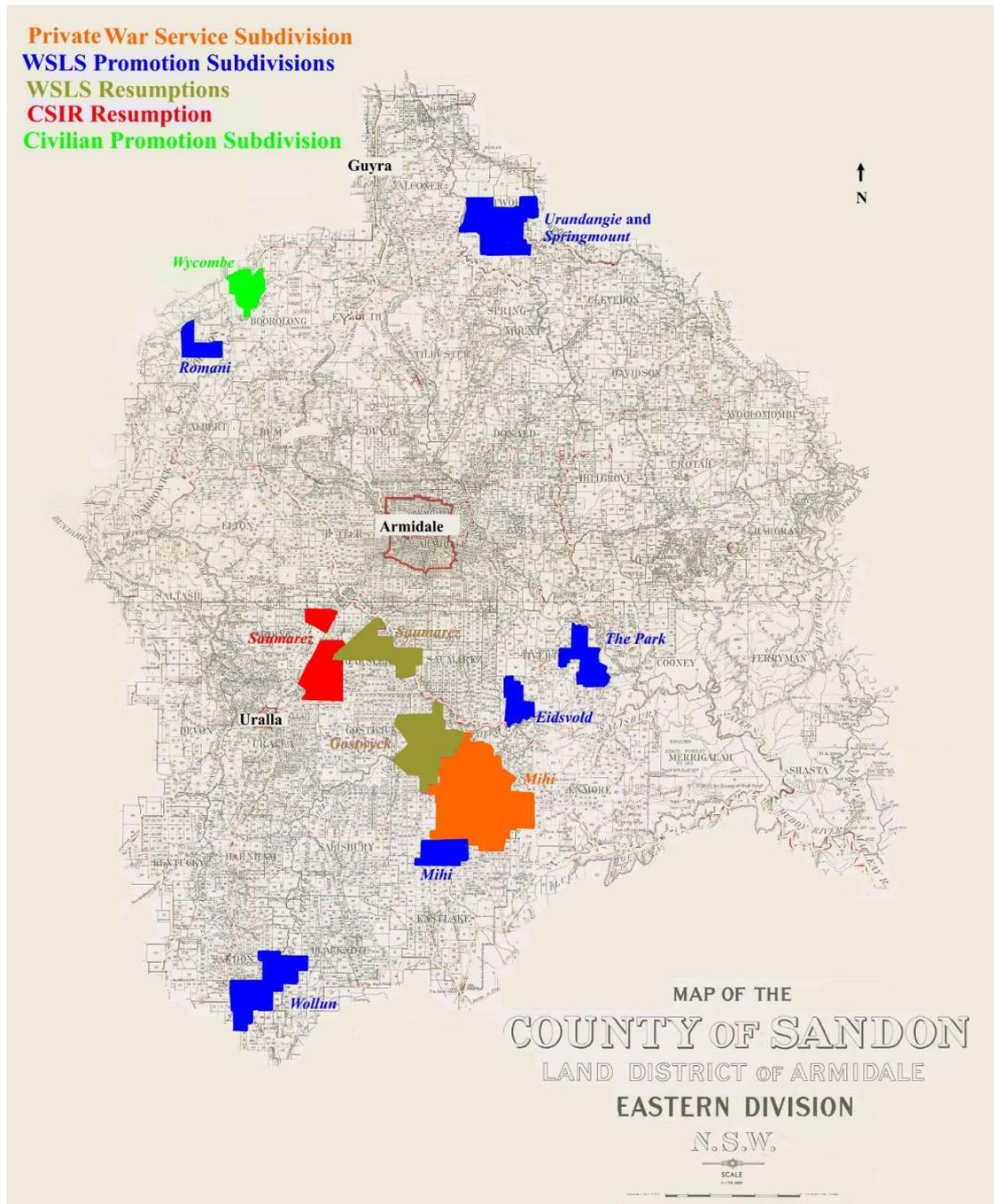


Figure 9.1: Settlement in the county of Sandon, 1945 to 1965.⁵¹

⁵¹ Figure based on NSW Department of Lands, Map of the County of Sandon, Land District of Armidale, Eastern Division N.S.W., 5th edn, Sydney, 1946, revised 1976, <http://hlrv.nswlrs.com.au/pixel.htm> accessed 10 March 2014. Annotations by the author.

letters between Harold and the CSAB and from the applicants themselves ensued, as they attempted to come up with a solution which was acceptable to all parties. Eventually one serviceman pulled out and the application from a second veteran was denied. Another serviceman applied for the block of the applicant who had withdrawn. However, this application was also denied. Both of the refused applications were because the proposed blocks were too small. A further delay resulted in December 1949 when the Director of the Commonwealth War Service Land Settlement Commission queried the proposal for the remaining applicant's farm, which when fully developed would carry 1850 merino wethers, below its standard of 2000 dry sheep.⁵² The Director was apparently persuaded, as at last the application was approved. Harold's asking price of £4 10s per acre was accepted as the CSAB agreed that it was no more than fifteen per cent above the 1942 value.⁵³

Harold then proposed subdividing the remaining land. To achieve this, he needed approval under the provisions of the *National Security (Economic Organisation) Regulations 1942*. These regulations prevented the transfer of any land which was suitable for settlement by returned servicemen. Approval was granted in December 1950 for Harold to sell the blocks rejected by the CSAB to the two servicemen who had applied for them, some small areas to adjoining landholders, and four portions to his children, with a remaining one for himself.⁵⁴ It was noted that Harold's two sons and two sons-in-law were returned servicemen, and this was most probably an important consideration in obtaining approval from the federal government. In 1953, by which time Harold had passed away, the proclamation over the property was finally lifted.⁵⁵ The whole process took almost four years to complete and a great deal of anxiety on the part of all concerned.

This case illustrates the complex social and financial issues raised by the government's closer settlement policy. Harold was at a stage in his life when devolution of his large estate to the next generation needed to be arranged because of the threat of a significant death duties bill. His sons and sons-in-law had returned from war service and would have wanted their own properties. However, with a patriotic sense of wanting to

⁵² R.W. Wilson to the chairman, Closer Settlement Advisory Board, 6 December 1949, Mihi closer settlement estate file, NSW Archives, series 8051, container 14/4558, item 5150.

⁵³ Closer Settlement Advisory Board, Mihi Estate promotion application, Mihi closer settlement estate file, NSW Archives, series 8051, container 14/4558, item 5150.

⁵⁴ Chairman, Closer Settlement Advisory Committee to Minister for Lands, 1 December 1950, Mihi closer settlement estate file, NSW Archives, series 8051, container 14/4558, item 5150.

⁵⁵ 'Lands Department notices', *New South Wales Government Gazette*, no. 140, 7 August 1953, p. 2547.

contribute to the rehabilitation of servicemen, he made a genuine offer to provide land for three unrelated veterans, possibly in response to the letter from the Minister for Lands to large landowners seeking their cooperation in providing such land. It seems likely that the proposal was initiated by Harold's stock and station agent, Mr E. McKensey, as the successful applicant was the agent's son-in-law, the applicant who withdrew was his son, and the third applicant was a local man known to both Harold and McKensey.⁵⁶ McKensey was careful to point out that he was not receiving a commission, writing that Harold was: 'a very sick man when the proposal was made and asked me to help him as a friend, and not as an agent'.⁵⁷ Large landowners like Harold typically had close and long-standing relationships with their agents, and so an approach from McKensey to assist his son and son-in-law would and did find favour. Harold may have been able to persuade the federal government to allow him to transfer all his land to his children, because both sons and sons-in-law were returned servicemen. In the event, he chose to make some land available to other servicemen as well. His need to settle his affairs coincided with a desire to assist others resulted in a protracted and stressful negotiation with the government, which, at the end of his life, he could have done without.

There was a clever but ultimately unsuccessful attempt to 'work' the system by another set of applicants. Edmund Allen, who owned another property near Cooma, offered *Wollun* in the far south of the county of Sandon under the promotion legislation to three ex-servicemen in 1946. *Wollun* was a property of 5023 acres which had once been part of *Terrible Vale*. Allen's price was £5 10s per acre for the whole property, including substantial improvements such as the homestead and shearing shed. The report by the surveyor and valuer in June 1946 commented:

It is considered that the price asked for the estate, £5 10s per acre is too high. However, one of the applicants, W.T. Read was present at the time of inspection, and he mentioned that the applicants had also agreed to take over the stock on the estate at a price which he considered was very low. It is probable that the stock have been deliberately undervalued and the undervaluation included in the land value.⁵⁸

The advantage to the servicemen was that, while their rent would be based on the higher valuation, it did not become payable for a year, while repayments on the advance which

⁵⁶ E. McKensey to the Under Secretary, Department of Lands, Mihi closer settlement estate file, NSW Archives, series 8051, container 14/4558, item 5150.

⁵⁷ *Ibid.* The legislation forbade agents charging a commission for arranging sales under the promotion provisions.

⁵⁸ J.C. Pole, Surveyor and G.K. Boland, Valuer to the Chairman, Closer Settlement Advisory Board, 3 June 1946, *Wollun* closer settlement estate file, NSW Archives, series 8051, container 10/26115, item 4238.

they would have received to pay for the stock and improvements began as soon as they started to receive income, and the interest rate on the outstanding sums was higher than the rent. If they had any capital, and they were said to have £7000 between them, that had to be used before any advances were made. By reducing the cost of stock this meagre capital could be stretched further and the amount they had to borrow minimised. There was no criminal intent here. The vendor would have received the same amount of money, but the CSAB was not having any of it. The property was revalued to £25,000, approximately £4 19s 6d per acre, including improvements. There was a slight holdup when it emerged that one of the applicants held a share in a family property, but he was given two months to dispose of it, which he was apparently able to do.⁵⁹

In the late 1940s there were four more promotion sales yielding six farms, but only one more promotion block after 1950, that of *Romani* in the north-west of the county in the parish of Sobraon in 1956. It was 1506 acres with a capital value of the land of £8394, or £5 10s per acre, and had substantial improvements including a house, fences and dams. It was, however, relatively poor land, as the stocking rate, predicted to be 1300 flock sheep when fully improved, indicates.⁶⁰ It had been part of the *Boorolong* improvement lease which had been cancelled in 1907 in the wake of the Crick corruption scandal. Reflecting the change in valuations, this was the most expensive promotion farm on a per acre basis, but the least productive.

The only two resumptions in the county of Sandon, and among the last properties subdivided in NSW, were *Saumarez* and *Gostwyck*.⁶¹ In 1945, when negotiations began over *Saumarez*, it was owned by Frank White's four surviving daughters. In response to the general letter to large landholders, Elsie White, on behalf of her sisters, offered 5000 acres to the government for returned servicemen settlement, at the asking price of £5 17s 6d per acre, based on a recent sale of an adjoining property at £8 per acre.⁶² Soon after officers of the Council for Scientific and Industrial Research (CSIR) approached the CSAB, proposing that this land instead be made available for a research station.

⁵⁹ Chairman, Closer Settlement Advisory Board to George Hawkins, 16 August 1946, Wollun closer settlement estate file, NSW Archives, series 8051, container 14/4735, item 4238. Whether the settlers were able to then purchase the stock at the original low price is unknown.

⁶⁰ Closer Settlement Advisory Board, *Romani* closer settlement estate file, NSW Archives, series 8051, container 10/26268, item 6529.

⁶¹ But by no means the last in the country (see footnote 42).

⁶² Elsie White to the Minister for Lands, 17 August 1945, Closer Settlement Advisory Board, *Saumarez* closer settlement estate file, NSW Archives, series 8051, container 10/26075, item 4106. It is not clear how she arrived at this valuation.

Accordingly, after some negotiation, the CSIR purchased the land, at the suggested price.⁶³

As far as the White women were concerned, this was an adequate contribution to the war effort, and Elsie was firmly of the opinion that she had a commitment from the CSAB that no more land would be taken. Unfortunately, this was not in writing. In late 1955 the CSAB commissioned a further survey of *Saumarez*, now 10,194 acres, initially proposing to resume the whole of the estate with the exception of 300 to 400 acres surrounding the homestead, thus yielding nine farms.⁶⁴ It is no exaggeration to say that Elsie was enraged. She reluctantly made a counter offer of 2136 acres adjoining the CSIR land on the eastern side, for £13 2s 6d per acre, on the understanding that the land:

... should be regarded as an adequate and substantial contribution by the family for Closer Settlement purposes and that the Proclamation on the residue of *Saumarez* would be lifted and the residue undisturbed in the future for Closer Settlement purposes.⁶⁵

This seemed to do the trick, the CSAB backed off, the offered land was purchased at Elsie's price, and disposed of as two farms.

The last resumption in the county, that of *Gostwyck* land, has distinct echoes of the *Saumarez* affair. Like *Saumarez*, *Gostwyck* had female owners, Clive Dangar's widow, Nora Gordon and their two daughters, with the property under a manager.⁶⁶ Regrettably very little correspondence regarding this resumption has survived, so it is unclear how much negotiation occurred between Mrs Gordon and the CSAB. However, the process was underway in late 1955, when the district surveyor tendered his report to the CSAB.⁶⁷ The estate of 17,700 acres offered:

... a great undeveloped potential, firstly for subdivision, and from thence better control, the use of more intensive farming methods by way of better improved pastures and closer management.⁶⁸

This comment explains why the property, which at the time had a stocking rate below the standard set by the government, was nevertheless considered acceptable. The CSAB evolved a plan to resume 6175 acres, to which was added 156 acres of unnecessary roads, at a cost of £71,010 including improvements. This was to be divided into five

⁶³ Chairman, file memo, 30 November 1945, Closer Settlement Advisory Board, *Saumarez* closer settlement estate file, NSW Archives, series 8051, container 10/26075, item 4106.

⁶⁴ H.A. Grantham, senior agronomist, *Saumarez* estate, Closer Settlement Advisory Board, *Saumarez* closer settlement estate file, NSW Archives, series 8051, container 10/26075, item 4106.

⁶⁵ Fitzgerald, Halliday & Co. to the Secretary, Closer Settlement Advisory Board, 16 March 1956, Closer Settlement Advisory Board, *Saumarez* closer settlement estate file, NSW Archives, series 8051, container 10/26075, item 4106.

⁶⁶ Nora Dangar married Herbert Gordon in 1925. She died in 1969.

⁶⁷ E. Higgs, report 55/104, 12 October 1955, Closer Settlement Advisory Board, *Gostwyck* closer settlement estate file, NSW Archives, series 8051, container 10/26264, item 6450.

⁶⁸ *Ibid.*

farms of around 1200 acres each.⁶⁹ The fact that it was not until March 1959 that the allocation of these blocks was gazetted suggests that Mrs Gordon resisted, but failed to thwart the resumption.

One can only speculate on why *Saumarez* and *Gostwyck* in particular were targeted. Admittedly there were few properties in the district large enough to provide more than one farm, and the cost and effort of resuming land for just one settler would have been a disincentive.⁷⁰ However, it is notable that *Kentucky Station* seems not to have been targeted, although its owner would have received the form letter from the Minister for Lands in 1945 asking for offers of land. In 1941 *Kentucky Station* was 15,705 acres, and there is no evidence of significant land sales from the holding after that date.⁷¹ It was therefore large enough to have yielded at least three or four farms for servicemen and still leave a viable property for its owner. There have been suggestions that the fact that *Saumarez* and *Gostwyck* were owned by women was a factor. The present owner of *Gostwyck* believes that it was targeted because of this, but understandably there is no documentary evidence to support such a claim.⁷² However, the initial proposal for *Saumarez* in 1955 which left only a relatively small area around the homestead suggests that the surveyor considered the sisters did not need, or were willing to forego a viable farm, which was not the case.

One of the *Gostwyck* blocks was won by Bill McCarthy.⁷³ He was an exemplary settler, having taken advantage of the training offered to servicemen, and subsequently managed properties while, endlessly, entering ballots for land. He married Thelma, a country girl keen to live on a property, in 1945. However, with their three children growing up and his continual failure to win a ballot, they decided to move to a country town where he obtained work as a stock and station agent. No sooner had they settled in, than his name came out of one of the very last ballots held in NSW.⁷⁴ He arrived in

⁶⁹ Undated schedule, *ibid*.

⁷⁰ Compulsory resumptions had to leave land owners with viable properties, if they so wished.

⁷¹ 'Rabbit Destruction', *Armidale Express and New England General Advertiser*, 7 March 1941, p. 6. This item includes a list of properties regarding Pastures Protection Board rates, with the area of each. The property was running 13,100 sheep and 339 cattle in 1954, which suggests the area had not reduced significantly since 1941 (*Australian Pastoral Directory 1954*, Melbourne, 1954, <http://search.ancestry.com.au/cgi-bin/> accessed 24 May 2017).

⁷² Alison Attard, personal communication, 11 August 2012. Several people connected with the National Trust, which now owns the *Saumarez* homestead, have reported hearing similar but unsubstantiated rumours that it was also targeted because it was owned by women.

⁷³ Thelma McCarthy, personal communication, 4 July 2016.

⁷⁴ Thelma McCarthy believed this was the last ballot held in NSW. However, land continued to be reserved for discharged members of the armed forces until at least 1965, but these releases appear to be of land forfeited by earlier settlers (For instance, part of the Merriginnie Closer Settlement area near Deniliquin. 'Notification declaring lands available ...', *New South Wales Government Gazette*, no. 84, 18 June 1965, p. 1950).

chilly Armidale in June 1959, proposing to live in a caravan while he constructed a shed in which the family would live while he built a house. Thankfully a neighbour took pity on him and invited him to live with his family until the shed was finished. Bill, Thelma and their three children lived on the block until 1973, during which time Bill became politically active, partly due to his attempts to get a better deal for servicemen who, like him, were being squeezed by the falling wool prices. In 1970 he accepted a part-time position as a field officer with the University of New England's Department of Continuing Education, which became full-time when he sold the farm. He became the first Labor MLA for Armidale for many years in 1978, and died in office in 1987, a much respected and sorely missed local member.⁷⁵

In 1962 Bill was instrumental in the formation of the New England Soldier Settlers Association. With the help of Neville Crew, a lecturer at the University of New England, the Association conducted a survey and calculated that settlers who obtained farms after 1955 had no hope of meeting their commitments, due to the fall in wool prices and rising costs of production.⁷⁶ A particular problem was the unrealistic pasture improvement program imposed on most settlers. The budgets developed for settlers allowed for lower stocking rates in the early development years in the expectation that the carrying capacity of land, and hence income would increase steadily. However, these budgets underestimated the cost of pasture improvement, and no allowance was made for finance for the maintenance of improved pastures, which in turn led to overstocking, with an inevitable drop in production.⁷⁷ The timetable for pasture improvement was overly ambitious. While those for the *Saumarez* and *Gostwyck* subdivisions have not survived, that for the *Eidsvold* single farm settlement granted in 1949 required the settler to improve seventy acres in each of the first, third, fourth and fifth years, a considerable task for the under-powered tractors or horse teams of the time.⁷⁸ By 1962 aerial seeding and top dressing was proving satisfactory and cost effective but was frowned upon by the Lands Department.⁷⁹

⁷⁵ Frank Bongiorno, 'A Tale of two independents', *The Worldly Art of Politics*, Ken Turner and Michael Hogan (eds), Sydney, 2006, pp. 55-70.

⁷⁶ Crew, 'Soldier settlement in New England', p. 1; New England Soldier Settlers' Association, *Soldier Settlement in New England*, p. 13.

⁷⁷ New England Soldier Settlers' Association, *Soldier Settlement in New England*, p. 15.

⁷⁸ Annexure A. Development and improvement plan July 1948, Closer Settlement Advisory Board, Eidsvold closer settlement estate file, NSW Archives series 8051, container 14/4833, item 4700.

⁷⁹ New England Soldier Settlers' Association, *Soldier Settlement in New England*, p. 15.

Flock sizes were an issue. The association estimated that the minimum flock size should be 1750 sheep, half of which should be breeding ewes.⁸⁰ This was close to the standard set by the CSAB of 1400 merino ewes or 2000 wethers, but at an average of 1250 sheep per farm the *Gostwyck* flocks were predicted to be less than both the Association's estimate and the CSAB's standard. The stocking rate on *Romani*, 1300 flock sheep, was also too low. Those on *Saumarez* were higher at two sheep per acre, but that figure was predicted after full development and was overly optimistic in the light of what was expected for the other farms in the area. As a result of these and other problems, some settlers were in arrears, and others were in danger of falling into them. The Association recommended that those settlers who had a reasonable prospect of success should be assisted to restructure their financial affairs and those who did not, to leave the industry.⁸¹ According to Crew the study group's report was received favourably by the Minister for Lands, and legislative change followed.⁸² This was *The War Service Land Settlement and Closer Settlement (Amendment) Act 1963* which provided for the reduction and remission of indebtedness of settlers and payment for surrendered closer settlement leases.

While pasture improvement was seen by the Association as a particular problem, the fundamental problem for later settlers like Bill was the combination of the high cost of land (and hence a high rent) and the falling wool price. The rise in the price of land is graphically illustrated by the purchase of the *Saumarez* land. The CSIR paid £5 17s 6d for its land in 1945, while the NSW government paid £13 2s 6d a decade later, and that was, according to Elsie White, well below market price. These two areas are adjoining and are identical in quality. The poorer quality *Gostwyck* land was somewhat cheaper at £11 4s 5d per acre. The seven farms formed on these two properties were the smallest of all WSLs settlements in the county. There is some evidence that in the late 1950s the government was placing pressure on the CSAB to reduce property sizes to accommodate more of the servicemen still on the waiting list, despite the earlier agreement that the number still waiting should not influence farm size. Sparkes quotes a district surveyor who was directed to subdivide a property into eight farms when he had determined that seven was the appropriate number. Sparkes commented that: 'when the scheme was winding down the emphasis was on the quantity of the settlers rather

⁸⁰ *Ibid.*, p. 21.

⁸¹ *Ibid.*, p. 19.

⁸² Crew, 'Soldier settlement in New England', p. 3.

than ensuring successful settlement by a generous home maintenance area'.⁸³ The small size of the later farms in the county of Sandon gives weight to her conclusion.

A comparison of the first and last WSLs farms allocated in the county of Sandon is compelling. William Read was granted 1672 acres on the *Wollun* subdivision in 1947. The land value was £7321, the annual rent £183 16s, and the estimated carrying capacity was one sheep per acre.⁸⁴ Bill McCarthy's block, assigned in 1959, was 1120 acres valued at £14,374 with an annual rent of £359 7s.⁸⁵ The carrying capacity of *Gostwyck* was estimated at one sheep per acre, the same as William Read's block, but Bill's annual rent was almost exactly double that of William's, for a third less land, and therefore considerably fewer sheep. His near neighbours, the two settlers on *Saumarez*, were in an equally testing situation. Their blocks were 1063 and 1222 acres and their rent £337 8s 3d and £338 3s.⁸⁶ While the survey conducted by an agronomist in 1956 concluded that pasture improvement costing £5 to £6 per acre would double the current stocking rate of one sheep per acre and eventually make it suitable for fat lamb production, the settlers were facing a large financial commitment over the coming years to achieve this, just as wool prices were falling.

Given the advantages which the earlier settlers had, did they really fare any better than those who came along later? Did anyone 'go bung'? Was it necessary for someone in the family to take an outside job in order to survive? Just what constitutes 'success' is difficult to establish. Sparkes quotes a failure rate of eleven per cent in NSW but does not define what was meant by this.⁸⁷ Obviously, if a settler abandoned his farm or was declared bankrupt, he had definitely failed to make a success of the venture. But the fact that a family remained on their farm for years or decades could mean either that they were successful, or equally, they were 'sticking it out' for the want of a better alternative.

One indicator of success or failure is the level of indebtedness. Unfortunately, the available records for settlers in the county of Sandon have few details of their financial

⁸³ Sparkes, 'Forty acres', p. 202.

⁸⁴ 'Notification declaring lands available for closer settlement lease to discharged members of the forces', *New South Wales Government Gazette*, no. 102, 5 September 1947, p. 2089; Wollun estate closer settlement promotion application [undated], Closer Settlement Advisory Board, Wollun closer settlement estate file, NSW Archives, file 8051, container 14/4735, item 4238.

⁸⁵ 'Notification declaring lands available for closer settlement lease to discharged members of the forces', *New South Wales Government Gazette*, no. 33, 20 March 1959, p. 914.

⁸⁶ CSL57-1 and CSL57-2, Closer Settlement Lease 1948-1, NSW Department of Lands, Closer Settlement lease tenure cards, Armidale 1945-1965, NSW Archives, series 18096, item NSF08/174.

⁸⁷ Sparkes, 'Forty acres', p. 206.

dealings.⁸⁸ Bill McCarthy had a part-time job from 1970, and other settlers, or their wives, may also have taken outside employment. It is possible that some settlers were able to restructure their finances under the legislation passed in 1963. Most had a mortgage with the Minister for Lands, which would have been for the advance to which they were entitled to cover the cost of improvements such as a house and fences, and for the purchase of stock. Six men had second mortgages.⁸⁹ This degree of indebtedness is, however, no worse than that of the selectors who were discussed in earlier chapters.

Smailes and Molyneux, in their study of land settlement patterns in southern New England (a much larger area than the county of Sandon), stated that there were eighty-nine WSLs settlers, of whom thirty-eight had left their blocks by 1965.⁹⁰ None of the twenty-four settlers in the county of Sandon abandoned their blocks, but twelve had sold out by 1965. One of the earliest settlers, David Mathewson, sold his block on *Springmount* after only two years.⁹¹ On the other hand, another *Springmount* settler, Edward Mills, still owned his block when he died twenty-three years later, and Robert Dutton's farm on *Mihi* was still in his family in 1986.⁹² Apart from Mathewson, all of the settlers remained for at least eight years, but only seven still held their farms after 1973, with the earlier settlers not lasting any longer than the later ones.⁹³ Thus, most did not pass their farms onto the next generation. It could be that some or all of those who sold did so with the assistance of the 1963 legislation, and some of those who stayed may have been assisted to reconstruct their finances, but there is no information publicly available to confirm this.

There was no real difference between the earlier settlers and the later ones in terms of their level of debt or the length of time they stayed on their farms. It seems that, despite

⁸⁸ The only records I was able to access were the closer settlement lease tenure cards for Armidale which note changes in ownership, valuations and brief mentions of mortgages, but no details of payments for rent or repayments of loans (NSW Department of Lands, Closer settlement lease tenure cards, Armidale 1945-1965, NSW Archives, series 18096, item NSF08/174).

⁸⁹ G. Hawkins CSL47-2; E.R. Mills CSL48-1; F.P. Shanahan CSL49-2; C.A.C. Edwards, CSL49-12; L.H. Brodbeck CSL57-1; W.J.P. McCarthy CSL59-1 (NSW Department of Lands, Closer Settlement lease tenure cards, Armidale 1945-1965, NSW Archives, series 18096, item NSF08/174).

⁹⁰ P.J. Smailes and J.K. Molyneux, 'The evolution of an Australian rural settlement pattern: southern New England', *Transactions of the British Geographers*, vol. 36, June 1965, pp. 50.

⁹¹ Mathewson obtained one of the *Springmount* blocks in 1948. He was granted permission to share farm it for two years, then sold it in 1950 (Closer Settlement Lease 1948-3, NSW Department of Lands, Closer Settlement lease tenure cards, Armidale 1945-1965, NSW Archives, series 18096, item NSF08/174).

⁹² Closer Settlement Lease 1948-1, NSW Department of Lands, Closer settlement lease tenure cards, Armidale 1945-1965, NSW Archives, series 18096, item NSF08/174; NSW Department of Lands, Parish of Lawrence, 5th edn, 1959, <http://nlrv.nswlrs.com.au/pixel.htm> accessed 22 March 2017.

⁹³ Those remaining were the estate of E.R. Mills, CSL49-1; R.C. Dutton, CSL51-1; W.J. Dunne, CSL59-5 (NSW Department of Lands, Closer settlement lease tenure cards, Armidale 1945-1965, NSW Archives, series 18096, item NSF08/174); Harold Cordingley, Henry Thackway and Edward and Harold Waters, all of the private *Mihi* subdivision.

the more difficult situation which the later settlers faced, they fared as well (or no worse) as their earlier comrades. It could be that the later settlers had accumulated more capital, had recovered from the effects of their war service, or had acquired more farming experience during their long wait for a farm, and were therefore better able to cope with their more difficult situation.

Settlement in NSW after both world wars was conducted under the existing closer settlement legislation which had two major objectives, an increase in the number of settlers and an increase in agricultural output. While the First World War scheme did allow soldiers to acquire whole farms, the government stuck rigidly to the requirement that the number of settlers had to increase.⁹⁴ In the WSLs scheme single farm proposals were accepted without any requirement that the vendor maintain a viable property. That is, the number of settlers did not necessarily increase as a result of these single farm sales; altogether the nine WSLs projects in the county of Sandon yielded only fourteen additional farms, hardly a significant rise.

The second objective of increasing output was much more important in the first scheme than in the second. After the First World War the NSW government was intent on placing soldiers on small farms in group settlements devoted to the production of pome and stone fruit (Kentucky, Young, Batlow), poultry (western Sydney) and irrigated grapes and citrus fruit (Murrumbidgee Irrigation Area). These were either new enterprises in those areas or significant expansions of existing ones, the products of which the government believed, often wrongly as it turned out, would have strong long-term export markets. In the WSLs scheme in the county of Sandon there was no change in land use: these settlers continued to run sheep and cattle, as had the owners of the properties from which their farms were excised. While some increase in productivity was expected, this was more an approach to minimise the cost to settlers by selecting less developed farms with a lower price than fully developed ones. Thus, the Second World War settlement scheme was focussed less on closer settlement objectives and more on the welfare of the settlers themselves.

While the consensus of opinion is that the WSLs scheme was much more successful than that after the First World War, it has to be said that the settlers in the county of

⁹⁴ For instance, A.J. Wheaton's sale to James Andrews in 1919 was delayed until Wheaton could prove that he owned another viable property (Arthur J. Hare, Under Secretary to A.J. Wheaton, 24 August 1919, Closer Settlement Advisory Board, Wheaton's Farm closer settlement promotion file, NSW Archives, series 8052, container 10/13260, item 1237).

Sandon experienced only a modest success. In relation to closer settlement objectives they did not contribute much in terms of increased population or agricultural output, but the scheme did release some medium-sized properties from the remaining large pastoral estates. The fact that most of these settler families had left their properties after a relatively short time was due to a number of factors, only one of which was the unexpected problem caused by the spike in wool and land prices. By 1973 most of the servicemen would have been well into middle-age, and, if none of their children had an interest in taking on the farm, a move into town or a career change would have been an attractive option, especially if government assistance could be had to facilitate it. All-in-all, although the WSLS scheme did not result in the dire circumstances which enveloped some of those from the First World War scheme, it was hardly a resounding success.

The quotes which head this chapter express extremes. Settlers in Victoria were better off, as the state government heavily subsidised the purchase cost of the land and initially leased farms to settlers until they had found their feet. On Flinders Island, while settlers received leasehold tenure, the land was virgin country which needed a heavy investment to bring it up to a viable condition. While that was happening, most settlers were employed in some capacity in the preparation of the land, usually for several years. Settlers in NSW fell somewhere in between. Apart from the pressure which the CSAB placed on land owners to sell at a low price, there was no concession to these settlers regarding the capital cost of their land. On the other hand, most, and all of those in the county of Sandon, were provided with farms which were developed enough to begin grazing sheep and cattle immediately, although most had to construct homes, farm buildings and fences. It is not surprising then, that the general 'failure' rate for Victoria was the lowest in the country, at 4%, Tasmania was the highest, 28%, and NSW was in between at 11%, about the same level as in Queensland, South Australia and Western Australia.⁹⁵

Crown lands and other legislation from the Second World War to 1965

The government continued to tinker with the Crown lands legislation, for the most part to alleviate the problems of distressed settlers. *The Farm Purchase Promotion Act 1941*

⁹⁵ Sparkes, 'Forty acres', p. 206.

allowed co-operative societies to lend money for the purchase of farms, with the Treasury as guarantor. *The Farmers Relief (Amendment) Act 1941* restructured the Rural Reconstruction Board, which had been set up in 1932 and continued the provision of stay orders and the adjustment of farm debts and liabilities. Under *The Crown Lands (Amendment) Act 1941* interest and rent payments due before 1932, and then deferred, were waived.

The *Closer Settlement Amendment (Conversion) Act 1943* allowed for settlement purchases and soldiers group purchases taken before 1937 to be converted to settlement purchase lease or group purchase lease. This provided welcome relief to First World War selectors who were struggling to repay their capital debts. Forfeited settlement purchases, soldiers group purchases, settlement purchase leases, group purchase leases and closer settlement leases were in future to be disposed of as closer settlement leases. This at least was a move towards eliminating these tenures, but it also signalled an important change in policy. Until now, whenever freehold or conditional purchase land was resumed or purchased by the government, it was issued as settlement purchase, while Crown land or cancelled leasehold was issued as Crown lease or homestead farm. That is, the status of the land before returning to the Crown was preserved. This change was very much in line with Labor policy to issue land as leasehold.

Under the *War Service Land Settlement and Closer Settlement (Amendment) Act 1950* settlement purchases taken out after 1937 could be converted to settlement purchase leases in perpetuity. The *Crown Lands (Amendment) Act 1957* set a minimum annual rent of two pounds for all leases. The *Crown Lands (Amendment) Act 1960* laid down new rules for the sale by tender of Crown land, the disposal of classified land as original conditional purchases or conditional lease and the conversion of conditional leases to additional conditional purchases. Although original conditional purchases were out of favour from the time of the first Labor administration, the provision to convert various tenures to conditional purchase remained, hence this legislation.

Civilian closer settlement after the Second World War

Despite the problems which were experienced by some settlers under the WSLS scheme, there continued to be some interest in, and agitation for, closer settlement for civilians. In 1960 Premier Bob Heffron, announced a new closer settlement scheme to replace the returned servicemen's scheme, with virtually the same provisions as

previous legislation, except for two important differences.⁹⁶ Properties coming under it had to be large enough to be divided into at least two home maintenance areas, unlike the single farm provisions which had been in force under the WSLs scheme or the minimum of three farms required by the original legislation; and, the annual rent of new such farms would be five per cent of the capital cost per year, double that paid by returned service personnel.

There was support for closer settlement from the opposition as well. In 1962, Tom Lewis, Liberal spokesman for land matters and chair of the Liberal Party's Rural Committee, called for an enquiry into closer settlement in NSW. He was reported as saying:

As closer settlement is one of the best forms of decentralisation, providing the settler is prosperous, New South Wales should go ahead with a determined closer settlement plan.⁹⁷

Clearly, Lewis saw closer settlement as a useful tool for social engineering, as a way of re-invigorating country towns. His Country Party colleague and MLA for Armidale, Davis Hughes, was of the same mind, urging a five-year plan for development to be funded by Commonwealth loans, including a doubling of that for closer settlement to one million pounds.⁹⁸

Support for closer settlement was, however, not unanimous. In December 1961 the Bank of New South Wales published a critical article on closer settlement in its *Quarterly Economic Review*. Commenting on this, the chief executive officer of the Graziers' Association of NSW stated that:

Too many post-war subdivisions in N.S.W. have been governed [by] more political than by practical and economic considerations. Few have worked harder to succeed on the land than the many good settlers who have got blocks in the last fifteen years. They deserve more than a bare subsistence and long hours ... A complete review of Government policy on this subject is needed.⁹⁹

The Bank was concerned that there was no account of whether farms provided under closer settlement schemes had actually generated more income than had the previous land owners, nor of the issue of whether the additional capital investment in these farms had been justified. It concluded that: '... the aim of raising productivity through a more

⁹⁶ *Closer Settlement (Amendment) Act 1960*.

⁹⁷ 'The Liberal Party and closer settlement', *Western Herald* (Bourke), 16 February 1962, p. 3.

⁹⁸ 'Five-year plan for N.S.W. proposed', *Canberra Times*, 22 November 1962, p. 32.

⁹⁹ 'Closer settlement schemes', *Western Herald* (Bourke), 22 December 1961, p. 11.

labour-intensive agriculture was contrary to current trends in efficient farming both in Australia and overseas.¹⁰⁰

The number of farms made available across the state was modest. The largest estates resumed between 1960 and 1965 were *Tyrie* near Dubbo, which yielded twenty farms of around 2000 acres each, and *Rockview* near Wagga Wagga, providing twenty-three farms of around 900 acres, both in 1961.¹⁰¹ Applications under the promotion legislation usually provided only one or two additional farms. Altogether, by June 1965, twenty-six estates had been resumed and divided into 161 farms for a total of 189,859 acres, and another twenty estates were divided under the promotion legislation, yielding thirty-five farms for an aggregate of 23,744 acres.¹⁰² The contrast with the areas provided in earlier times is stark. For instance, the *Peel River Estate* alone, compulsorily resumed in 1908, comprised almost 100,000 acres and provided 234 farms. While the average size of these farms was much smaller than those provided in the 1960s, the land was much more fertile, with many blocks being suitable for the production of irrigated lucerne, a valuable crop.

The one resumption in the county of Sandon was of *Wycombe* in the north-west of the county under the promotion legislation. Sometime in 1962 John Williams applied to sell his 2209-acre property to a father and son, Henry and Roger Coddington, from Young. The property had been in the Williams family since the subdivision of *Boorolong* in 1913. Williams was asking £16 per acre, a price which the district surveyor originally considered to be at least £2 above the market value.¹⁰³ There was also some concern that the two proposed farms would not be of adequate size, and the possibility of incorporating some adjoining land, held in trust at the time by Williams for a six year old female relative, was explored, but that came to nothing.¹⁰⁴ In June 1963 the district surveyor again wrote to the CSAB, with a lengthy review of other sales in the district, noting that there had been a considerable increase in demand for land in New England in the previous six months. He concluded that, while the price was somewhat high, the purchasers ‘would have no difficulty in making a reasonable living’, and he

¹⁰⁰ *Ibid.*

¹⁰¹ Notification declaring lands available for closer settlement lease’, *New South Wales Government Gazette*, 10 November 1961, no. 123, p. 3627; 27 October 1961, no. 116, p. 3396.

¹⁰² NSW Department of Lands, *Report for the Year ended 30 June 1965*, Sydney, 1965, p. 8.

¹⁰³ Senior Surveyor, Armidale, report 62/88, 29 October 1962, Closer Settlement Advisory Board, Wycombe closer settlement estate file, NSW Archives, Series 8051, container 10/25926, item 6937/B.

¹⁰⁴ *Ibid.*

therefore recommended going ahead.¹⁰⁵ Williams, a rather crusty old bachelor, would not budge on price, and advised the CSAB in July 1963 that, since he had received a firm offer of £16 5s per acre he was now withdrawing his offer. However, the CSAB was equally intransigent, and advised Williams that since his offer had already been accepted he was therefore compelled to go ahead with the sale, no doubt much to his annoyance.¹⁰⁶ This settlement was a successful one, with the son going on to establish a well-regarded sheep stud.

There were several reasons for the decline in closer settlement activity. One was the financial implication of issuing farms as closer settlement leases rather as settlement purchases, as had been the case before the Second World War. The Labor Party's commitment to perpetual lease rather than outright sale meant that the purchase cost of the land would not be recouped for a very long time, while under settlement purchase, settlers had paid for their land outright, or had taken out a mortgage with the Rural Bank. Certainly, the government acted as guarantor of these mortgages, but as long as settlers did not forfeit their land, the government's financial commitment was short term. Under the closer settlement lease arrangement, however, the government paid for the land outright, but only received back the annual rent, which was 2.5% of the land value under the WSLs scheme, and 5% under the civilian scheme.

There had been a dramatic increase in land prices, as the resumptions of the *Saumarez* land in 1947 and 1956 clearly demonstrated, where the cost of land almost tripled in nine years. In the past, land resumed was sometimes still held as conditional purchase, with capital outstanding. In these cases, the government could deduct the unpaid portion for the amount paid to the landholder, thus reducing the initial outlay, but of course foregoing the balance owing on the conditional purchase. However, by 1960 most conditional purchases had been paid out. Also, in the past some land made available, such as the Mother of Ducks subdivision after the First World War, and part of the *Myall Creek* subdivision early in the century, was Crown land, and therefore could be released at no cost to the government. These options were not available in 1960 as there was no Crown land left suitable for settlement.

¹⁰⁵ District surveyor, Armidale to the Closer Advisory Settlement Board, 11 June 1963, Closer Settlement Advisory Board, Wycombe closer settlement estate file, NSW Archives, Series 8051, container 10/25926, item 6937/B.

¹⁰⁶ File note 6737/B/1 Closer Settlement Board (undated), Closer Settlement Advisory Board, Wycombe closer settlement estate file, NSW Archives, Series 8051, container 10/25926, item 6937/B.

There was also a lack of suitable freehold land. Early in the history of closer settlement the government could target the very large estates such as those owned by the AA Co., including *Warrah* and *Windy Station*. As Table 9.1 demonstrates, by 1956 there were relatively few holdings in the state above 20,000 acres, and they were largely in areas unsuitable for closer settlement. There were none in the county of Sandon and only seventeen in the Northern Tablelands. Of the properties above 100,000 acres, 146 were in the Western Division where the dry climate, lack of surface water and poor soils precluded further subdivision.

Table 9.1: Property sizes in the Northern Tablelands and NSW in 1956.¹⁰⁷

Area of Holding (acres)	Northern Tablelands Holdings	Northern Tablelands Area (acres)	NSW Holdings	NSW Area (acres)
1-499	1226	235,888	40,487	4,975,992
500-999	605	439,511	11,984	8,644,250
1000-1999	897	1,291,469	11,792	16,427,634
2000-4999	763	2,290,513	8410	25,684,391
5000-9999	190	1,288,164	2548	17,146,813
10,000-19,999	56	729,215	1089	14,694,104
20,000-49,999	16	433,634	948	30,422,434
50,000-99,999	1	89,000	437	29,911,735
100,000 and over	0	0	160	23,347,209

There were still, however, romantics who sought to establish small mixed family farms on the now obsolete UK model. In a move reminiscent of Carruthers' 'Million Farms' campaign in the 1920s, the Catholic Church had been campaigning to settle people on the land.¹⁰⁸ The National Catholic Rural Movement was set up in 1939 with the Bishop of Wagga Wagga, Dr Henschke, the chair and the redoubtable B.A. Santamaria as secretary. A determined worker for the greater good of the Church (as based on his particular world view), Santamaria saw the Movement as:

¹⁰⁷ Table derived from *New South Wales Statistical Register: Rural Industries and Settlement and Meteorology 1958-59 and 1959-60*, Sydney, 1960, Table 7, pp. 16-17. The northern tablelands encompasses the local government areas of Armidale, Guyra, Glen Innes, Tenterfield, Uralla and Walcha, and is thus much larger than the county of Sandon.

¹⁰⁸ This account draws on Kathy Madden, 'Dreams and realities: Some insights into the National Catholic Rural Movement', Master of Humanities thesis, University of Tasmania, 1994.

... a great religious movement, aiming at the spiritual restoration of the country, by dealing with all those temporal and material things which are driving men and women away from the Catholic life.¹⁰⁹

This was to be achieved by establishing communities of small, intensively worked family farms. Santamaria envisaged townships which would process the products of the surrounding farms, with three or four-acre blocks close to town, the residents of which would provide seasonal labour for the larger farms a little further out.¹¹⁰ He claimed to have commitments from Italian and Dutch sources to finance the establishment of colonies of immigrants from those countries, and in 1953 tried to persuade the Tasmanian and Victorian authorities to allow such settlements. Neither proposal, unsurprisingly, came to anything.¹¹¹ The Victorian scheme was largely denied as a result of lobbying against it by the Commonwealth Immigration Planning Council, of which Samuel Wadham was a member.¹¹² Given his views on subsistence farming, Wadham's arguments against it would have been forceful. This scheme was surely the last attempt to establish (or in fact import) the 'sturdy yeomanry' which proponents of closer settlement had longed for half a century earlier. It demonstrated that politicians and the community at large were coming to understand that farming was a business, to be carried out efficiently so that farming families could enjoy the same standard of living as those in the cities. There was simply no interest in a return to the conditions endured by many of the selectors in the 1860s and 1870s and the soldier settlers in the 1920s.

The return of the Coalition to power and its response to the agrarian question

In 1965 the Labor administration in NSW came to the end after almost a quarter of a century in power with the win of the Liberal/Country Party coalition in the election in May. In this election land policy was not a pressing issue in the face of others such as the problems with the building of the Sydney Opera House. Nevertheless, closer settlement remained on the political agenda. In 1966, the new premier, Robert Askin announced: 'a new policy of acquiring land, now owned by overseas companies, for future closer settlement programmes.'¹¹³ He clearly intended to target overseas owned land, not that held by Australian residents. He lifted the proclamations over many

¹⁰⁹ B.A. Santamaria, *Against the Tide*, Melbourne, 1981, pp. 46-48, quoted by Madden, p. 8.

¹¹⁰ Madden, 'Dreams and realities', p. 28.

¹¹¹ *Ibid.*, pp. 26-27.

¹¹² Humphreys, 'Wadham, Sir Samuel Macmahon (1891-1972)'.
¹¹³ 'New land policy in NSW', *Canberra Times*, 6 April 1966, p. 3. Just what this policy was is unclear.

properties, some dating back to 1908, encompassing some twenty-two million acres, although 250,000 acres were retained for closer settlement in the next two years. Askin said:

The government is determined to give opportunities to young men with experience and ambition to own their own properties and to utilise the land in the state to its optimum.¹¹⁴

Despite this promise, closer settlement simply faded away. From 1965 there was only a handful of farms allocated under the main closer settlement legislation, and a few under the promotion legislation, most of which seemed to have been underway when Askin took office.

Despite his call in 1962 for an enquiry into closer settlement, the new Minister for Lands, Tom Lewis, failed to institute one during his term. His priority was the reform of the administration of land in NSW. He was dismayed by the creaking bureaucracy of the Lands Department, in which decisions were made based uncritically on precedents set decades earlier.¹¹⁵ He instituted a review of procedures and as a result there was considerable streamlining of matters such as the transfer of land titles.¹¹⁶ He established the Geographical Names Board with representation from a range of community interests, to oversee the naming of places in the state.¹¹⁷ In 1968 he legislated the conversion of settlement purchase leases, group purchase leases and closer settlement leases to settlement purchase.¹¹⁸ His *Crown Lands and Closer Settlement (Amendment) Act 1970* removed some restrictions on the transfer of freehold land and abolished the right of conversion of some leasehold tenures to others, and of conditional purchase to leasehold. The restrictions on taking up land larger than a home maintenance area and on residency conditions were loosened. From July 1971 leasehold transfers no longer required the Minister's approval, only the payment of a fee of five per cent of the unimproved capital value of the land. This long-standing requirement had been intended to prevent the aggregation of land into areas above a home maintenance area. A different approach was taken with the *Land Aggregation Tax Act 1971* which imposed an additional escalating land tax on rural holdings. The Central Mapping Authority was separated from the Lands Department in 1973 and moved to Bathurst in 1975, in line

¹¹⁴ *Ibid.*

¹¹⁵ John Jenkins, *Crown Lands Policy-Making in New South Wales 1956-1991: The Life and Death of an Organisation, its Culture and a Project*, Canberra, 1998, p. 46.

¹¹⁶ 'Crown land transfers to be simplified', *Western Herald* (Bourke), 22 July 1966, p. 8.

¹¹⁷ Geographical Names Board of New South Wales, 'About us', <http://www.gnb.nsw.gov.au/>, accessed 27 April 2017.

¹¹⁸ Crown Lands and Closer Settlement (Amendment) Act 1968.

with the Askin government's commitment to decentralisation. Lewis claimed his reform of the Department was one of his greatest achievements.¹¹⁹

Lewis' greatest achievement in the eyes of the community, however, was the establishment of the National Parks and Wildlife Service.¹²⁰ The management of the very numerous parks and reserves in NSW had been a function of the Department of Lands, with that responsibility delegated to local boards of trustees. There had been considerable criticism of this arrangement since the 1950s by conservation and bushwalking groups. In 1965 the Labor premier undertook to bring a national parks bill forward, but failed to do so by the time he was defeated at the election in May 1965. Lewis, a keen skier and conservationist, made this a priority, and despite little support from his party, forced the *National Parks and Wildlife Act* through in 1967.¹²¹ This act transferred responsibility for managing national parks from the Lands Department to the newly created National Parks and Wildlife Service, although other parks and reserves remained within the department. Thus, the Service was responsible for the Oxley Wild Rivers National Park which was later created as the various Crown leases in the south-east of the county of Sandon and in adjoining counties lapsed.

Lewis later became premier, but his achievements as the Minister for Lands have been overshadowed by his lesser success in that role and especially by the controversy over his appointment of Cleaver Bunton to a Senate vacancy, in defiance of the tradition of choosing a replacement of the same party.¹²² This is a pity, as he was the only Minister for Lands to address the chronic inefficiencies for which this department had been renowned for decades. He eliminated some of the restrictions on various tenures, and, thankfully, resisted the temptation to which most of his predecessors fell, to invent new ones. By legislating to allow all remaining restricted closer settlement leases to be

¹¹⁹ Terry Kass, *Sails to Satellites: The Surveyors General of NSW (1786-2007)*, Sydney, 2008, p. 403.

¹²⁰ Norman Abjorensen, 'Lewis, Thomas Lancelot', in *The Premiers of New South Wales 1856-2005*, David Clune and Ken Turner (eds), Annandale, 2006, p. 379.

¹²¹ John Jenkins, 'Crown land administration and policy in New South Wales, Australia, 1856-1974: Changing perceptions, values and organisation culture', paper submitted to the refereed section of the Second Hawaii International Conference on Social Sciences, Hawaii 2003, pp. 10-12, http://epubs.scu.edu.au/bus_tourism_pubs/378/, accessed 25 May 2017.

¹²² 'Premier left a crucial mark on history', *Sydney Morning Herald*, 9 May 2016, <http://www.smh.com.au/comment/obituaries/tom-lewis-obituary-20160503-gol788.html>, accessed 14 May 2017. When casual vacancies arise in the Senate, the parliament of the state which the vacating Senator represented appoint a successor. Cleaver Bunton, the mayor of Albury and not affiliated with any political party, was appointed to fill the vacancy caused by the resignation of Lionel Murphy, a Labor Party minister.

converted to settlement purchase, he cemented freehold as the standard tenure in NSW.¹²³

Nevertheless, Lewis's reforms signalled the eventual dismemberment of the department, achieved in 1981 when it became part of the Department of Land and Water Conservation. Its main activity for more than a century, the management of land settlement, had gone, as no vacant Crown land suitable for rural settlement remained. As closer settlement was no longer seen as the solution to the agrarian question, the resumption of freehold land ceased. Thus, this once large and powerful department, inefficient and bureaucratic though it was, was reduced to managing parks, reserves and land set aside for suburban development, and played little part in rural settlement, aside from continuing the monitoring of those conditions attached to remaining lease holdings.

The 'sturdy yeomanry', so espoused by politicians and the community at large, was at last, recognised as an inappropriate mode of settlement for most of the nation. The next chapter reviews the way in which government land policy affected land ownership in the county of Sandon and draws some conclusions on the underlying influences on the pattern of land settlement.

¹²³ Closer settlement leases, soldiers group purchases, group purchase leases and settlement purchase leases were given the conversion right under the *Crown Lands and Closer Settlement (Amendment) Act 1968*.

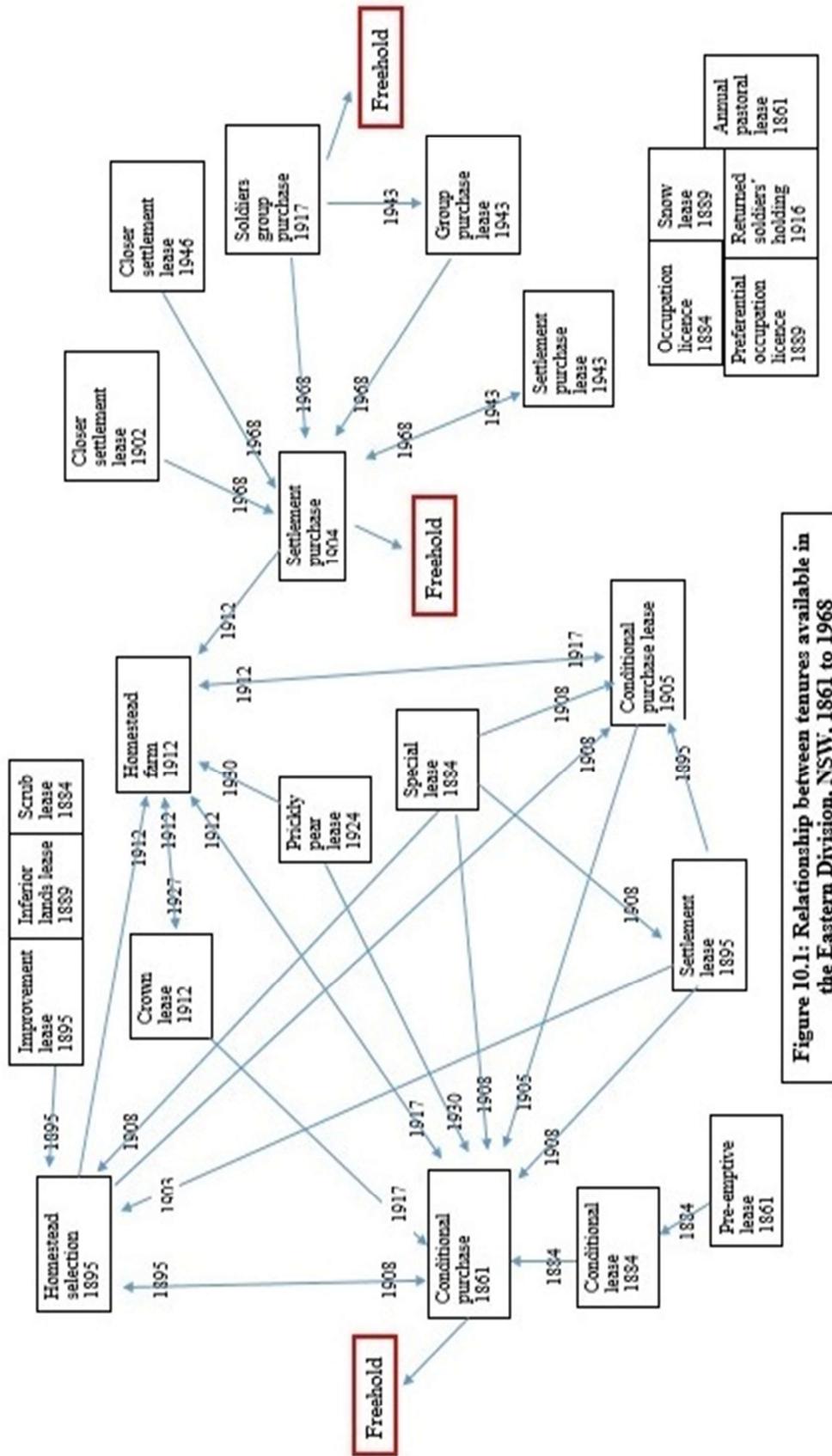


Figure 10.1: Relationship between tenures available in the Eastern Division, NSW, 1861 to 1968

Figure 10.1: relationship between tenures available in the Eastern Division, NSW, 1861 to 1968

This diagram displays the tenures which were available in the Eastern Division of NSW between 1861 and 1965. The lines joining tenures indicate that one could be converted to the other. The years near the arrowheads are those in which the conversion was legislated. Some pairs of tenure could be converted either way.

Conditional purchase, settlement purchase and soldiers group purchase were the only tenures which led directly to freehold, upon payment of the purchase price and interest, and compliance with the conditions of the tenure. However, by 1968 every tenure except the five leases in the right-hand bottom corner could be converted to a tenure leading to freehold. See Appendix B for full details of all tenures.

The tenures in the left-hand half of the diagram were granted under the Crown Lands legislation while those on the right-hand side were under the closer settlement legislation. As can be seen only one of the latter, settlement purchase, could be converted to a Crown lands tenure, and no Crown lands tenure could be converted to a closer settlement one.

There were several pairs of tenure which were virtually identical: conditional purchase and settlement purchase; closer settlement lease and conditional purchase lease; Crown lease and settlement lease; homestead selection and homestead farm. This arose partly from the ideological commitment by the Labor Party to leasehold tenure, and partly to keep land grants under the two legislation streams separate.

CHAPTER 10: THE IMPLEMENTATION OF LAND POLICY, 1885 TO 1965

Perhaps the most horribly complex construct which the perverse ingenuity of mankind has devised.

(Geographer Oskar Spate on NSW land legislation)¹²⁴

The basic problem of land policy in this country, as in others, is to develop a system of rights to the use of land, which best fits the conditions of agricultural production.

(Economist J.N. Lewis on the concept of the home maintenance area)¹²⁵

When Tom Lewis became Minister for Lands in 1965, he was dismayed by the organisational culture of his department, which was excessively bureaucratic, resistant to change and bound by precedents set up to half a century earlier. This really was no surprise since the Lands Department had been the subject of much criticism for all its existence.¹²⁶ However, much of the blame for the department's shortcomings, and the generally confusing and complex decision-making process and tenure system must be sheeted home to politicians. The ideological difference between Labor and the other parties on the matter of freehold versus leasehold tenure led to much redundancy and a complex system of conversion of one tenure to another. The need to respond to financial difficulties of settlers in the 1890s and 1930s, and to the demands for farms for war service personnel led to poorly planned and implemented solutions. In this chapter the confusions surrounding the decision-making process and the complex web of tenures are discussed, and a modification of Heathcote's model of land settlement, based on the experience in the county of Sandon, is proposed. Some avenues for future research are also proposed.

The decision-making process

The NSW government made a very important and necessary move in 1885 when it decentralised decision-making by establishing local land boards. There had been a

¹²⁴ O.H.K. Spate, 'Review of Powell, J.M.', *Australian Geographical Studies*, v. 11, 1971, p. 191, quoted by M. Williams, 'More and smaller is better', in *Australian Space Australian Time: Geographical Perspectives*, J. M. Powell and M. Williams (eds), Melbourne, 1975, p. 61.

¹²⁵ J.N. Lewis, 'Is the concept of the home maintenance area outmoded?', *Australian Journal of Agricultural Economics*, vol. 7, no. 2, December 1963, p. 105.

¹²⁶ John Jenkins, *Crown Lands Policy-Making in New South Wales 1856-1991: The Life and Death of an Organisation, Its Culture and a Project*, Canberra, 1998, p. 46.

Department of Lands presence in country towns before this, with land agents to receive applications for various land matters and surveyors to map land which had been selected, but decision-making rested in Sydney and often took years. The experience in the county of Sandon suggests that the local land boards worked well, with decisions being taken reasonably quickly (certainly much more quickly than in the past) and with commendable objectivity. Initially appeals from local land board decisions had to be to the Minister, an unsatisfactory provision as his decisions were often arbitrary, and involved applicants travelling to Sydney to put their cases. The establishment of the Land Appeals Court in 1889 which travelled around the colony to hear cases, largely overcame these problems.

Decentralisation would have worked well, except that later legislation cut across the powers of the local land boards. For instance, improvement leases, introduced in 1895, were allocated, not by ballot by the local land board, but either by auction or tender, at the whim of the Minister. This led to the Royal Commission in 1904 and the cancellation of a number of such leases, including three in the county of Sandon. Likewise, occupation licences, originally granted to pastoralists who had held the land before 1885 as pastoral leases, came to be made widely available, and they were allocated by auction, as was one within *Gostwyck* in 1913. This meant that such land went to those who were prepared to pay the most for them, whereas if the land board had allocated them, it could have been by ballot or to the nearby settler most in need of additional land.

The confused process of decision-making was further complicated with the establishment of four Closer Settlement Advisory Boards in 1907. Under the closer settlement legislation of 1901, the local land boards had dealt with the allocation of farms within purchased and resumed land under the closer settlement legislation, but this responsibility was transferred to these new Boards. These four regional boards were then amalgamated in 1911 into one state-wide body, the Closer Settlement Advisory Board, only to be temporarily split into three after the Second World War to deal with applications under the War Service Land Settlement scheme. These boards were all-powerful in closer settlement matters for sixty years until their dissolution at the end of 1971.

This blurring of the lines of decision-making was very evident in the First World War soldier settlement scheme. The Armidale Local Land Board was asked to investigate some proposals but not others, and in any event, the Closer Settlement Advisory Board ignored its advice when it was sought, so it was surely a wasted effort. Neither was the board consulted later in relation to the offers of *Saumarez* in 1924, the *Bald Blair* conglomerate in 1938, or those offered for Second World War veterans' farms. The Board was charged with running ballots for some of these farms, including vetting applicants, but the ballots for the blocks on the Kentucky Soldier Settlement and the *Bald Blair* subdivision were carried out by the Department of Lands in Sydney. Ballots for Second World War veterans' farms were initially carried out by land boards, until the scandal over the Falkiner case, which provoked the creation of yet another body, the War Service Land Settlement Board.

A further complication in the First World War scheme was the practice of first referring promotion proposals to the local Repatriation Committee. These voluntary committees generally supported applications which came before them, only to find the Closer Settlement Advisory Board taking a much harder line. Applicants found this confusing, as they often assumed to their dismay that the Repatriation Committee's valuation would stand.¹²⁷ Common-sense prevailed in 1923 when the repatriation committees were disbanded and the process of acquiring and allocating land for soldier settlement was delegated to district surveyors, but by this time the need had almost passed.¹²⁸

However, at the same time yet another committee was established, the Land Settlement Committee. It had the task of implementing the government's policy on voluntary resumptions for closer settlement, including providing farms for British immigrants. It had little impact, providing a handful of farms for local and British settlers and when its original commission expired in 1925, it was abolished.¹²⁹ This was another task which surely the local land boards and district surveyors could have undertaken, in cooperation with the CSAB.

The *Bald Blair* resumption in 1938 was initiated by yet another body, the Armidale Closer Settlement Advisory Committee, established in 1937 to identify closer

¹²⁷ For instance, when James Andrews was purchasing Arthur Wheatley's farm at Dangarsleigh under the promotion scheme. (James Andrews to the Closer Settlement Board, NSW Archives, Closer Settlement Advisory Board, Wheaton's farm, closer settlement promotion file, NSW Archives, series 8052, container 10/13260, item 1237).

¹²⁸ Terry Kass, *Sails to Satellites: The Surveyors General of NSW (1786-2007)*, Bathurst, 2008, p. 248.

¹²⁹ 'Land settlement', *Sydney Morning Herald*, 16 July 1925, p. 11.

settlement possibilities. This body was truly advisory, unlike the Closer Settlement Advisory Board which was advisory only in that its recommendations had to be approved by parliament or the Minister, and such approvals were almost always forthcoming. These new committees had no power to commit the government to anything. Given Harold White's long-term support for closer settlement the *Bald Blair* resumption was probably an easy task, and in any case the actual negotiations over the purchase were undertaken by the Closer Settlement Advisory Board based in Sydney. One can only wonder why the Armidale Local Land Board could not have carried out this function, or indeed managed the sale of farms under the closer settlement promotion schemes both to civilians and returned servicemen, something which would have brought the same local knowledge and efficiency to bear as the boards and the district surveyors proved to have when dealing with selection years earlier.

Land tenures

The complexity of the decision-making framework was more than matched by that of the tenure system. By 1965, in the Eastern Division alone, it was possible to hold rural land under more than twenty different tenures, and there were others specific to the Western Division and to suburban and metropolitan areas. While the consolidation of the Crown lands legislation in 1913 was a welcome gathering together of the numerous amending acts in force, it did nothing to reduce its complexity. I examined only the legislation which dealt with the administration and alienation of Crown lands, of closer settlement and soldier settlement, of land tax and of relief for distressed settlers as they applied to the Eastern Division of NSW. I did not consider the mass of legislation dealing with local government, mining and mineral resources, ports and rivers, irrigation, soil and water conservation, forests, travelling stock reserves, national parks, town reserves, and the list goes on and on. Even after the consolidation in 1913, for bureaucrats and settlers alike finding a path through this maze of legislation must have been a trial. No doubt this enormous complexity militated against any further attempts to consolidate the legislation. This would have been a mammoth task, but nevertheless it is a great pity it was not attempted.

Figure 10.1 depicts the relationship between the rural tenures implemented in the Eastern Division. There were two distinct groups of tenure, those when land was granted under the Crown lands legislation, and those granted under the closer settlement legislation. It is not clear why legislators thought it important to keep these

tenures distinct, but as can be seen from this diagram, there was just one conversion possible from a closer settlement tenure to a Crown lands tenure, and none possible in the opposite direction. This meant there was considerable and unnecessary duplication of tenures. For instance, conditional purchase and settlement purchase were different in detail, such as the amount of deposit required, but in principle they were identical. Similarly, closer settlement leases and homestead farms were almost the same.

There was also duplication within the two groups of tenure. There is little difference between homestead selections, introduced in 1895, and homestead farms, legislated in 1912, except that homestead selections could always be converted to conditional purchase, a right only granted for homestead farms in 1917. Similarly, settlement leases (also introduced in 1895) and Crown leases (1912) were almost identical, except that, once again, the former could be converted to conditional purchase but the latter only from 1917. There seems to have been no point in creating returned soldiers holdings and soldiers group purchase when the settlement purchase tenure was in principle identical. It would have simply been a matter of designating the selected farms as reserved for returned soldiers. A little tweaking of the legislation would have amalgamated the duplicated tenures and simplified the system.

The proliferation of tenures sprang largely from the opposing ideological stances of the parties on the question of freehold versus leasehold. Labor was committed to leasehold as the best way of transferring Crown land into private hands, because conditions attached to leases would direct the use to be made of the land, prevent it from being consolidated into large holdings, and ensure that the leaseholder lived on and worked it. The other parties were not opposed to leasehold, rather regarding it as a useful but temporary state allowing family farms to be established, followed by conversion of the tenure to freehold. Both Protectionist/Progressive and Free Trade/Liberal administrations introduced leasehold tenures during their periods in government from 1885 to 1904, but they were governing with the support of the Labor Party, and one can assume Labor's support influenced their policies. However, when Carruthers' Liberal administration introduced settlement purchase in 1904, conditional purchase lease in 1905, and the right of conversion of homestead selections, settlement leases and special leases to conditional purchase in 1908, they were governing without the need for Labor support and therefore able to legislate to guarantee settlers access to freehold title.

With the victory of Labor in 1910, leasehold again became the favoured tenure, but because they were unable to repeal the conversion provisions brought in by Carruthers, they introduced new tenures and decreed that existing ones leading to freehold should no longer be issued. It is notable that in 1917 Holman, having deserted Labor to retain the premiership at the head of the new Nationalist Party (whose members were mainly former Liberals), substituted pragmatism for ideology and allowed both the creation of a freehold tenure, soldiers group purchase, and the conversion right for homestead farms and Crown leases to conditional purchase.

During the 1920s, power changed hands so often that neither side was in control for long enough to undertake any significant overhauls of the land tenure system. In the 1930s the financial situation was so dire that the Liberal/Country Party coalition, which held power for most of the period, was forced to focus on alleviating rural distress rather than tinkering with tenures. However, with the advent of Labor as the Second World War began, once again perpetual leases were introduced for settling returned service personnel. Finally, the Askin/Lewis Coalition administrations from 1965 legislated the collapsing of the closer settlement and war service tenures into one, settlement purchase. Over time, most rural properties were converted to freehold via either settlement purchase or conditional purchase, or to a perpetual lease and thankfully, the plethora of redundant tenures quietly died out.

The way to make sense of this complex system of tenures, is to consider the objectives which all political parties expected to achieve. Taken together, these objectives had one underlying principle:

the transition of the pattern of land settlement from extensive pastoral estates to farms of a size which could be managed by, and support, a family undertaking the most appropriate enterprise for their situation and resulting in an increase in agricultural production.

These objectives were:

- ***enabling a more orderly approach to the disposal of Crown land.*** From 1895 most Crown land was surveyed before release, and the type of tenure to be made available was determined by the quality of the land. Thus, settlement leases and Crown leases were granted for large areas of poor land, conditional purchase leases for better land, and homestead selections

and homestead farms for the best land. Where nearby selectors were judged to need additional land, it was made available to them as additional conditional purchases or conditional leases on a needs basis rather than by ballot;

- ***releasing land suitable for intensive use from the large pastoral estates.*** Settlement purchase and closer settlement lease introduced by the closer settlement legislation provided farms under both leasehold and freehold tenures to civilians and returned service personnel using land purchased or resumed from large estates. Soldiers group purchase and returned soldiers holding were equivalent tenures introduced specifically for farms for returned service personnel.
- ***combatting the aggregation of large land holdings.*** Labor's favoured strategy of releasing land as long term or perpetual lease with conditions ensured leaseholders to lived on and developed the land, and prevented the issuing of leases or their transfer to persons already owning an adequate living area;
- ***reducing the financial burden of settlers.*** The provisions to convert conditional purchase, homestead selection and settlement purchase to homestead farm, settlement purchase to settlement purchase lease, and soldiers group purchase to group purchase lease, were intended to relieve financially challenged settlers of the burden of repaying the capital cost of their land;
- ***removing barriers to building up a viable holding.*** The introduction of conditional leases in 1885 allowed selectors with uneconomic blocks to add more land at the cost only of fencing and an annual rent, and to convert pre-emptive leases to a more secure form of title. Later, holders of homestead selections and homestead farms could also add additional land. From 1903 selectors could add as conditional leases and additional conditional purchases land which was not adjoining their original selections. This allowed selectors without adjoining vacant land to extend their holdings;
- ***allowing new settlers to take up land more easily.*** Conditional purchase leases, homestead selections, homestead farms, Crown leases, settlement leases and closer settlement leases did not require an initial deposit, as conditional and settlement purchases did. This meant that settlers could

devote all their capital to developing their blocks and becoming self-supporting more quickly. These leases had, or were later granted, the right of conversion to conditional purchase or settlement purchase and hence to freehold;

- ***developing unproductive land for settlement.*** Land which was not immediately suitable for family farms was released as improvement, scrub lands or prickly pear leases. Lessees were expected to improve the land to a state where a family farm could be established, and in return had the use of the land at a very low annual rent, with the right to convert part to a homestead selection at the end of the term. Special leases were granted over land which would otherwise not meet the requirements of other forms of lease, for instance land in state forests or goldfield reserves, thus making them productive; and,
- ***making some use of marginal land.*** Land which was too poor to be improved under an improvement, scrubs land or prickly pear lease, but had some value as grazing for dry sheep or cattle, was made available as low-cost occupation licences or Crown leases.

The vexed question of the home maintenance area

Fundamental to this principle was the concept of the home maintenance area. It was implicit in the 1884 and 1895 Crown lands legislation and the 1901 and 1904 closer settlement legislation, and made explicit in 1908, when the *Crown Lands (Amendment) Act* defined it as: ‘an area which when used for the purpose for which it is reasonably fitted, would be sufficient for the maintenance in average seasons and circumstances for a family’. This vague definition proved to be difficult to pin down, particularly since it was applied differently according to the situation in hand. It was regarded as a *minimum* when land was being allocated under the closer settlement legislation, but as a *maximum* when transfers of land and applications for revaluations of land were being considered. This flexibility might have been a strength, except that it was not until the WSLs scheme that a clear measure of a home maintenance area was promulgated for various regions in the state. Until then it seemed to be a matter of judgement on the part of Lands Department officials. An example of the almost random way in which blocks being released for settlement was that of blocks on the model farm reserve on

Salisbury Court in 1907. The reserve itself was divided into three conditional purchase leases of between 606 and 712 acres, while a nearby area, which had been exchanged for the fourth part of the reserve, was released as two homestead selections of 214 and 215 acres each, yet there is little or no difference in the quality of the five blocks.¹³⁰

Where grazing properties were concerned the home maintenance area was defined in terms of the number of sheep which could be carried. Up to the Second World War an area sufficient to carry 2000 to 2500 sheep was generally regarded as constituting a home maintenance area, as seen in 1933 when the Armidale Local Land Board declined to revalue a property near Kingstown which was running 2800 sheep at the time.¹³¹ That is, it was more than a home maintenance area and therefore ineligible for revaluation. For Second World War veterans' farms the Closer Settlement Advisory Board adopted as a minimum standard for a flock of 1200 to 1400 merino ewes or 2000 wethers, somewhat below that of earlier times. As wool prices fell from their record high price in 1950-51, it became clear that such flocks were not large enough.

Determining the home maintenance area for small mixed farms was even more problematic. Of the eight farms provided for First World War returned soldiers under the promotion scheme in the county of Sandon, five were one hundred acres or less, an area which would be considered today to be well below a viable farm size on the Tablelands. One of these and another larger farm were acknowledged by the Board to be somewhat below a home maintenance area, but they were allowed. It would have been better if they had not, as both soldiers forfeited their farms.¹³² The soldiers' farms at Kentucky were even more problematic. One farm of ninety-nine acres was forfeited in 1927 and 1929, then increased the size to 195 acres, only to be forfeited again in 1943 and 1955. When next advertised it was acknowledged that it comprised only a small proportion of a home maintenance area.¹³³ Unfortunately, this case was not a unique example.

Economist J.N. Lewis argued that the home maintenance area ideally should be sufficient not only to maintain an average family in average seasons, but to provide a

¹³⁰ See Chapter 3, pages 95-97 for a discussion of this issue and Appendices O and T for details of these blocks.

¹³¹ 'Land values', *Armidale Express and New England General Advertiser*, 13 June 1933, p. 4. While the applicant lost the case initially, he was able, on a technicality, to have part of his land revalued.

¹³² The soldiers were Patrick McDonnell who bought 100 acres and Robert Craigie, whose farm was 834 acres but poor-quality land.

¹³³ 'Notification declaring a farm within Kentucky closer settlement lease area available for application', *New South Wales Government Gazette*, no. 62, 24 June 1955, p. 1742.

return to capital as well as to labour, and enough to repay loans for development of up to one hundred per cent of their cost.¹³⁴ It was the importance of generating a return to capital which was ignored in determining farm sizes, as the Kentucky soldier settlers particularly found to their cost. This would be achieved by setting the size, not at a minimum which would support a family ‘in average seasons’ but at the level at which economies of scale were optimised. According to Lewis, for New England in 1959-60, sheep properties running between 2000 and 5000 sheep showed the best returns.¹³⁵ Agricultural economists John Anderson and Roy Powell in their 1973 examination of the economics of farm size concluded that flocks of around 5000 sheep were the optimum.¹³⁶ This was well above the standard set by the government.

Lewis concluded that, while the concept of the home maintenance area had drawbacks, there was still a need for some guiding principle to prevent excessive subdivision of land. He wrote that: ‘the basic problem of land policy in this country ... is to develop a system of rights to the use of land, which best fits the conditions of agricultural production’.¹³⁷ The challenge, which is obvious from the experience of land settlement in the county of Sandon, was in developing a model which best assessed a home maintenance area in any specific situation, considering the best use of the land in question. Lewis’s view was that when settlers failed, the land area was not always the problem: inadequate capital, poor procedures for selecting settlers and inadequate technical and economic advice have been equally to blame.¹³⁸ These issues needed to be taken into account, so that settlers could derive an income which allowed the family to live under conditions comparable to those in urban areas and derive a reasonable return on their capital investment in the land and its improvements. As was obvious from the experience in the county of Sandon, the guidelines adopted by the government over a long period did not meet these criteria.

A revised model of land settlement

In Chapter 1, I reviewed three models of land settlement proposed by Michael Williams, David Cameron and R.L. Heathcote. Williams’ model was one of *intensification* of land use. There were three phases of intensification, which were

¹³⁴ Lewis, ‘Is the concept of the home maintenance area outmoded?’, p. 99.

¹³⁵ *Ibid.*, pp. 100-101.

¹³⁶ J.R. Anderson and R.A. Powell, ‘Economics of size in Australian farming’, *Australian Journal of Agricultural Economics*, vol. 17, no. 1, 1973, p. 7.

¹³⁷ Lewis, ‘Is the concept of the home maintenance area outmoded?’, p. 105.

¹³⁸ *Ibid.*, p. 106.

sequential in their emergence, but operated concurrently, that is, subsequent phases did not displace their predecessors. This is certainly demonstrated in the county of Sandon. In the first phase of *using the unused* the squatters came to the area in the 1830s and completely dominated until the 1860s.¹³⁹ In the second phase, *using the unused more closely*, from the 1860s, selectors in considerable numbers acquired land within the pastoral estates, and, because so many selections were quite small, they by necessity used the land more intensively than had the squatters. This second phase continued well into the twentieth century with the advent of closer settlement and the provision of farms for returned war service personnel. The third phase, *changing the character of the used and unused land* was not so obvious in the county of Sandon, with the establishment of orchards at Kentucky and the intensively-worked farms on the *Gostwyck* subdivision at Dangarsleigh the most significant developments.

Williams' model is useful in emphasising the *intensification* of land use, and this is amply demonstrated in the period under study. However, he did not take account of the *regression* of land use, as is evidenced by the many medium-sized pastoral properties which emerged around selections and subdivisions of large holdings. Their owners in areas such as the county of Sandon typically switched from intensive farming to pastoralism, emulating their larger predecessors. The end result was a much greater number of holdings, but the same activity, grazing sheep and cattle, predominated. There was a modest increase in rural population but a not significant intensification of agricultural activity and output.

In the second model, David Cameron linked changes in political ideology to changing patterns of land use. His first phase, *liberal agrarianism*, was the period from the 1860s as settlers took up selections, to the 1920s with the advent of soldier settlement farms. His second phase, *agrarian-socialism*, was driven by the emergence of the Labor Party, and was marked by the adoption of leasehold as the favoured tenure. However, this phase did not really take hold in NSW until 1941 with the election of a long-term Labor administration, lasting until it lost power in 1965, when the third phase, *conservative agro-pastoral* began, considerably later than in Queensland. This third phase was marked by a return to freehold as the tenure of choice and the abandonment of closer settlement. Cameron's point was that changing political ideology brought differing

¹³⁹ Land was *unused* only in the sense that European farming was not taking place. Of course, Aboriginal Australians had been using the land productively for millennia.

approaches to the agrarian question, and while the timing differed from that in Queensland, it was certainly the case in NSW.

The third model was that of R.L. Heathcote, who argued that there were two forces working against each other. One was government policy and administration which was rapid in its occurrence and immediate in its effect, and aimed mainly at fragmenting large estates, although in the twentieth century, it also attempted at times to amalgamate units which were too small to be viable. The other was a natural tendency for separate units of tenure to be consolidated under common ownership, and this process was slow and irregular.

These two forces can be clearly seen in action in the county of Sandon in the period under study. *The Crown Lands Act 1884* and its predecessor the Robertson land legislation unleashed selection across the colony and served to dramatically reduce the size of the squatting runs which dominated the county of Sandon up to the 1860s, despite often successful efforts by pastoralists to resist the depredations of selectors. *The Closer Settlement Act 1904*, the various pieces of legislation dealing with returned war service personnel settlement, and the federal land tax legislation also resulted in fragmentation of most of the remaining large pastoral estates. From 1895 various measures were introduced by governments to place a minimum size on holdings and to facilitate the consolidation of unviable blocks into larger units. For instance, when the *Boorolong* improvement leases were cancelled in 1907, part of the land thus released was earmarked for additional holdings for nearby selectors. The opposing force, the natural tendency for small properties to be consolidated was also amply demonstrated in the county of Sandon, with the emergence of numerous medium-sized pastoral estates formed around selections and subdivisions of large estates.

Heathcote's model is sound, but my examination of settlement patterns in the county of Sandon suggests the situation was more complex. Government policy certainly was primarily aimed at breaking up large holdings. However, while in the nineteenth century there was a section of the community intent on doing so in order to reduce the power of the wealthy and influential pastoralists, it is more accurate to say that the aim of government policy overall was to change the pattern of land settlement from extensive pastoral estates to farms of a size which could be managed by, and support, a family undertaking the most appropriate enterprise for their particular situation. That is, for the government, breaking up the large estates was a means to an end, not an end

in itself. This involved not only breaking up large estates, but also facilitating the consolidation of holdings which were too small, denying land holders permission to subdivide land into blocks which would be too small and attempting to set a minimum size for land which it released for sale or lease.

The fragmentation of large estates was not always the result of government policy. Land might be sold to pay death duty, as was possibly the case with the *Gostwyck* sales around 1920. Subdivisions, such as those at *Salisbury Court*, *Rockvale* and *Boorolong*, might have been judged to yield a better return than trying to sell those properties as a whole. Some properties, such as *Terrible Vale*, *Mihi*, *Gostwyck* and *Eversleigh* were divided between family members, and although sometimes the smaller properties thus formed remained in family hands (at *Terrible Vale* and *Gostwyck* to the present day) they did fragment large estates, and, as at *Eversleigh* and *Mihi*, did result in more land coming onto the general market in time.

While it might seem that government policy would be the most powerful force (since parliament has the power to impose penalties, prevent transfers and compulsorily resume land), this was not really the case. After all, the government might force a subdivision, but having alienated the land, despite conditions placed on some tenures, it had little power or will to prevent that land from being further subdivided or combined with some other property.¹⁴⁰ There were always ways around these restrictions. Even though the 1909 legislation prevented Crown land released after that date from being transferred to persons already holding sufficient land, there was, according to Gruen, evidence that the time-honoured dodge of using ‘dummies’ was often employed.¹⁴¹ As squatters had found, decades earlier, this was easy enough to do.

If governments were unwilling or unable to impose the home maintenance area as the standard property size, then is it possible to determine the outcome of the interaction between land policy and other forces which might be in play? Several economists have noted that there was a trend towards farms of an efficient area, taking into account the quality of the land, the purpose to which the owner at any one time wished to put it,

¹⁴⁰ From 1945 local government had the power to regulate and control land use but it was initially reluctant to use these powers. (Andrew H. Kelly, ‘Development of local government in Australia, focussing on NSW: From road builder to planning agency to servant of the state Government and developmentalism,’ in *World Planning Schools Congress*, Perth, 2011, p. 7, <http://ro.uow.edu.au/cgi/viewcontent.cgi?article=1542&context=lawpapers>, accessed 6 September 2017). This power has been used to refuse permission for subdivisions of rural land below a certain limit to prevent the conversion of agricultural land to residential blocks.

¹⁴¹ F.H. Gruen, ‘Farm size and factors influencing changes in farm size with particular reference to New South Wales (1900-1948)’, *Review of Marketing and Agricultural Economics*, vol. 17, no.1, new series, March 1949, p. 48.

and the capabilities of the owner to manage such an enterprise. Gruen observed in 1949 that across NSW very large holdings were being fragmented, small farms were being consolidated, and sheep flocks in the range of 2000 to 5000 animals have increased from 8.88% of all flocks in 1911 to 29.68% in 1941. This was not, in his opinion, the result of the government's closer settlement policy, since farms provided under that legislation were almost always of a size to carry no more than 2000 sheep.¹⁴² Anderson and Lewis noted that between 1920 and 1960 the number of flocks of around 5000 sheep had increased markedly, a size which they regarded as optimal.¹⁴³

There was a significant change in property sizes on the Northern Tablelands. Table 10.1 compares data from a parliamentary return in 1885 and a statistical compilation from 1956. The collection areas are different, and both are much larger than the county of Sandon, so only percentages are recorded here, but they are telling, with a dramatic shift across the Northern Tablelands from very small properties to those in the 1000 to 10,000 range. By the home maintenance measure of the past most of these would be more than the standard, and many considerably more. They do, however, tend to be of the size identified as an optimum property size. It is clear then, that the trend was towards farms larger than the family farms of the past.¹⁴⁴

Table 10.1: property sizes Northern Tablelands 1885 and 1956.¹⁴⁵

Property area (acres)	Percentage 1885	Percentage 1956
000-999	78	48
1000-4999	15	44
5000-9999	1.5	5
10,000-20,000	1.5	1.5
20,000+	3	0.5

There have been very few studies of the change in property size over time. Heathcote's study is one, that by historian Keith Hancock of the Monaro district is another. The Monaro, in southern NSW, is a tableland, as is New England, albeit a rather colder

¹⁴² *Ibid.*, pp. 33 and 36.

¹⁴³ Anderson and Powell, 'Economics of size in Australian farming', p. 7.

¹⁴⁴ Gruen, 'Farm size', p. 48.

¹⁴⁵ 'Parliamentary return of landholders 1885', *Votes and Proceedings of the Legislative Assembly during the Second Session of 1885*, vol. 3, pp.575-585; *New South Wales Statistical Register: Rural Industries and Settlement and Meteorology 1958-59 and 1959-60*, Sydney, 1960, Table 7, pp. 16-17. Both collection areas include the county of Sandon, but the 1885 collection is of the Armidale Police District while that for 1956 is of the Australian Bureau of Statistics Northern Tablelands Division which is larger. The definition of a 'rural property' has been contentious, and no satisfactory resolution has been achieved. It is likely that some, possibly many, of the properties in the 000-999 category were not being worked at all.

one. Hancock traced the ownership between 1884 and 1969 of a huge squatting run first taken up in the 1840s.¹⁴⁶ It was fragmented over the years by sale, selection, soldier settlement and closer settlement. Between 1884 and 1914, the number of properties over 5,000 acres grew from seven to fourteen, while those under 5,000 acres fell from seventy-six to thirty-eight.¹⁴⁷ However, from 1914 to 1969 the number of large properties fell again to five, while the smaller ones rose to one hundred and fifty-one.¹⁴⁸ That is, from 1884 to 1914, the average property size increased as pastoralists and successful selectors bought out the less successful ones, but thereafter it fell, due both to the incursions of government and to the effects of market forces. By 1969 most properties were in the range which has been proposed as the size producing the optimal economies of scale in New England.

In the light of the above discussion, a modification of Heathcote's model is proposed, as follows:

There were three forces at work influencing the pattern of land settlement in the county of Sandon in the period 1885 to 1965:

1. Government policy and administration aimed at facilitating the emergence of rural properties of a home maintenance area. This was rapid in occurrence and immediate in effect;
2. A tendency for separate units to coalesce into larger units under common ownership; and,
3. A tendency for very large properties to fragment into smaller units.

The effects of the second and third forces were slow and irregular, and trend towards the emergence of properties of demonstrating optimum economies of scale.

These three forces are clearly evident in the county of Sandon between 1885 and 1965. Closer settlement subdivisions (both private and government managed) and the First World War soldier settlement and the Second World War WSLs schemes all immediately, and at short notice, released land from large estates to form family farms of a home maintenance size. At the same time successful selectors bought out neighbours to form medium-sized pastoral estates. This process was irregular and slow

¹⁴⁶ W.K. Hancock, *Discovering Monaro: A Study of Man's Impact on his Environment*, Cambridge, 1972, p. 48.

¹⁴⁷ *Ibid.*, p. 103.

¹⁴⁸ *Ibid.*, p. 155.

as such consolidation could only occur when adjoining or nearby land was placed on the market, and finances permitted its purchase. In the twentieth century very large properties were subdivided, often enough not under direct government pressure but prompted by other concerns such as the settlement of deceased estates. This too occurred at irregular intervals as circumstances demanded a sale. Thus, this modification of Heathcote's model accounts well of the changing pattern of land settlement in the county of Sandon between 1885 and 1965 and is likely to be applicable to other regional areas during this period.

Conclusions and further research

This thesis has sought to answer the question:

What was the intended purpose of the various government initiatives in respect to land ownership from 1885 to 1965, and how successful were these initiatives in the county of Sandon in northern NSW?

Government initiatives during this period aimed to answer the agrarian question, which asked how the land should be productively organised and therefore what the social organisation of the state should be. Closer settlement was the strategy adopted in some form by all parliamentary parties, aimed at creating family farms from the large pastoral holdings and vacant Crown land. This policy was used as a tool for social engineering: it was believed that creating such farms would increase rural populations and thus strengthen regional towns and increase agricultural production. If successful, this policy would benefit society at large.

As my study has shown, this policy was of limited success in the long run, as other forces proved to be stronger than these government initiatives. Nevertheless, they did serve to kick-start the process which led to the situation we have today in the county of Sandon, a patchwork of properties of varying sizes and engaged in a variety of activities, ranging from intensive agricultural production (such as an extensive tomato enterprise under glass north of Guyra) to properties whose owners have taken the decision to return them to native bushland. Most are engaged in the raising of sheep for wool and meat, and cattle for meat, enterprises which, ironically, were those adopted by the squatters in the 1830s, and most suited to the climate. Government intervention today is in areas

such as indigenous land rights, national parks and reserves, control of tree clearing and the allocation of water rights.

There are many issues which affect land ownership, and only one of these, government policy has been considered here. Other issues, such as changing agricultural practices, climate change, economic conditions and social expectations have also influenced changes in the pattern of land ownership. A detailed examination of such issues was beyond the scope of the present study but suggest useful directions for future research. This study, too, has been restricted in the geographical area which was considered. As I have noted, there have been few detailed studies of the changing pattern of land settlement and ownership in other areas, and that too is a fruitful area for future research. As Keith Hancock concluded in his study of the Monaro:

Some day, let us hope, a pertinacious historian will cope with ... the economic and human complexities of land ownership and will clarify the patterns of change.¹⁴⁹

The present study has gone some distance towards this goal.

¹⁴⁹ *Ibid.*, p. 156.

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University of New England

**THE POLITICS OF LAND
OWNERSHIP IN NSW:
A CASE STUDY**

Appendices

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For the award of Doctor of Philosophy

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APPENDIX A: NSW AND COMMONWEALTH LEGISLATION RELEVANT TO LAND MATTERS, 1846 TO 1971

This table lists all legislation passed by the NSW and Commonwealth governments of relevance to the land matters dealt with in this thesis. The full text of each item may be found at:

- <https://www.legislation.nsw.gov.au/>
- <http://www.australia.gov.au/information-and-services/public-safety-and-law/legislation>

Act Title	Significant Features
<i>Waste Lands Occupation Act 1846</i> , 9 and 10 Vic., c. 104 (Great Britain) enabled in NSW under <i>Orders in Council of 1847</i> . (NSW) (The ‘Squatters Act’)	Provided for leases to be issued for periods of up to fourteen years in place of the existing annual licences, for 4000 sheep at £10 per annum plus £2 10s for each addition 1000 sheep. The colony was divided into Settled, Intermediate and Unsettled Districts for administrative purposes. In the Intermediate District the maximum lease size was 16,000 acres, in the Unsettled District, 32,000 acres. Leaseholders could purchase 640 acres and additional areas in blocks of at least 160 acres for £1 per acre.
<i>The Crown Lands Alienation Act 1861</i> , 25 ^o Vic., no. 1; <i>Crown Lands Occupation Act 1861</i> , 25 ^o Vic., no. 2. (NSW) (‘The Robertson Land Acts’)	Repealed the <i>Orders in Council</i> . The <i>Crown Lands Alienation Act</i> enabled the free selection before survey of up to 320 acres of Crown land at £1 per acre, with a deposit of 5s per acre and provided certain residency and improvement conditions were met. The government was empowered to survey land within town reserves and other reserved areas and to sell land by auction. <i>The Crown Lands Occupation Act</i> allowed squatters to purchase certain portions of land. Land owners and selectors could be granted a five-year pre-emptive lease over adjoining land.
<i>Lands Acts Amendment Act 1875</i> , 39 ^o Vic., no. 13. (NSW)	Selection barred for persons younger than sixteen years. Dummying outlawed. Leaseholders could purchase without competition land surrounding improvements. Applications for conditional purchase had to be tendered in person. Forfeited conditional purchases were to be sold by auction. Maximum size for selections increased to 640 acres. Special leases could be granted.
<i>The Crown Lands Act 1884</i> , 48 ^o Vic., no. 18. (NSW)	Replaced the Robertson Acts. Free selection retained but within designated Crown lands. Selectors in the Eastern Division could conditionally purchase up to 640 acres (CP), add additional conditional purchases (ACP) and conditionally leases (CL) to a total of 1280 acres (the leasehold to be no more than three times the area of the conditional purchase) with the right to purchase leased land within the first five years. Pre-emptive leases were abolished but holders could apply to have them converted to conditional lease. Up to 200,000 acres over the whole of NSW annually to be surveyed and auctioned. Pastoralists were required to furnish a return including a map of their holding. Holdings to be divided into two parts. Land within the Leasehold area would be closed to selection for a fixed period, while that in the Resumed area would open to selection but available to run holders for grazing only until it was selected. Run holders could exchange freehold or CP land in their resumed area for equivalent land in their leasehold area. Special areas to be designated in which the purchase price was higher, with the area which could be selected limited to 160 acres. Homestead leases (HL) introduced in Western Division. The colony divided into Eastern, Central and Western Divisions for which different arrangements applied. Within each Division there were to be Local Land Boards with a District Surveyor attached to each.
<i>Crown Lands Titles and Reservations Validation Act</i>	Allowed corporations, companies and partnerships to hold land under the <i>Crown Lands Act 1884</i> as mineral CPs, CLs and ACPs. CPs can

<i>1886, 50° Vic., no. 21. (NSW)</i>	be converted to mineral CPs.
<i>Crown Lands Act Amendment Act 1887, 51° Vic., no. 11. (NSW)</i>	Allowed the Minister to fix provisional rents on conditional leases. Arrears of rent on pastoral, homestead and conditional leases could be paid off over a fixed period. The Governor given the power to suspend or remove Chairmen of any Local Land Board.
<i>Crown Lands Further Amendment Act 1888, 52° Vic., no. 7. (NSW)</i>	Selectors could apply to substitute other improvements in lieu of fencing, to the value of at least 10s per acre. Selectors under section 47 (non-occupation) to effect improvements of at least 30s per acre within five years of confirmation of purchase.
<i>Crown Lands Purchases Validation Act 1888, 52° Vic., no. 13. (NSW)</i>	Validated a number of CPs and CLs which had been allowed, although it later emerged that they had not complied with the legislation.
<i>Mining Act 1889, 53° Vic., no. 20. (NSW)</i>	Authorised the search for minerals on land which had been sold or conditionally purchased or leased, and the cancellation of such sales and leases if minerals were found.
<i>Crown Lands Act 1889, 53° Vic., no. 21. (NSW)</i>	Established the Land Court. Leased land, except that held under occupational or annual licence was not available for selection. Applicants to pay survey fee. Title for CPs, CLs, and HL to apply from the date of application, if conditions fulfilled. Inadvertent errors not sufficient to invalidate applications. Applications not processed within six months could be withdrawn without penalty. CPs owned by one family could be ring-fenced. Special area selections increased to 320 acres. Mortgagees might apply for CPs on behalf of mortgagors. Fencing and improvement conditions to be complied within two years from the date of confirmation, but payments of principal and interest were to begin after three years from date of application. Local land boards were authorised to grant extensions to payments in times of hardship. CLs could be converted to CP at any time, to a total holding of 1280 acres in the Eastern Division. Pastoral leases in the Eastern Division were not renewed. Forfeited CPs and CLs within pastoral, homestead or occupational leases or licences were to revert to that lease or licence. Established scrub land, snow and improvement leases and extended homestead leases to Central and Eastern Divisions. Any land could be resumed for the purpose of roads, canals and irrigation drains. Improvements on forfeited land and expired leases to become the property of the Crown. Pastoral lessees could surrender land within leasehold or resumed areas in exchange for land in the leasehold land or be paid for it. Married women living with their husbands were not entitled to apply for CPs or CLs but could retain any land selected before marriage or inherited. Minors residing with their families deemed to fulfil residential requirements.
<i>Crown Lands Act Amendment Act 1891, 55° Vic., no. 1. (NSW)</i>	Validated certain forfeitures and reversal of forfeitures. Enabled the Minister to reverse forfeitures. Multiple applications by individuals for the same block outlawed.
<i>Parliamentary Electorates and Elections Act 1893, 56° Vic., no. 38. (NSW)</i>	Abolished multi-member electorates, limited the size of Parliament, allowed absentee voting, reduced the residency period for entitlement to vote to three months, prescribed a single polling day which was to be a public holiday, and appointed an Electoral Commission to manage redistribution of seats.
<i>Crown Lands Purchases and Leases Validation Act 1894, 57° Vic., no. 9. (NSW)</i>	Validated a number of CPs and CLs which had been allowed, although it later emerged that they had not complied with the legislation.
<i>Mining on Private Lands Act 1894, 57° Vic., no. 32. (NSW)</i>	Legalised mining on private lands by the granting of mining leases if minerals had been found. Conditions imposed to protect landholder's crops, buildings, etc. and for the payment of compensation. The Crown empowered to resume private land for the establishment of a mining village. Where alluvial gold occurred, the Minister could resume land, which was then to be reserved for mining. If such reserves were revoked, the previous land holder had the right to repurchase or release.

<p><i>The Crown Lands Act 1895</i>, 58° Vic., no. 18. (NSW)</p>	<p>Crown lands were to be classified. Areas to be set aside for homestead selection (HS), subdivided into blocks of up to 1280 acres in the Eastern Division, depending on possible use of land. Selectors were required to pay a survey fee and the cost of existing improvements, and reside on their blocks within three months. Within eighteen months erect a home to value of at least £20. Annual rent 1.25% of capital value. Residency requirement in perpetuity. CPs could be converted to HSs. HSs protected from resumption under bankruptcy or other proceedings. Introduced settlement leases (up to 1280 acres for mixed farming and 10,240 acres grazing) and improvement leases (20,480 acres), each with terms of twenty-eight years, annual rent 1.25% of capital value. Term of residence for new CPs raised to ten years. Time for complying with requirement to fence increased to three years, other improvements could be substituted without approval. CPs of 100 acres or more could be subdivided. Term for all CLs increased to twenty-eight years. Present or past holders of HS, SL, original CPs unable to apply for any other such holding. Applications not made in good faith to be disallowed. Governor could accept surrender or exchange of freehold land for Crown land. Selectors unable to bring action for trespass unless selection is fenced.</p>
<p><i>The Land and Income Tax Assessment Act 1895</i>, 59° Vic., no. 15. (NSW)</p>	<p>Land with unimproved value of more than £240 liable for land tax, except for conditional or special leasehold and homestead selections. Land values were self-assessed.</p>
<p><i>Land Tax Act 1895</i>, 59° Vic., no.16. (NSW)</p>	<p>Land tax to be one penny in the pound on the unimproved value of all land in NSW from 1 January 1896.</p>
<p><i>Crown Lands (Homestead Selections and Settlement Leases) Act, 1896</i>, 59° Vic., no. 26. (NSW)</p>	<p>Title for HS and SL to commence from the date of application.</p>
<p><i>Mining Laws Amendment Act 1896</i>, 59° Vic., no. 90. (NSW)</p>	<p>If gold was discovered (not only alluvial gold) the Crown had the right to resume private land. Such land would not be available for leasing (except mining leases) unless especially suitable 'by reason of its great depth or wetness, or on account of the costly appliances required for its development'. Underground mining licences could be granted on private lands.</p>
<p><i>Advances to Settlers Act 1899</i>, No. 1, 1899. (NSW)</p>	<p>Established a fund to be financed through the sale of 20-year Government Stock to provide advances to holders of conditional purchases and various leases of up to £200 at four per cent interest, to be repaid within ten years.</p>
<p><i>Crown Lands (Amendment) Act 1899</i>, no. 51, 1899. (NSW)</p>	<p>Holders of CPs and CLs could within two years of enactment of the legislation apply to have appraisal of capital value if land deemed to be not more than sufficient for applicant to sustain a family. Where the value was reduced, applicants were required to reside on land for at least 2 ½ years. For CPs granted in special areas, a deposit of ten per cent, and annual instalments of four per cent interest and five per cent capital repayment were required. If the first applicant in a ballot withdrew, a new ballot was to be conducted, and part or whole of the deposit forfeited. Applications for CPs and CLs in same series to be deemed to be a single application.</p>
<p><i>The Closer Settlement Act, 1901</i>, Act no. 7, 1902. (NSW)</p>	<p>Provided for land owners to volunteer their land for resumption if it was suitable for agriculture and close to a railway. Land was to be released as 28-year settlement lease in large enough blocks to sustain a family. Persons already owning land were not eligible to apply. Resumptions required the owner be left with enough land to maintain a viable pastoral enterprise to the value of £10,000. £300,000 per year allowed for purchases, with income from leases to fund the sale and interest expenses.</p>
<p><i>Appraisement Act 1902</i>, Act no. 109, 1902. (NSW)</p>	<p>Applied to any conditional purchase or lease or homestead selection not re-appraised under the <i>Crown Lands Amendment Act 1899</i>. Holders could apply for a reappraisal of the value of their land and</p>

	the amount owing adjusted accordingly.
<i>Crown Lands Amendment Act 1903</i> , Act no. 15, 1903. (NSW)	Allowed selectors to apply for additional land which did not adjoin their existing holdings, if adjoining land was not available. Such selections were to be valued, and a deposit of ten per cent, plus annual payments of five per cent (of which half was interest and half capital repayment) were required. The period of settlement and conditional leases was extended to forty years, with the rent to be reappraised every ten years. The requirements for the purchase of additional selections were eased where the purchaser, being the holder of a selection or a homestead selection or settlement lease, did not have a home maintenance area. Outstanding capital debts of selectors were to be reduced by one fifth as the result of the reduction in the interest rate to two and a half per cent, from four per cent. The Minister was empowered to defer payments for twelve months, but at the interest rate of five percent. Married women were given the right to select in their own name and could comply with the residency requirements by residing on their husbands' selections. Holders of pastoral leases, occupation licences and preferential occupation licences could apply for a lease over one third of the area of the lease or licence, for a maximum of twenty-eight years, if the local land board deemed such land was not required for closer settlement. Ballots were to be held whenever there were conflicting applications for selections, and the deposits paid for withdrawn and disallowed applications would be forfeited unless the board deemed them to be genuine. Holders of settlement leases could after five years apply to convert them to homestead leases, provided the 1280 acre limit was not exceeded. Conditional leases between forty and 640 acres could be converted to additional conditional purchase. Holders of any freehold land of at least forty acres, on which they had resided for two years, could apply for additional conditional purchases or leases to take their holding up to a home maintenance area.
<i>The Closer Settlement Act 1904</i> , Act no. 37, 1904. (NSW)	Repealed the <i>Closer Settlement Act 1901</i> . Allowed compulsory resumption of suitable land valued at more than £20,000. Voluntary resumptions could be of a lesser value. Properties under consideration for resumption would be proclaimed and could not be sold unless with the approval of the Minister. Owner could demand that whole of property be resumed to prevent 'peacocking' (the resumption of choice areas, rendering the remainder of the land of lesser value). Purchases to be approved by Parliament on the recommendation of the Closer Settlement Board. Introduced settlement purchase. Land to be sold on payment of a deposit of five per cent of the capital value, then five per cent of the capital value per year at four per cent interest per annum. Ten-year residency and improvements valued at five per cent of land value after two years, further five per cent after five years and ten per cent after ten years. Otherwise retained the provisions of the 1901 Act.
<i>The Crown Lands Amendment Act 1905</i> , Act no. 42, 1905. (NSW)	Allowed the Minister to set apart land for conditional purchase, conditional lease, homestead selection, settlement lease and conditional purchase lease as he saw fit. Such land was to be offered one class at a time in any area. Where there was a conflict of applications, the local land board was empowered to award the selection either to an adjoining land holder or to one whose need for additional land was greatest. No appeal was allowable, except that the Minister could refer decisions to the Land Appeals Court if he saw fit. Introduced conditional purchase lease, for which an original conditional purchase was not required, with a period of forty years and a ten-year residency requirement.
<i>Improvement Leases Cancellation Act 1906</i> , Act no. 42, 1906. (NSW)	Prompted by the Royal Commission on the Administration of the Lands Department, the legislation allowed the Minister to cancel any improvement lease which the Commission found to have been

	granted improperly. The land was then to revert to preferential occupation licence held by the former lessee, who could within sixty days apply for an improvement lease over the said land, if not required for settlement. Applications to be dealt with by an Improvement Lease Board of three, headed by a judge of the Supreme Court.
<i>Mining Act 1906</i> , Act no. 49, 1906. (NSW)	Consolidation act.
<i>Local Government Act 1906</i> , Act no. 56, 1906. (NSW)	Consolidated previous legislation including the <i>Local Government (Shires) Act 1905</i> which created shires across the State except in the far west. If a shire levied a tax of at least one penny in the pound, the State government would not levy a land tax on those ratepayers.
<i>The Closer Settlement (Amendment) Act 1906</i> , Act no. 44, 1906. (NSW)	Gave persons who were already leasing resumed land preferential right to purchase such land when it was released under the <i>Closer Settlement Act 1904</i> . The restrictions on existing land ownership were slightly eased. Unsold closer settlement land could be purchased after one year by adjoining landholders.
<i>Government Savings Bank Act 1906</i> , Act no. 48, 1906. (NSW)	Provided for the amalgamation of the Government Savings Bank and the Savings Bank of NSW with an Advance Department to lend money to purchasers of rural land, either from the government or from private vendors. Loans not to exceed eighty per cent of purchase price; applications for loans under £500 to have priority; loans to be in the range £50-£2000.
<i>The Public Works and Closer Settlement Fund Act 1906</i> . (NSW)	Established the Public Works Fund in which two-thirds of proceeds of the sale of Crown lands would be deposited. Amalgamated several existing funds to establish the Closer Settlement Fund.
<i>The Closer Settlement (Amendment) Act 1907</i> , Act No. 12, 1907. (NSW)	Created three Closer Settlement Advisory Boards to report to the Minister suitable land for resumption. Voluntary resumptions of land worth at least £10,000 and compulsory resumptions of £20,000 or more were authorised. Established the Closer Settlement Branch within the Department of Lands.
<i>The Crown Lands (Amendment) Act, 1908</i> , Act no. 30, 1908. (NSW) ('The Conversion Act')	Permitted the conversion of a number of leasehold tenures to purchase tenures. Homestead selection and settlement leases could be converted to conditional purchase and conditional lease. Non-residential conditional purchases could be converted to conditional purchase (but the residential requirement had to be met), thus making it possible for such selectors to add additional conditional purchases or leases, which had not been possible previously. Special leases could be converted to conditional purchase, conditional purchase lease, homestead selection or settlement lease, although those within proclaimed goldfields or mineral fields required the permission of the Minister for Lands. Conditional purchases of one hundred acres or more could be subdivided, with the approval of the Minister. Volunteer land orders, which were introduced in 1867, were given a 'sunset' clause. Applications had to be made within three years of the commencement of this act. Transfers of Crown holdings were restricted; persons wishing to purchase selections taken up after the implementation of this legislation had to convince the Minister that the total of their land was not more than a reasonable home maintenance area, that is an area which, when used for the purpose for which it is reasonably fitted, would be sufficient for the maintenance in average seasons and circumstances for an average family.
<i>The Closer Settlement (Amendment) Act 1909</i> , Act no. 21, 1909. (NSW)	Allowed married women living with their husbands to purchase land in their own right. The amount of land potential purchasers could hold was further eased. If a land holder agreed to subdivide privately the proclamation preventing the sale of such land would be lifted for two years.
<i>The Crown Lands (Amendment) Act 1910</i> , Act no. 6, 1910. (NSW)	Extended the period after which homestead selections would be re-appraised from ten to fifteen years and reduced the value of required improvements on conditional purchases with a value below £1 per

	acre.
<i>The Closer Settlement Promotion Act 1910</i> , Act no. 7, 1910. (NSW) (the 'Promotion Act')	Enabled three or more individuals to negotiate the purchase of private land with finance provided by the government if the land was suitable for closer settlement. Each such farm was not to exceed a home maintenance area. Valuations jointly by the Government Savings Bank and the Advisory Board. Settlers to pay a deposit of five per cent with the remainder provided by a mortgage with the bank if required to a maximum of £2500. Residence required in 12 months. Interest on outstanding loan to be four per cent.
<i>The Land Tax Act 1910</i> , Act No. 21 1910; <i>Land Tax Assessment Act 1910</i> , Act No. 22, 1910. (Commonwealth)	Levied a tax on all land with an unimproved value of more than £5,000 if owner resident, or any value if a non-resident owner.
<i>The Crown Lands Amendment Act 1912</i> , Act no. 6, 1912. (NSW)	Introduced three new tenures, all without the right of conversion: homestead farms, suburban holdings and Crown leases. The first two were leases in perpetuity, the third had a term of forty-five years. Homestead farms were not available to persons who already held land. They were to be of a home maintenance size. The annual rent for the first twenty-five years was to be two and a half per cent of the capital value. In the first five years, if the owner expended an equivalent amount on improvements, over and above those required, the rent was not payable. Such farms would be revalued after twenty-five years, and every twenty years thereafter. Owners were, under most circumstances, obliged to live on their farms and not work off-farm. Most other forms of tenure could be converted to homestead farm. Crown leases were essentially a re-working of settlement leases. The term was extended to forty-five years (from forty) but conversion to other forms of tenure would not be possible until the last five years of the lease, at which time it could be converted to a homestead lease, i.e. a perpetual lease.
<i>The Crown Lands (Amending and Declaratory) Act 1912</i> , Act no. 53, 1912. (NSW)	Clarified numerous aspects of the Crown lands legislation including the age limit for applicants (males over sixteen and females over eighteen) and the rights of married women to select and own land.
<i>The Closer Settlement (Amendment) Act 1912</i> , Act No. 74, 1912. (NSW)	Land for resumption within fifteen miles of a railway line was to be valued as if the railway did not exist and leases within fifteen miles of a railway line could be terminated.
<i>The Crown Lands Consolidation Act 1913</i> , Act no. 7, 1913. (NSW)	Consolidated the Crown lands legislation to this date and became the basis for it in the future.
<i>The Closer Settlement (Amendment) Act 1914</i> , Act no. 7, 1914. (NSW)	A technical act primarily aimed at overcoming anomalies in the existing legislation.
<i>Estate Duty Assessment Act 1914</i> , Act no. 22, 1914. (Commonwealth)	Duty imposed on all deceased estates valued at more than £1000, rising from one per cent to a maximum of fifteen per cent for estates valued at £70,000. Gifts and settlements made within a year of death were included in the estate. There were concessions for widows, children and grandchildren.
<i>Returned Soldiers Settlement Act 1916</i> , Act no. 21, 1916. (NSW)	Soldiers and sailors who had served outside Australia and had been discharged honourably, were entitled to apply for land acquired under various land legislations. Land could be set aside specifically for returned soldiers. Such land was to be subdivided and disposed of as the Minister decided. Soldiers were required to register and be issued a qualification certificate. Local land boards were to consider applications and assist soldiers to obtain suitable land. The Minister could assist soldiers with establishment costs, e.g. housing and equipment. Such advances were to be added to soldiers' liability, with an interest rate of no more than five per cent. Soldiers were forbidden from transferring land without Ministerial approval, or leave the land, except in hardship circumstances, in first five years. While not specified in the Act, Returned Soldiers Special Holdings were designated under it, and made available as a perpetual lease

	with the rent of 2.5% of capital value.
<i>The Crown Lands Amendment Act 1916</i> , Act no. 29, 1916. (NSW)	Persons holding land were permitted to acquire homestead farms and Crown leases (prohibited in the 1912 legislation). The total holding was not to exceed a homestead maintenance area. Created weekend leases (for town dwellers to have a place for recreation) and other provisions relating to the leasing of suburban holdings. Any land available for conditional purchase was also to be available for Crown-lease and homestead farm.
<i>The Closer Settlement (Amendment) Act 1916</i> , Act no. 53, 1916. (NSW)	Allowed for the resumption of improvement and scrub leases. Those valued at more than £15,000 require approval of Parliament. Resumptions might be paid for in cash or debentures. Where an application for a settlement lease was deemed to be not made in good faith, the applicant's deposit would be forfeit. Only natural born or naturalised Australians who were previously subjects of an allied power could apply for settlement leases.
<i>The Crown Lands Further Amendment Act 1916</i> , Act no. 66, 1916. (NSW)	Minor amendments to several clauses in the consolidated Act.
<i>Returned Soldiers Settlement (Amendment) Act 1917</i> , Act no. 24, 1917. (NSW)	Returned soldiers who had not served overseas and to soldiers in the British forces were to be eligible to apply for soldier settlement farms. Soldiers holding leases under this provision might apply to purchase land at 2.5% payable over fifteen years. Minister might set aside land for group purchase under a tenure called soldiers group purchase. Such farms were to be of a home maintenance area. Soldiers who complied with conditions were to be granted a certificate of confirmation within twelve months. Conditions of the closer settlement promotion legislation were extended to returned soldiers. Relatives of soldiers or sailors still abroad might apply on their behalf. Training farms were to be established. Advances to settlers for establishment costs might be granted, to be repaid at 3.5% interest.
<i>The Crown Lands Amendment Act 1917</i> , Act no. 27, 1917. (NSW)	Persons holding homestead farms or Crown leases might apply for additional holdings. The term of residence of various tenures were reduced to five years. Homestead farms and Crown leases might be converted to conditional purchase, conditional purchase lease or conditional lease. Settlement purchases which have been converted to homestead farms might also be converted.
<i>The Closer Settlement (Amendment) Act 1918</i> , Act no. 48, 1918. (NSW)	Residency on settlement purchases was reduced to five years. Settlement purchases might be subdivided. Private purchasers of land might apply for the land to be brought under the provisions of the closer settlement legislation. Up to 200 acres to a value of no more than £3000 adjacent to a railway line might be resumed for village settlements. The <i>Closer Settlement Promotion Act 1910</i> was repealed. Three or more persons, or one or more discharged soldiers might apply to purchase private land, to a value of £3000 including improvements per each applicant. If approved the land was to be surrendered to the Crown and then vested in the applicants on payment of deposit if required. Settlers were eligible for a mortgage with the Government Savings Bank
<i>The Crown Lands (Amendment) Act 1919</i> , Act no. 44, 1919 (NSW)	Minor amendments regarding conversion procedure.
<i>The Closer Settlement (Amendment) Act 1919</i> , Act no. 46, 1919. (NSW)	Discharged soldiers might apply to purchase a variety of tenures and to bring their purchases under the same conditions as the 1918 legislation.
<i>Returned Soldiers Settlement (Amendment) Act 1919</i> , Act no. 51, 1919. (NSW)	Interest payment was waived for six months if soldier was on active service. Returned soldiers would not be disqualified if they had owned land previously. Land to be auctioned might be reserved for returned soldiers.
<i>Government Savings Bank (Rural Bank) Act 1920</i> , Act	Amended the <i>Government Savings Bank Act 1906</i> . Established a Rural Bank Department within the Government Savings Bank to

no. 40, 1920. (NSW)	better finance farmers. Loans of up to £2000, up to 2/3 purchase price, plus an advance of up to £500 to effect improvements could be granted. Loans were to be guaranteed by Minister and the government to cover any losses. If purchaser defaulted, Bank could take the property; if unsold after twelve months it would be disposed of as Crown land.
<i>Empire Settlement Act 1922</i> , 12 & 13 Geo 5, c. 13. (Great Britain)	Enabled the Secretary of State to cooperate with the Dominions to assist persons who wished to settle there, by developing a land settlement scheme or migration. The scheme was to extend for no more than fifteen years, and cost up to £3m in any one year.
<i>Returned Soldiers Settlement (Amendment) Act 1922</i> , Act no. 5, 1922. (NSW)	Minor amendments.
<i>Co-Operation, Community Settlement and Credit Act 1923</i> , Act no. 1, 1924. (NSW)	Allowed the establishment of a range of co-operative societies, including co-operative community settlements with the object of acquiring land and subdividing it for closer settlement. Rural credit societies with the object of providing finance to their members could be created.
<i>The Crown Lands and Closer Settlement (Amending) Act 1924</i> , Act no. 52, 1924. (NSW)	Crown or closer settlement land might be set aside for certain persons such as returned soldiers, share farmers, graduates of Hawkesbury Agricultural College, sons of deceased soldiers or of NSW farmers, and UK immigrants. Conditional leases might be extended by twenty years.
<i>Returned Soldiers Settlement (Amendment) Act 1925</i> , Act no. 19, 1925. (NSW)	Various measures to reduce indebtedness for soldier settlers.
<i>Land Agents Act 1927</i> , Act no. 3, 1927. (NSW)	Required land agents to be registered.
<i>The Closer Settlement and Returned Soldiers (Amendment) Act 1927</i> , Act no. 14, 1927. (NSW)	Holders of settlement purchases or any land purchased under the <i>Closer Settlement (Amendment) Act 1919</i> might apply for reappraisal of capital value. Minister was empowered to defer payments for up to five years. Where land proposed for resumption had been valued by the Land and Valuation Court, Minister might choose to withdraw resumption or allow the holder to occupy land for another twelve months.
<i>The Crown Lands (Amendment) Act 1927</i> , Act no. 16, 1927. (NSW)	Modified conditions for conversion of conditional purchase leases to conditional purchase and homestead farms to Crown leases. Conditional leases might be transferred without the conditional purchases to which they are attached. Capital value of most tenures could be reassessed within five years of confirmation or two years of this act.
<i>Guyra to Dorrigo Railway Act 1928</i> , Act no. 15, 1928. (NSW)	Authorised the expenditure necessary to construct the railway.
<i>The Closer Settlement Fund Act 1928</i> , Act no. 38, 1928. (NSW)	The Closer Settlement fund created under <i>The Public Works and Closer Settlement Fund Act 1906</i> was closed and replaced by the Closer Settlement Fund [A technical act to incorporate soldier settlement payments and receipts].
<i>Returned Soldiers Settlement (Amendment) Act 1928</i> , Act no. 49, 1928. (NSW)	Minor technical amendments.
<i>The Crown Lands (Amendment) Act 1930</i> , Act no. 4, 1930. (NSW)	Prickly pear leases might be converted to conditional purchase or lease or homestead farm. Scrub, inferior land and improvement leases infested with prickly pear might have their term of lease extended. Holders of various leases might exchange land for same or different tenures elsewhere. Further amendments to assessment of capital values.
<i>The Commonwealth and State Banks Agreements Ratification Act 1931</i> , Act no. 62, 1931. (NSW)	Ratified the agreement between NSW and the Commonwealth for the Commonwealth Bank to absorb the Government Savings Bank of NSW. The Rural Bank and Advances to Homes Departments were excluded from the agreement.

<i>The Crown Lands (Amendment) Act 1931</i> Act no. 41, 1931. (NSW)	More amendments to appraisal of capital value.
<i>Finances Adjustment Act 1932</i> , Act no. 27, 1932. (NSW)	Reduction of the interest rate on any loan under the <i>Crown Lands Act</i> , closer settlement and returned soldiers legislation to four per cent.
<i>Farmers Relief Act 1932</i> , Act no. 33, 1932. (NSW)	Stay orders could be granted for farmers in financial straits, with the appointment of supervisors and suspension of liabilities. Amended in 1933, 1934, 1937, 1938, 1940 and by the <i>Farmers Relief Amendment (Debt Adjustment) Act 1935</i> and 1936.
<i>Moratorium Act 1932</i> , Act no. 57, 1932. (NSW)	Consolidated legislation on moratoriums on mortgages and restriction of the liability of mortgagors on land.
<i>Rural Bank of New South Wales Act 1932</i> , Act no. 63, 1932.	Constituted the former Rural Bank Department of the Government Savings Bank as a bank in its own right.
<i>The Crown Lands (Amendment) Act 1932</i> , Act no. 69, 1932. (NSW)	Introduced measures to relieve settlers affected by floods, etc. Term of conditional leases extended to perpetuity except for some converted settlement leases. The term of conditional purchase leases and Crown leases was extended from 50 years to perpetuity.
<i>Rural Bank (Agency) Act 1934</i> , Act no. 56, 1934. (NSW)	Established various agencies including the Advances to Settlers Agency to lend money to farmers for improvements, the Government Guarantee to Settlers Agency, to guarantee loans to settlers, the Farmers Relief Agency, and amended numerous existing acts.
<i>Financial Agreement (Returned Soldiers Settlement) Ratification Act 1935</i> , Act no.1, 1935.	Sets out the amount of money to be paid by the states to the Commonwealth to 1925, and how much of the indebtedness to be written off.
<i>The Crown Lands, Closer Settlement and Return Soldiers Settlement (Amendment) Act 1935</i> , Act no. 6, 1935. (NSW)	Minister might postpone instalment and interest payments. Reappraisal of capital values allowed.
<i>Farmers Relief Amendment (Debt Adjustment) Act 1935</i> , Act no. 18, 1935. (NSW)	Farmers with a reasonable prospect of success allowed to restructure their debt through a low interest rate loan from the Rural Bank.
<i>Loan (Farmers Debt Adjustment) Act, 1935</i> , no. 23 of 1935. (Commonwealth)	Authorised the raising and expending of funds to provide relief to those farmers who had a reasonable prospect of succeeding. NSW was allocated £3,450,000 from the initial allocation of £12m.
<i>The Closer Settlement (Amendment) Act 1937</i> , Act no. 21, 1937. (NSW)	Land values where a railway line or other infrastructure has been approved were to be reassessed. Such land might be proclaimed as reserved for possible resumption.
<i>The Crown Lands and Closer Settlement (Amendment) Act 1938</i> , Act no. 29, 1938. (NSW)	Soldier settlers provided with relief for interest payments. Conditional purchase leases not converted to perpetuity previously might now be converted.
<i>The Closer Settlement (Amendment) Act 1939</i> , Act no. 32, 1939. (NSW)	Minor changes to composition of Closer Settlement Advisory Boards.
<i>Farm Purchase Promotion Act 1941</i> , Act no. 20, 1941. (NSW)	Established the procedure for community settlement societies to lend money to persons who wish to buy farms, with the Treasury indemnifying societies.
<i>War Service Land Settlement Act 1941</i> , Act no. 43, 1941. (NSW)	The War Service Land Settlement Scheme was to be open to any member of the military forces who served overseas against Germany and her allies. Of all land acquired under the various Crown Lands and Closer Settlement Acts for three years after end of war, at least half was to be reserved for returned servicemen. A classification committee of three, including one returned serviceman, was to issue certificates to eligible persons who needed to demonstrate necessary skills or experience in farming.
<i>Farmers Relief (Amendment) Act 1941</i> , Act no. 53, 1941.	Reconstitution of the Rural Reconstruction Board, extension of stay orders, adjustment of farmers' debts and liabilities.

(NSW)	
<i>Crown Lands (Amendment) Act 1941</i> , Act no. 66, 1941. (NSW)	Interest and rent due before the end of 1932 and postponed could be waived, on application by the end of 1943.
<i>National Security (Economic Organisation) Regulations 1942</i> (Commonwealth)	Regulations made under the <i>National Security Act 1939</i> . Sales of rural land were to be permitted only after a valuation and on the condition that the purchaser worked the land himself and did not already own substantial land. Amended in 1945 to forbid the sale of land which might be needed for soldier settlement. Repealed 1950.
<i>Closer Settlement Amendment (Conversion) Act 1943</i> , Act no. 38. (NSW)	Allowed the conversion of settlement purchases and soldiers group purchases to perpetual leases if purchased before December 1937, applications to be made within one year. Tenure was to be settlement purchase lease or group purchase lease. Holders of homestead farms converted from settlement purchase before 1917 might apply for a reduction in rent but could not convert back to settlement purchase. Forfeited settlement purchases, soldiers group purchases, settlement purchase leases, group purchase leases, closer settlement leases were to be disposed of as closer settlement lease.
<i>Crown Lands, Returned Soldiers Settlement and Closer Settlement (Amendment) Act 1945</i> , Act no. 14, 1945. (NSW)	Established additional Closer Settlement Advisory Boards to be chaired by a common chairman with two other members appointed by the Governor. Reductions in indebtedness of soldier settlements were made possible.
<i>War Service Land Settlement Agreements 1945</i> , Act no. 52, 1945. (Commonwealth)	Authorised the execution of the agreement between the Commonwealth and the states on land settlement for returned servicemen.
<i>War Service Land Agreement Act 1945</i> , Act no. 6, 1946. (NSW)	(Passed in 1945 but enacted 1946). Agreement between NSW and the Commonwealth. Applicants under the War Service Land Settlement Scheme were to be fit and experienced in farming. Settlers would not to be precluded by lack of capital but were expected to invest what they have in their farms. The state was to initiate proposals, provide capital for acquisition and development, cover administrative costs and provide half of any excess cost of acquisition and development and of any remission of rent or repayments. Proposals were to be valued by both state and Commonwealth to determine if settlers could live comfortably on their farm income after making financial payments except that of cost of land, if they begin with no capital. Commonwealth was to provide training and an initial sustenance allowance. Resumed land was to be paid for at not more than the valuation at February 1942. Commonwealth and state were to approve all applications jointly. State was to subdivide and develop land so that a settler could begin working it productively immediately. Applications were to be received within five years from 15 August 1945 or from date of discharge. A living allowance was to be paid for one year, during which time no rent or interest payments were to be required. Net proceeds of farm were to be paid into an authority, half of which was to be retained for repayment of obligations. The allowance could be extended and various concessions re repayments etc. could be granted in exceptional cases.
<i>War Service Land Settlement and Closer Settlement Act 1946</i> , Act no. 14, 1946. (NSW)	Certificates of eligibility were to specify what kind of farming was appropriate, certificates were to be valid after such persons completed training. Eligibility extended. Minister was to approve construction of homes to £750 and provide advances for stock, equipment, etc. Proclamations over land reserved for resumption were to expire after six years. Closer settlement promotion provisions required three or more servicemen to make a joint application. Such resumptions were to be paid for in cash or debentures. Minister was to arrange subdivision and development, and to set a price. Farms were to be granted as closer settlement leases. Land was not to be significantly more than a home maintenance area. If under the closer

	settlement legislation, settlers could to apply for an advance of up to £5000 or 80% of purchase price. For the first ten years land could only be sold to a qualified serviceman or transferred to a family member.
<i>War Service Land Settlement and Closer Settlement (Amendment) Act 1947</i> , Act no. 15, 1947. (NSW)	Authorised the government to construct roads and improvements to prepare farms for settlers. Authorised single farm applications if the property was large enough to divide into two. [NB During the debate, government claimed to be enabling single farms. Later that year by Ministerial decree they were permitted]
<i>War Service Land Settlement and Closer Settlement (Amendment) Act 1948</i> , Act no. 48, 1948. (NSW)	Established War Service Land boards. The chair was to be a returned serviceman and employee of Lands Department. One member was to be nominated by Returned Sailors, Soldiers and Airmen's Imperial League of Australia (New South Wales Branch) and another by the Australian Legion of Ex-Servicemen and Women, New South Wales State Branch. These boards were to exercise functions previously carried out by local land boards in respect to closer settlement resumptions for returned servicemen. Landholders who agreed to resumption were to be paid an additional 15% of the 1942 value of land. The closer settlement lease awarded to Charles Falkiner was revoked.
<i>War Service Land Settlement and Closer Settlement Validation Act 1950</i> , Act No. 14, 1950. (NSW)	Repealed the <i>War Service Land Agreement Act 1945</i> . Payment for resumed land was to be the valuation by local land board but still at no more than 15% above the 1942 price.
<i>War Service Land Settlement and Closer Settlement (Amendment) Act 1950</i> , Act no. 27, 1950. (NSW)	Settlement purchases taken after 15 December 1937 were to be eligible for conversion to settlement purchase lease in perpetuity.
<i>War Service Land Settlement and Closer Settlement (Amendment) Act 1951</i> , Act no. 40, 1951. (NSW)	Person surrendering a closer settlement lease were to be paid the value of the improvements. Local land boards could approve transfers if warranted even if resulting in significantly more than a home maintenance area. Boundaries of provisional districts might be altered if public works such as water supply had increased the value of nearby lands. [Provisional districts were areas where the land value was affected by the construction of public works]
<i>War Service Land Settlement (Amendment) Act 1954</i> , Act No. 11, 1954. (NSW)	Provisions of the WSLS legislation were extended to Korean and Malay insurgency veterans.
<i>War Service Land Settlement and Closer Settlement (Amendment) Act 1955</i> , Act no. 54, 1955. (NSW)	Provided for the payment of a fair value for land.
<i>Crown Lands (Amendment) Act 1957</i> , Act no. 30, 1957. (NSW)	Set minimum rents for various leases.
<i>Crown Lands (Amendment) Act 1960</i> , Act no. 32, 1960. (NSW)	Set out procedure for sale of Crown lands, conversion of conditional leases and the allocation of conditional purchases in classified areas.
<i>Closer Settlement (Amendment) Act 1960</i> , Act no. 54, 1960. (NSW)	Enabled civilian closer settlement to resume. Properties resumed under this act had to be capable of being divided into at least two home maintenance areas. Rent for closer settlement leases taken out after implementation of act was to be five per cent of the capital value. If a settlement purchase or soldiers group purchase was sold, the balance owing to the Crown was to be paid immediately.
<i>War Service Land Settlement (Amendment) Act 1961</i> , Act No. 68, 1961. (NSW)	The restriction on transfers of settlements was reduced to five years.
<i>War Service Land Settlement and Closer Settlement (Amendment) Act 1963</i> , Act no. 27, 1963. (NSW)	Enabled reconstruction of returned servicemen's properties by allocation to persons with certificates of preferential right. The Minister had the right to reduce or re-allocate financial indebtedness. Land held under closer settlement legislation might be exchanged.

	Set out the level of payment for surrendered closer settlement leases.
<i>Crown Lands and Closer Settlement (Amendment) Act 1968</i> , Act no. 61, 1968. (NSW)	Allowed the conversion of certain special leases to conditional purchase or perpetual lease, and of conditional purchase leases to conditional purchase. Changes were made to payment schedules and interest on arrears. Interest on outstanding debt for settlement purchases was to be two per cent in first year rising to 4.5% in fifth year. From the sixth year, instalments at six per cent of capital cost were to be paid. Holders of settlement purchase leases, group purchase leases and closer settlement leases might convert to settlement purchase.
<i>Crown Lands and other Acts (Amendment) Act 1970</i> , Act no. 28, 1970. (NSW)	Changed procedures for the valuation of land. Removed the requirement that transfers of certain tenures needed Ministerial approval. Such transfers were now permitted on payment of five per cent of the unimproved capital value. Minimum rents raised to \$6. The term of certain leases extended to perpetuity. [An extremely long act easing various conditions and consolidating various provisions].
<i>Land Aggregation Tax 1971</i> , no. 4, 1971. (NSW)	An escalating tax on rural land designed to discourage the aggregation of large estates was to be imposed.
<i>Land Aggregation Tax Management Act 1971</i> , no. 18, 1971. (NSW)	Set out the mechanism for imposing this tax.

APPENDIX B: TENURES LEGISLATED IN NSW, 1861 TO 1968

Notes

The following table lists the most significant features of the multiplicity of tenures introduced in NSW from 1861. Some details, for instance the restrictions on who might be granted land and common to all (for instance, the barring of married women living with their husbands in the early years) have been omitted. For the most part, only those tenures which applied in the Eastern Division of NSW have been listed. Those in the Central Division are almost the same, although usually with larger areas permitted, while those in the Western Division became quite different from 1885 onwards.

Tenure type	Legislation	Conditions
Additional conditional purchase	<i>Crown Lands Alienation Act 1861.</i>	1861. Persons holding conditional purchases might add additional conditional purchases up to total holding of 340 acres. See conditional purchase for other references to this tenure.
Annual pastoral lease	<i>Crown Lands Act 1884.</i> <i>Crown Lands Act 1889.</i> <i>Crown Lands Act 1895.</i> <i>Crown Lands Act Amendment Act 1903.</i>	1884. Rent of minimum of £2 per section of 640 acres over land reserved from sale. 1889. Might be cancelled on 3 months' notice. 1895. Applications might be refused if they appeared to be contrary to public or general interest. 1903. Holder might apply for an improvement lease if not already holding a sufficient area, term 7-28 years.
Closer settlement lease (1901)	<i>Closer Settlement Act 1901.</i> <i>Closer Settlement Amendment (Conversions) Act 1943.</i>	1901. Allowed for voluntary resumption of land for subdivision into areas up to 640 acres or more if needed for viable farm. 99-year lease. Rent of no more than five per cent of capital value per year with reassessment after twenty years. Not to be available to persons already owning or leasing sufficient land. Residency was required after three months, continual thereafter. The farm had to be fenced five years. Abolished by the <i>Closer Settlement Act 1904</i> . 1943. If forfeited, to be disposed of as settlement purchase lease.
Closer settlement lease (1946)	<i>War Service Land Settlement and Closer Settlement Act, 1946.</i> <i>Closer Settlement (Amendment) Act 1960.</i> <i>Crown Lands and Closer Settlement (Amendment) Act 1968.</i>	1946. A similar tenure to that legislated in 1901. Available to returned servicemen and was a perpetual lease, requiring five years residence. To be a home maintenance area. 1960. Rent on new leases was to be five per cent and no longer restricted to returned servicemen. 1968. Allowed conversion to settlement purchase.
Conditional lease	<i>Crown Lands Act 1884.</i> <i>Crown Lands Amendment Act 1887.</i> <i>Crown Lands Act 1889.</i>	1884. Conditional purchasers might lease adjoining land to maximum total area of 1280 acres, but no more than three times the area of the conditional purchase. Annual rent of at least 2d per acre. Boundaries had to be fenced. Conversion to conditional purchase was allowed after five years. If not converted holders might renew for another five years but without conversion right. 1887. Minister might fix the annual rent. 1889. Rent was to be fixed by the local land board. Conditional leases might be converted to additional conditional purchase at any time. Term extended to fifteen years.

Tenure type	Legislation	Conditions
	<p><i>Crown Lands Act 1895.</i> <i>Crown Lands (Amendment) Act 1899</i>, no. 51, 1899. <i>Crown Lands Act Amendment Act 1903.</i></p> <p><i>Crown Lands (Amendment) Act 1908.</i></p> <p><i>Crown Lands (Amendment) Act 1912.</i> <i>Crown Lands (Amendment) Act 1927.</i></p> <p><i>Crown Lands (Amendment) Act 1930.</i> <i>Crown Lands (Amendment) Act 1932.</i></p>	<p>1895. Term extended to 28 years. 1899. Conditional lease rents might be reappraised.</p> <p>1903. Where no adjoining vacant land exists, conditional purchase holders were allowed to add land elsewhere as additional conditional purchase or conditional lease. Term extended to forty years with reappraisal of rent every ten years. Exchange of land permitted. 1908. Homestead leases, special leases and settlement leases might be converted to conditional purchase or a combination of conditional purchase and conditional lease. 1912. Might be converted to homestead farm.</p> <p>1927. Might be transferred separately from conditional purchases to which they are attached. 1930. Prickly pear leases might be converted to conditional lease. 1932. Terms of all conditional leases except converted settlement leases were extended to perpetuity.</p>
Conditional purchase	<p><i>Crown Lands Alienation Act 1861.</i></p> <p><i>Land Acts Amendment Act 1875.</i></p> <p><i>Crown Lands Act 1884.</i></p> <p><i>Crown Lands Act 1889.</i> <i>Crown Lands Act 1895.</i></p>	<p>1861. Portions could be selected before survey, with a purchase price 20s per acre and a deposit 5s per acre. The area was to be between 40 and 320 acres. Additional conditional purchases might be added over adjoining land, to a maximum area of 320 acres. Continual residence and improvements were required in first three years from the date of selection. Grant of fee simple [i.e. freehold] was made after conditions complied with and balance paid. Unpaid balances were to accrue an annual interest charge of five per cent. Selections for mining other than gold mining could be made as above, but with a price of £2 per acre and £2 per acre was to be spent on mining activities. 1875. Maximum area for any series was increased to 640 acres. Selection was barred for persons younger than sixteen years. Applications for conditional purchase had to be tendered in person. Forfeited conditional purchases were to be sold by auction. 1884. Land within resumed areas of pastoral runs was opened to selection. Deposits were reduced to 2s per acre. Five years residence from date of confirmation of selection [i.e. after survey] and fencing within two years were required. Interest rate of four per cent on the balance and annual payment of 1s per acre were payable. Conditional purchases without residence were possible to maximum area of 320 acres and double deposit and instalments. Came into force in August 1885. 1889. Residency was to date from day of application. 1895. Conditional purchases might be converted to homestead selections. Residency term extended to ten years. Not available to any person who already owned or had previously owned land if the land now applied for would take their total holding above the maximum area. No person successfully applying for this tenure from this date would be eligible to apply again for an original conditional purchase, an original homestead</p>

Tenure type	Legislation	Conditions
	<p><i>Crown Lands (Amendment) Act 1899.</i></p> <p><i>Crown Lands Act Amendment Act 1903.</i></p> <p><i>Crown Lands Amendment Act 1905.</i></p> <p><i>Crown Lands (Amendment) Act 1908.</i></p> <p><i>Crown Lands (Amendment) Act 1912.</i></p> <p><i>Crown Lands (Amendment) Act 1917.</i></p> <p><i>Crown Lands (Amendment) Act 1927.</i></p> <p><i>Crown Lands (Amendment) Act 1930.</i></p> <p><i>Crown Lands and Closer Settlement (Amendment) Act 1968.</i></p>	<p>selection or a settlement lease.</p> <p>1899. Holders might apply for reappraisal of conditional purchases and the balance of capital adjusted, but a five years residency was then required.</p> <p>1903. Where no adjoining vacant land existed, conditional purchase holders might add land elsewhere as additional conditional purchase or conditional lease. Exchange of land permitted. Balance owing on early conditional purchases was reduced by one fifth of interest paid. Interest on all balances was to be 2.5%.</p> <p>1905. Applications for land set aside for additional conditional purchase or conditional lease were to be decided on merit rather than by ballot.</p> <p>1908. Homestead selections, special leases and settlement leases might be converted to conditional purchase or a combination of conditional purchase and conditional lease.</p> <p>1912. Might be converted to homestead farm.</p> <p>1917. Crown leases might be converted to conditional purchase.</p> <p>1927. Minor changes made to process by which conditional purchase leases might be converted to conditional purchase.</p> <p>1930. Prickly pear leases might be converted to conditional purchase.</p> <p>1968. Certain special leases and conditional purchase leases previously excluded might be converted to conditional purchase.</p>
Conditional purchase lease	<p><i>Crown Lands Amendment Act 1905.</i></p> <p><i>Crown Lands (Amendment) Act 1908.</i></p> <p><i>Crown Lands (Amendment) Act 1927.</i></p> <p><i>Crown Lands and Closer Settlement (Amendment) Act 1938.</i></p> <p><i>Crown Lands and Closer Settlement (Amendment) Act 1968.</i></p>	<p>1905. Forty year lease. Size of such blocks to be set according to the use to which they could be put. Rental of 2.5% of capital value with reappraisal every ten years. Ten years residency required, but commencement might be postponed for up to five years. Might be converted to conditional purchase as soon as an application for conditional purchase lease was approved, on payment of five per cent deposit. Not available to persons already owning land.</p> <p>1908. Homestead selection and settlement lease might be converted to conditional purchase lease.</p> <p>1927. Minor changes to conditions of conversion to conditional purchase.</p> <p>1938. Conditional purchases leases not previously converted to perpetuity might now be converted.</p> <p>1968. Minor changes to conditions of conversion to conditional purchase.</p>
Crown lease	<p><i>Crown Lands (Amendment) Act 1912.</i></p> <p><i>Crown Lands Amendment Act 1916.</i></p>	<p>1912. For agriculture, grazing or combination. Rent 1.25% of capital value with reappraisal after fifteen years. Residency required within six months. Forty-five year lease. Might be converted to homestead farm in last five years of the lease, but of no more than a home maintenance area. Not available to those who owned or had owned land which, with the Crown lease, would comprise substantially more than a home maintenance area.</p> <p>1916. Persons holding land might acquire Crown leases. Land available for conditional purchase was also now available for Crown lease.</p>

Tenure type	Legislation	Conditions
	<p><i>Crown Lands (Amendment) Act 1917.</i> <i>Crown Lands (Amendment) Act 1927.</i></p>	<p>1917. Crown leases might be converted to conditional purchase. 1927. Homestead farms might be converted to Crown lease.</p>
Group Purchase Lease	<p><i>Closer Settlement Amendment (Conversions) Act 1943.</i></p> <p><i>Crown Lands and Closer Settlement (Amendment) Act 1968.</i></p>	<p>1943. Soldiers group purchases granted before December 1937 might be converted to group purchase lease. Perpetual lease, annual rent 2.5% of the sum still outstanding. If forfeited, was to be disposed of as settlement purchase lease. 1968. Might be converted to settlement purchase.</p>
Homestead farm	<p><i>Crown Lands (Amendment) Act 1912.</i></p> <p><i>Crown Lands Amendment Act 1916.</i></p> <p><i>Crown Lands Amendment Act 1917.</i></p> <p><i>Crown Lands (Amendment) Act 1927.</i> <i>Closer Settlement Amendment (Conversions) Act 1943.</i></p>	<p>1912. To be a home maintenance area. Not available to those who owned or had owned land which, with the homestead farm would comprise substantially more than a home maintenance area. Rent of 2.5% of capital value with reappraisal after twenty-five years. Perpetual lease. No rent payable for five years if holder expended an equivalent amount on improvements. Residency required after six months. Conditional purchase, conditional lease, homestead selection, conditional purchase lease, settlement purchase might be converted to homestead farm. 1916. Persons holding land might acquire homestead farms. Land available for conditional purchase was also available for homestead farms. 1917. Persons holding homestead farms might apply for additional holdings. Might be converted to conditional purchase, conditional purchase lease or conditional lease, including converted settlement purchases. 1927. Might be converted to Crown lease. 1943. Holders of homestead farms converted from settlement purchase before 1917 might apply for reduction in rent but were not permitted to convert back to settlement purchase.</p>
Homestead lease	<p><i>Crown Lands Act 1884.</i> <i>Crown Lands Act 1889.</i></p>	<p>Perpetual lease available in Western Division. Introduced in Central and Eastern Division.</p>
Homestead selection	<p><i>Crown Lands Act 1895.</i></p> <p><i>Crown Lands (Amendment) Act 1899.</i> <i>Crown Lands Act Amendment Act 1903.</i></p>	<p>1895. Land was to be surveyed before grant. Holders were to reside on their blocks within three months and continue to live there. Annual rent of 2.5% of capital value. Perpetual lease, maximum area 1280 acres. Conditional purchases might be converted to homestead selection. Homestead selections were protected from bankruptcy sale. Not available to any person who already owned or had previously owned land if the land now applied for would take their total holding above the maximum area. No person successfully applying for this tenure from this date was to be eligible to apply again for an original conditional purchase, an original homestead selection or a settlement lease. 1899. Capital value might be reappraised, and annual rent adjusted. 1903. Where no adjoining vacant land existed, homestead selection holders might add land elsewhere as additional homestead selections. Exchange of land permitted. Settlement leases might be converted to</p>

Tenure type	Legislation	Conditions
	<p><i>Crown Lands Amendment Act 1905.</i> <i>Crown Lands (Amendment) Act 1908.</i></p> <p><i>Crown Lands (Amendment) Act 1912.</i></p>	<p>homestead selection after five years, up to 1280 acres. 1905. Land set aside for additional homestead selection was to be allocated on merit rather than ballot. 1908. Might be converted to conditional purchase lease, conditional purchase, or conditional purchase and conditional lease. Deposit of five per cent of capital value imposed for conditional purchase. Special leases may be converted to homestead leases. 1912. Might be converted to homestead farm.</p>
Improvement lease	<p><i>Crown Lands Act 1895.</i></p> <p><i>Crown Lands Act Amendment Act 1903.</i></p> <p><i>Improvement Leases Cancellation Act 1906.</i></p> <p><i>Crown Lands (Amendment) Act 1908.</i> <i>Closer Settlement (Amendment) Act 1912.</i></p> <p><i>Closer Settlement (Amendment) Act 1916.</i></p> <p><i>Crown Lands (Amendment) Act 1930.</i></p>	<p>1895. Inferior land to be let by auction or tender. Maximum lease of 28 years and area of 20,480 acres. At expiry of lease 640 acres surrounding homestead might be converted to homestead selection. 1903. Leaseholders might apply for a reappraisal of rent, but applicable only to current leaseholders, could not be reduced to less than the original offered amount, and reappraised only once. Holders of an annual pastoral leases might apply for an improvement lease if not already holding a sufficient area, term seven years. 1906. Improvement leases examined by Royal Commission on the Administration of the Lands Department declared forfeit. 1908. Improvement leases might be cancelled if needed for closer settlement. 1912. Resumption of leases for closer settlement permitted [not clear why this is needed as already provided for in 1908, except possibly to change the source of compensation to the Closer Settlement fund]. 1916. Improvement leases might be resumed, those valued at more than £15,000 require parliamentary approval. 1930. If infested with prickly pear holders might have term extended.</p>
Inferior lands lease	<p><i>Crown Lands Act 1889.</i></p> <p><i>Crown Lands Act 1895.</i></p> <p><i>Crown Lands (Amendment) Act 1930.</i></p>	<p>1889. Inferior or isolated land not held under any tenure. Twenty year lease. 1895. At expiry of lease 640 acres surrounding homestead might be converted to homestead selection. 1930. If infested with prickly pear holders might have term extended.</p>
Occupation licence	<p><i>Crown Lands Act 1884.</i></p> <p><i>Crown Lands Act Amendment Act 1903.</i></p>	<p>1884. Available over the resumed area of runs, at rate of £2 per section of 640 acres. Land available for selection. Renewed annually. 1903. Holder might apply for a lease of one-third of area if not needed for closer settlement, for a period of up to twenty-eight years.</p>
Pastoral lease	<p><i>Crown Lands Alienation Act 1861.</i> <i>Crown Lands Act 1884.</i></p> <p><i>Crown Lands Act 1889.</i></p> <p><i>Crown Lands Act Amendment Act 1903.</i></p>	<p>1861. Existing leases might be converted to pastoral leases for rent of at least £10 per year. Five-year lease. 1884. Run holders might convert pastoral leases to five-year leases over the leasehold area of run, with a rent at least 1d per acre. Might be extended if land not required for selection. 1889. All eastern division pastoral leases on expiry to become resumed areas. Pastoral leaseholders might exchange land within their leasehold or resumed area for equivalent land in leasehold area, surrendered land to become Crown land. 1903. Holders might apply for a lease of one-third of area at date of expiry of pastoral lease if not needed for closer settlement, for a period of up to 28 years.</p>

Tenure type	Legislation	Conditions
Pre-emptive lease	<p><i>Crown Lands Alienation Act 1861.</i></p> <p><i>Land Acts Amendment Act 1875.</i></p> <p><i>Crown Lands Act 1884.</i></p>	<p>1861. Holders of fee simple land might convert existing leases to pre-emptive lease at rate of £2 per section of 640 acres adjoining their freehold land, up to three times area of freehold. Five-year lease.</p> <p>1875. Conditional purchasers might take pre-emptive leases.</p> <p>1884. All pre-emptive leases were cancelled but holders were allowed to convert to conditional lease to total area of 1280 acres.</p>
Pre-emptive purchase	<p><i>Land Acts Amendment Act 1875.</i></p>	<p>Leaseholders of Crown land might purchase land around improvements at £1 per acre, extent depending on value of improvements. Repealed by Crown Lands Act 1884.</p>
Preferential occupation licence	<p><i>Crown Lands Act 1889.</i></p> <p><i>Crown Lands Act Amendment Act 1903.</i></p>	<p>1889. Licence over previous leasehold area of run. Renewed annually.</p> <p>1903. Holders might apply for a lease of one-third of area if not needed for closer settlement, for a period of up to 28 years.</p>
Prickly pear leases	<p><i>Prickly-Pear Act 1924.</i></p> <p><i>Crown Lands (Amendment) Act 1930.</i></p>	<p>1924. Set up Prickly Pear Destruction Board and allowed for infected areas to be set aside for lease.</p> <p>1930. Might be converted to conditional purchase, conditional lease or homestead farm.</p>
Returned Soldiers Special Holding	<p><i>Returned Soldiers Settlement Act 1916.</i></p> <p><i>Returned Soldiers Settlement (Amendment) Act 1917.</i></p>	<p>1916. Land set aside specifically for returned soldiers. Perpetual lease rent 2.5% of capital value annually. Perpetual residence required, and only to be transferred with the permission of the Minister. Certificate of compliance to be issued after five years. The tenure was called returned soldiers special holding, although not named in the act itself.</p> <p>1917. Soldiers holding leases granted as returned soldiers special holding might purchase their land, paying it off over fifteen years, at 2.5% interest, with a residential condition of five years.</p>
Scrub land lease	<p><i>Crown Lands Act 1884.</i></p> <p><i>Crown Lands Act 1889.</i></p> <p><i>Crown Lands Act 1895.</i></p> <p><i>Crown Lands (Amendment) Act 1908.</i></p> <p><i>Closer Settlement (Amendment) Act 1912.</i></p> <p><i>Closer Settlement (Amendment) Act 1916.</i></p> <p><i>Crown Lands (Amendment) Act 1930.</i></p>	<p>1884. Rent not less than 2s 6d per section of 640 acres for first 5 years then 5s for five years and £1 for last five years. Fifteen-year lease, maximum area 10,240 acres. Pastoral and homestead leases (Western Division) might be converted to scrub land lease.</p> <p>1889. Term extended to twenty-one years.</p> <p>1895. At expiry of lease 640 acres surrounding homestead might be converted to homestead selection.</p> <p>1908. Scrub land leases might be cancelled if land required for closer settlement.</p> <p>1912. Resumption of leases for closer settlement allowed [not clear why this is needed as already provided for in 1908, except possibly to change the source of compensation to the Closer Settlement fund].</p> <p>1916. Scrub leases might be resumed, parliamentary approval needed if valued at more than £15,000.</p> <p>1930. If infested with prickly pear, might have term of lease extended.</p>
Settlement lease	<p><i>Crown Lands Act 1895.</i></p>	<p>1895. Maximum area 1280 acres if suitable for agriculture or 10,240 acres for grazing. Annual rent of 1.25% of capital value. Permanent residency required and fencing within five years. Twenty-eight year lease. At expiry of lease 1280 acres surrounding homestead might be converted to homestead selection. Not available to any person who already owned or had previously owned land if the land now applied for</p>

Tenure type	Legislation	Conditions
	<p><i>Crown Lands (Amendment) Act 1899.</i> <i>Crown Lands Act Amendment Act 1903.</i></p> <p><i>Crown Lands Amendment Act 1905.</i> <i>Crown Lands (Amendment) Act 1908.</i></p> <p><i>Closer Settlement (Amendment) Act 1916.</i></p> <p><i>Closer Settlement Amendment (Conversions) Act 1943.</i></p>	<p>would take their total holding above the maximum area. No person successfully applying for this tenure from this date would be eligible to apply again for an original conditional purchase, an original homestead selection or a settlement lease.</p> <p>1899. Capital value might be reappraised, and annual rent adjusted.</p> <p>1903. Where no adjoining vacant land exists, settlement lease holders might add as additional settlement leases, land elsewhere. Term of lease extended to forty years with reappraisal of rent every ten years. Exchange of land permitted. After five years up to 1280 acres might be converted to a homestead selection.</p> <p>1905. Land set aside for additional settlement lease to be decided on merit rather than by ballot.</p> <p>1908. Might be converted to conditional purchase lease, conditional purchase, or conditional purchase and conditional lease. Deposit of five per cent of capital value required for conditional purchase. The value of land converted was not to exceed £3000. If converted to conditional lease, the lease expired on the date of the expiry of the settlement lease.</p> <p>1916. Only natural born or naturalised Australians who were previously subjects of an allied power might apply for settlement leases.</p> <p>1943. If purchased before December 1937 might be converted to perpetual lease.</p>
Settlement purchase	<p><i>Closer Settlement Act 1904.</i></p> <p><i>Closer Settlement Promotion Act 1910.</i></p> <p><i>Crown Lands (Amendment) Act 1912.</i> <i>Crown Lands Amendment Act 1917.</i></p> <p><i>Closer Settlement (Amendment) Act 1918.</i></p> <p><i>Closer Settlement and Returned Soldiers (Amendment) Act 1927.</i> <i>Closer Settlement Amendment (Conversions) Act 1943.</i></p>	<p>1904. Not available to persons owning land, or who had sold land in preceding twelve months. Deposit of five per cent of capital value required with application, capital to be paid off at five per cent per year with interest of four per cent. Ten year residency required but could commence up to five years after purchase. Improvements to value of one per cent of capital value to be made in two years if land is unimproved, plus five per cent after five years and ten per cent after ten years. Might only be sold to qualifying persons.</p> <p>1910. Three or more persons might negotiate a purchase from a landholder and with the approval of the Minister. The land would be resumed and the subsequent sale to the settlers financed by the Government Savings Bank</p> <p>1912. Might be converted to homestead farm.</p> <p>1917. Settlement purchases which have been converted to homestead farms might be converted to conditional purchase, conditional purchase lease or conditional lease.</p> <p>1918. Residency reduced to five years. Might be subdivided. The <i>Closer Settlement Promotion Act 1910</i> repealed. Three or more persons might apply, or one or more discharged soldiers, to buy land worth up to £3000 including improvements per settler.</p> <p>1927. Holders of settlement purchases or land purchased under the <i>Closer Settlement (Amendment) Act 1919</i> might apply for reappraisal.</p> <p>1943. If purchased before December 1937 might be converted to settlement purchase lease, rent 2.5% of</p>

Tenure type	Legislation	Conditions
	<p><i>Land Settlement and Closer Settlement (Amendment) Act 1950.</i> <i>Closer Settlement (Amendment) Act 1960.</i> <i>Crown Lands and Closer Settlement (Amendment) Act 1968.</i></p>	<p>outstanding balance. If forfeited, to be disposed of as closer settlement lease. 1950. Settlement purchases bought after December 1937 might be converted to settlement purchase lease in perpetuity. 1960. If sold, balance owing to Crown was to be paid immediately. 1968. Allowed conversion of settlement purchase leases, group purchase leases and closer settlement leases to settlement purchase.</p>
Settlement Purchase Lease	<p><i>Closer Settlement Amendment (Conversions) Act 1943.</i></p> <p><i>Crown Lands and Closer Settlement (Amendment) Act 1968.</i></p>	<p>1943. Perpetual lease. Settlement purchases allocated before December 1937 might be converted to settlement purchase lease. Rent was to be 2.5% of outstanding balance (for converted settlement purchases) or fair market value. 1968. Allowed conversion to settlement purchase.</p>
Snow lease	<p><i>Crown Lands Act 1889.</i></p>	<p>1889. Land covered by snow for part of year. Seven-year lease.</p>
Soldiers Group Purchase	<p><i>Returned Soldiers Settlement (Amendment) Act 1917.</i></p> <p><i>Closer Settlement Amendment (Conversions) Act 1943.</i> <i>Closer Settlement (Amendment) Act 1960.</i> <i>Crown Lands and Closer Settlement (Amendment) Act 1968.</i></p>	<p>1917. Residency of five years, repayment of capital cost, compliance with special conditions. Crown grant to be issued when capital and all other advances are paid. Special conditions hold force for ten years. 1943. If purchased before December 1937 might be converted to group purchase lease. 1960. If sold, balance owing to Crown was to be paid immediately. 1968. Allowed conversion to settlement purchase. Rent to be 2.5% of outstanding balance.</p>
Special leases	<p><i>Crown Lands Act 1884.</i></p> <p><i>Crown Lands Act 1895.</i></p> <p><i>Crown Lands (Amendment) Act 1908.</i></p> <p><i>Crown Lands and Closer Settlement (Amendment) Act 1968.</i></p>	<p>1884. Variety of uses [but not grazing or agriculture, although this was relaxed later]. Maximum area 320 acres, term fifteen years. 1895. Lease might be fixed at or extended to twenty-eight years, with no fixed minimum period. 1908. Special leases for agriculture or grazing might be converted to conditional purchase, conditional lease, conditional purchase lease, homestead selection or settlement lease. Approval of Minister for Mines was required for leases in gold or mineral fields. 1968. Certain special leases might be converted to conditional purchase or perpetual lease.</p>

APPENDIX C: PASTORAL HOLDINGS IN THE COUNTY OF SANDON, 1885 AND 1891

Notes

Calculating the area available for selection in the county of Sandon has proved to be a difficult task. The data in the following tables has been drawn from several sources:

- Division of run maps, NSW Land and Property Information, <http://images.maps.nsw.gov.au> (column 2).
- ‘The Lands within the pastoral leases herein specified will cease ... ‘as published in the *New South Wales Government Gazette*, 18 June 1890, and reprinted in *Australian Town and Country Journal* 21 June 1890, pp. 8-10 (column 3).
- William Hanson, *The Pastoral Possessions of New South Wales*, Sydney, 1889 (column 4).
- ‘Occupation licences’, *New South Wales Government Gazette*, no. 683, 1 November 1888, pp. 7867-7874 (column 5) and no. 617, 31 October 1890, pp. 8503-8510 (column 6).

Hanson does not record the source of his information. However, his figures for the area available in the leasehold areas are almost the same as those for preferential occupation licences. The earliest published list for occupation licences is that for 1889, and the difference between that and Hanson’s figures reflects the selection which occurred within those areas between 1885 and 1888. Therefore, Hanson must have used the occupation licence areas at 1885 in his compilation. The exceptions are *Boorolong* and *Kunderang*, for which it is difficult to provide an explanation.

Several holdings include some land in the county, with most of their holdings in the adjoining counties. For these holdings the area of the available land has been estimated by visually examining the division of run maps. As well there was some vacant land in areas in the county which were not claimed by any pastoral run holder and were available for selection. There were two main areas, close to the northern town of Guyra and south-east of Armidale between the *Gostwyck* and *Gara* runs. I have estimated the vacant land in these areas at 7,500 acres. See Chapter 2, Figure 2.2, page 37 for the location of these areas. The vacant land between Armidale and Uralla west of *Saumarez* was a gazetted goldfield and not available for selection.

From 1895 occupation licences were auctioned, and the listing in the *New South Wales Government Gazette* did not include holding names for these later licences. Therefore, it was not possible to identify those later occupation licences which were issued in the county of Sandon to persons other than the run holders of the old squatting runs. However, it appears from an examination of advertisements in the district newspapers that there were few in the county of Sandon.

Abbreviations

OL= Occupation licences, granted over the vacant land within the resumed areas of the pastoral holdings.
 POL=Preferential occupation licences, granted over the vacant land within the former leasehold areas of the pastoral holdings.

Table 1: Areas (in acres) of squatting runs entirely in the county of Sandon 1885

Name and holding number	1885 returns of runs			1890 Cancelled Pastoral Leases	William Hanson			Holder	Occupation Licences 1889	Preferential Occupation Licences 1891
	Leasehold area	Resumed area	Total area		Resumed area	Leasehold area	Total area			
<i>Enmore</i>	24,400	16,400	40,800	0	16,230	12,575	28,805	City Bank [mortgagee for R. Mackay]	16,230	12,575
<i>Eversleigh</i>	23,900	22,700	46,600	7326	7100	10,300	17,400	Algernon Henry Belfield and the Reverend Septimus Hungerford	7160	10,300
<i>Gostwyck</i>	33,200	12,800	46,000	1084	1603	2250	3853	William John Dangar	1603	2250
<i>Gara</i>	24,600	34,000	58,600	6902	5822	10,975	16,797	Mercantile Bank of Sydney [mortgagee for G. Glass]	5822	10,975
<i>Herbert Park</i>	27,000	12,200	39,200	5261	3170	5714	8884	Alexander Cruickshank [mortgagee for J. Jenkins]	4875	5714
<i>Hillgrove</i>	37,600	12,000	49,600	5924	12,770	8706	21,476	Richard Hargrave	12,770	8706
<i>Kentucky Station</i>	15,500	15,200	30,700	1217	2901	2920	5821	John Fletcher	2901	2920
<i>Mihi</i>	19,400	26,700	46,100	2147	7830	4663	12,493	Frederick Robert White	7830	4663
<i>Salisbury Court</i>	13,000	21,500	34,500	653	1838	1500	3338	Commercial Banking Company of Sydney [mortgagee for the estate of Matthew Henry Marsh]	1838	1500
<i>Springmount</i>	10,700	10,400	21,100	444	5107	5585	10,692	Commercial Banking Company of Sydney [mortgagee for Joseph Ryan]	5107	5585
<i>Terrible Vale</i>	24,900	9400	34,300	1564	4160	3200	7360	Lewis Wolfe Levy [mortgagee for F. Taylor]	4160	3200
<i>Thalgarrah</i>	11,000	9500	20,500	1004	2510	3803	6313	Henry Edward Bigg	2510	3803
<i>Tilbuster</i>	22,100	20,200	42,300	1302	8559	5893	14,452	Bank of New South Wales [mortgagee for Benjamin Warner]	8559	5893
Total	287,300	223,000	510,300	34,828	79,600	78,084	157,684		81,365	78,084

Table 2: Areas (in acres) of squatting runs partially in the county of Sandon 1885

Name and holding number	1885 returns of runs			1890 cancelled pastoral leases	Hanson			Holder	Occupation licences 1889	Preferential Occupation licences 1891
	Leasehold area	Resumed area	Total area		Resumed area	Leasehold area	Total area			
<i>Balala</i>	62,600	39,700	102,300	28,002	15,425	38,913	54,338	Thomas Walker [mortgagee for Richard Hudson]	15,425	38,913
<i>Bald Blair</i>	22,900	9100	32,000	9855	1144	14,294	15,438	Bank of New South Wales [mortgagee for I. Coventry]	1144	14,294
<i>Ben Lomond</i>	36,300	49,100	85,400	22,988	7808	26,898	34,706	Bank of New South Wales	7808	26,503
<i>Boorolong</i>	61,800	73,000	134,800	2623	32,000	48,812	80,812	Commercial Banking Co. of Sydney, [mortgagee for the estate of Matthew Henry Marsh]	32,000	32,000
<i>Kunderang</i>	50,000	50,000	100,000	39,000	49,160	49,495	98,655	Guy Henry Crawford	60,760	
<i>Rockvale</i>	27,400	21,300	48,700	6927	4303	12,030	16,333	John Gill	4303	12,030
<i>Wollomombi</i>	44,000	64,800	108,800	12,037	28,519	21,049	49,568	John Fletcher	28,517	21,049
<i>Yarrowyck</i>	28,300	34,300	62,600	2877	10,220	4626	14,846	Commercial Banking Company of Sydney [mortgagee for William Dangar]	10,220	4626
total	333,300	341,300	674,600	124,309	148,579	216,117	364,696		160,177	37,705

Notes. Although both Hanson and the *Balala* division of run plan place *Balala* in the county of Hardinge, it is clear from mapping its location that a part of the run intrudes into the county of Sandon. *Kunderang* was earlier known as *Cunderang*, *Bald Blair* as *Balblair*, and *Boorolong* as *Bourolong*. *Wollomombi*, both the property and the parish named after it, have had various spellings over the years. *Kunderang* was divided into two, *East Kunderang* and *West Kunderang*, the latter having some land in the county of Sandon up to 1885. However, the run holder, Elizabeth Crawford, relinquished the land within the county (Bob Harden, *European Settlement & Pastoralism at Kunderang, Upper Macleay River, 1840-1960*, Armidale, 2015, p. 51).

Table 3: Estimates of leasehold and resumed areas (in acres) of squatting runs partly in the county of Sandon

Notes. As these figures are estimates, the areas have been rounded the nearest five-hundred.

Run	Resumed area	Estimated % in Sandon	Contribution to resumed area in Sandon	Leasehold area	Estimated % in Sandon	Contribution to leasehold area in Sandon
<i>Balala</i>	15,425	20	500	38,913	0	0
<i>Bald Blair</i>	1144	0	0	14,294	5	500
<i>Ben Lomond</i>	7808	0	0	26,898	5	1500
<i>Boorolong</i>	32,000	33	10,500	48,812	50	24,500
<i>Rockvale</i>	4303	33	1500	12,030	10	1500
<i>Wollomumbi</i>	28,519	10	3000	21,049	0	0
<i>Yarrowyck</i>	10,220	0	0	4626	100	4500
total	148,579		15,500	216,117		32,500

Table 4: Estimate of available land within areas not claimed by any squatting run

Selections in the parish of Falconer 1885 to 1910	9927
Selections in the parish of Tiverton 1885 to 1910	7870
Selections in the parish of Arding 1885 to 1910	699
Area relinquished by <i>Kunderang</i> 1885	60,000
Total	78,496

Note: this figure is an estimate only. The parishes of Falconer, Tiverton and Arding correspond roughly to the areas not claimed by any of the squatting runs, according to their division of run returns. Other unclaimed land in the county, namely the Kelly's Plains and Saumarez Ponds areas, to the south and west of Armidale, and the extensive Armidale and Uralla town reserves had a negligible amount of vacant land remaining in 1885. For the parishes of Falconer, Tiverton and Arding, the area of conditional purchases and conditional leases taken up between 1885 and 1910, when selection before survey ceased, has been taken as an indication of the remaining stock of Crown land at 1885. The area relinquished by *Kunderang* is based on the analysis by Bob Harden (*European Settlement*, p. 51). Given the uncertainty of these estimates, the figure used in Chapter 2, Table 2.1, page 38, is 80,000 acres.

APPENDIX D: RURAL PROPERTIES NAMED IN TEXT

Abbreviations

- ADB:** *Australian Dictionary of Biography*, Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/>.
- ADHSJP:** *Armidale and District Historical Society Journal and Proceedings*.
- OA:** *Obituaries Australia*, National Centre of Biography, Australian National University, <http://oa.anu.edu.au/>.
- URM:** *Unlocking Regional Memory: New South Wales Electronic Regional Archives*, Australian Science and Technology Heritage Centre, Melbourne, <http://www.nswera.net.au>.

Properties

Aberfoyle: Earlier *Aberfoil*. In the adjoining county to the north, with a common boundary with *Bald Blair*. Set up by Edward Day, 1839. Sold to John Pike 1850, to Thacker and Daniel 1851, William Walker 1854, R.N. Clarke 1859, F. White 1873, then F. & J. White 1875. Benjamin Warner, who later owned *Tilbuster* was manager from 1873 to 1879. 111,510 acres in 1876, 84,180 acres in 1885, 6528 acres of freehold and CP in 1896 (together with considerable occupation licence and pastoral lease land). Transferred to F.J. White in 1908 when his partnership with his brother was dissolved. It was then 20,933 acres freehold and CP. It was split between (or perhaps transferred as a partnership to) Harold and F.F. White in 1920. It was offered for sale at auction with *Bald Blair* and two other adjoining properties, *Wards Mistake* and *Cooks Creek* in 1926. Most of the run except for the area known as *Little Plain* was sold, including 5153 acres to various members of the Grills family. 8243 acres remaining was sold to the government for closer settlement in 1939. Jean Brabham-Jones, 'Old Aberfoil', *Our Grandchildren wouldn't believe it*, Armidale, 2004, pp. 32-34, 37-38; Elizabeth and Richard White and Jean Brabham-Jones, 'The White Family of Aberfoil', *ibid*, pp. 41-50.

Alfreda: A property of around 20,000 acres in 1886 in the county to the north of Sandon. Owned for some time by the Wright family.

Balala: Most of the run lay in the county to the south-west of Sandon, established by Thomas Tourle and John Morse in the early 1840s. Bought by Richard Hudson in 1880. Peter Austin, 'Early New England lives on at 'Balala'', *The Land*, <http://www.theland.com.au/news/agriculture/property/general-news/early-new-england-lives-on-at-balala/>; accessed 10 September 2016; J. F. Campbell, 'Discovery and early pastoral settlement of New England', *Royal Australian Historical Society Journal and Proceedings*, vol. 8, part 5, 1922, p. 268.

Bald Blair: Originally named *Balblair*. Most of the run lay in the county to the north-east of Sandon. Owned by John Gill in 1865, Mr Greaves in 1877. Bought by F.J. & J. White in 1898 from J. Coventry. Part of the property closest to Guyra, known as 'the Bank Paddock' was surrendered in 1904 in exchange for vacant land on the northern side of the run. Transferred to F.J. White's son Harold in 1908. In 1926 *Bald Blair* and adjoining properties owned by the White family were subdivided as a voluntary closer settlement scheme, but very little of *Bald Blair* was sold. In 1928 *Bald Blair* was proclaimed for closer settlement as work was about to begin in the Dorrigo to Guyra railway, but after two years the railway was abandoned and eventually the proclamation was lifted. Harold offered it with two adjoining properties *Green Hills* (owned by the estate of his deceased brother Francis) and *Little Plain* to the government for closer settlement in 1938, but *Bald Blair* was deemed unsuitable and remained in Harold's hands. 'Bald Blair station', *URM*.

Bannockburn: Near Inverell, offered for voluntary closer settlement in 1901, but not accepted. It was then 19,233 acres. The owners, Messrs Richmond and Scott, then sold it to a syndicate which subdivided it privately. 'Sale of Bannockburn', *The Australasian*, 23 January 1904, p. 13.

Baroona. Albert Dangar's principal resident near Singleton.

Ben Lomond: Most of the run lay in the adjoining county to the north of Sandon. Owned by J.C. & A. Codrington in 1854 and C.T. Bagot in 1872. The bank foreclosed in 1902 and the property was sold to H.L. Taylor, who offered it to the government as a voluntary closer settlement resumption, but this did not go ahead. Taylor sold some land in 1903 and the remainder to Charles Mott of *Springmount* in 1906. Mott sold it to Messrs Stirton Bros and Beauchamp who immediately subdivided and sold at auction in 1908. The homestead block was resumed for closer settlement in 1925, then designated as reserved for British settlers. 'District court', *Glen Innes Examiner*, 22 August 1902, p. 1; 'Farmers and settlers', *Glen Innes Examiner*, 29 March 1904, p. 2. 'Ben Lomond estate', *Sydney Morning Herald*, 16 January 1908, p. 4.

Booloominbah: A small property on the outskirts of Armidale, now the home of the University of New England. F. R. White of *Rockwood* bought several blocks in 1877 and moved his family there from the Hunter Valley in 1882. He built a magnificent mansion for the family, designed by the renowned Horbury Hunt. White added another 22 blocks, including the mortgagee sale of some *Tilbuster* land in 1888. After White's death in 1903, his widow lived there until her death in 1933. Subdivided in 1935, leaving only 110 acres surrounding the homestead. 'Booloominbah. White's son-in-law T.R. Forster, on behalf of the family, arranged the donation of the remainder of the property to the government for the establishment of a university college. R.B. Walker, 'The Whites of Booloominbah', *Armidale and District Historical Society Journal and Proceedings*, 7, 1964, pp. 4-8; *Armidale Express*, 29 November 1935, p. 4.

Boorabil: A large property near Wyalong resumed in 1913 under the closer settlement legislation. It was then 57,609 acres. 'Closer Settlement', *Dubbo Despatch and Wellington Independent*, 12 September 1913, p. 1.

Boorolong: Most of the run lay in the county to the west of Sandon, but after 1884 it contracted east, so that almost of its freehold and conditional purchase land was within the county. Originally known as *Bourolong*. Bought by Matthew Henry Marsh soon after his arrival in NSW in 1840. Managed initially by Matthew's brother Charles William Marsh, then from 1868 by Charles' son-in-law Edwin Cordeaux Blomfield. Around 1890 Matthew's grandson Archer Croft came from England to manage *Boorolong*, but Blomfield, who had been appointed the trustee of the Australian properties owned by the Marsh Estate, remained the overall manager in his capacity as trustee of the Marsh Estate's Australian holdings. After Archer returned to England in 1896, his brother Hugh became manager and in 1902 co-trustee with Blomfield of the Marsh Estates. The property was subdivided and sold in 1913. J. F. Campbell, 'Discovery and early pastoral settlement', p. 262; Personal communication Owen Croft, 14 May 2014.

Brooklyn: Formerly part of *Gyra* and of *Thalgarrah* after that property was bought by Henry Bigg. Bought by Bigg's son-in-law H.W. Curtis in 1889 or 1890. It was described in 1911 as being of 12,000 acres adjoining both *Herbert Park* and *Thalgarrah*, with the Gyrah (i.e. the Gara) River running through. The *Brooklyn* homestead was on the bank of the Gara River, about equidistant between those of *Thalgarrah* and *Herbert Park*. 6000 acres of *Brooklyn* were offered at auction in 1915, but apparently part of the property was retained as Curtis's descendants ran the property until 1998. There was a short-lived gold rush on *Brooklyn* in 1920. 'Brooklyn', *Pastoralists' Review*, 15 March 1911, pp. 25-28; 'Herbert Park Station', *URM*; Tony Turner, *The Story of Swallowfield*, West Sussex, 2001; 'Brooklyn and Abbey Green', *Maitland Daily Mercury*, 25 February 1915, p. 4; 'The Brooklyn goldfield', *Gyra Argus*, 2 December 1920, p. 5.

Byron: A squatting run near Inverell owned by George Alexander Cruickshank, financier to several New England pastoralists. It was subdivided in 1905 after Cruickshank's death, at which time it comprised 19,000 acres. 'Byron Estate, Inverell', *Wingham Chronicle and Manning River Observer*, 30 December 1905, p. 5.

Canally: A pastoral estate in the Riverina, which was resumed in 1930 for closer settlement. It was then 44,000 acres. It was the subject of controversy as the Minister for Lands signed off on the purchase after the election in which his party lost government. It was subsequently valued at some £25,000 less than the government had paid for it. This resulted in a Royal Commission enquiry. It was not subdivided until 1934. 'Bang went £25,000', *Australian Worker*, 25 February 1931, p. 10.

Chevy Chase: Bought by Alfred Harold Perrott of *Enmore* in 1905 and 1906 from the first subdivision of *Gostwyck*. 'Chevy Chase (1905-)', *URM*.

Conningdale: In the east of the county within the *Gara* run, selected by Kenneth Finlayson in the 1870s. In 1916 part of the property, 7 blocks comprising 5200 acres were offered at auction to

finalise his deceased estate. No blocks were sold on the day. The remainder passed to his sons Kenneth and Donald. 'Important subdivision', *Armidale Chronicle*, 19 February 1916, p. 5; 'District properties', *Armidale Chronicle*, 15 March 1916, p.4.

Cooks Creek: In the county to the north-east of Sandon. Owned by the White family in 1926 when it was offered for sale, along with *Bald Blair*, *Aberfoyle* and *Ward's Mistake*. While it did not sell at auction, it apparently sold afterwards. When the White family purchased it is unclear.

Cressbrook: A property formed from land bought at the 1909 *Gostwyck* subdivision by Ellen Fulloon. Her family added several adjoining properties over the following years, including another paddock from *Gostwyck* in 1917.

Edinglassie: The Muswellbrook seat of the White family. James Cobb White lived there, and in the division of properties owned in partnership with his brother F.J. White he received this property among others.

Eidsvold: A property of 1525 acres in the parish of Tiverton. Selected in the 1870s by John Wright, bought by Ellen and Josiah Fulloon in the late 1890s. They sold and moved to land purchased from the 1909 *Gostwyck* subdivision. It was sold under the closer settlement promotion legislation after the Second World War.

Elm Grove: Adjoined *Springmount* and owned by Charles Mott. Offered for sale unsuccessfully in 1912. While *Springmount* was sold in 1926, *Elm Grove* remained in the Mott family at least until 1948 when Lionel Mott took legal proceedings against a trespasser. 'Damages clam for trespass', *Armidale Express and New England General Advertiser*, 1 October 1948, p. 3.

Enmore: Originally part of *Mihi* which was established by Frederick Cruickshank in 1836. Cruickshank later entered into a partnership with George Jenkins. In 1843 the holding was divided between them with Cruickshank taking *Enmore*. Sometime later F.R. White purchased both *Enmore* and *Mihi*, selling the lease of *Enmore* to Elizabeth Crawford of *Kunderang* in 1875. She sold the run to Rainey Mackay in 1880, who later sold to A.H. Perrott who unsuccessfully offered it as a subdivision in 1914. At that time, it comprised 3831 acres of conditional purchase and freehold, and 7000 acres of occupation licence. There was a short-lived but lucrative gold strike within the run at Melrose in 1890. From 1899 there was a great deal of controversy over the proposed release of land on the run as improvement leases, which not resolved until 1905 when some land was deemed available for settlement. In 1934 Perrott sold to Henry Cahill, who immediately sold to William Burgess. Burgess sold some blocks privately and attempted to sell the remainder at auction in 1937, now 4401 acres. While no blocks sold at the auction, they did sell privately soon after. 'Chevy Chase (1905-)', *URM*; 'Claims to leases of Crown land', *New South Wales Government Gazette*, 14 August 1848, p.1005; 'Melrose – the new goldfield', *Sydney Mail and New South Wales Advertiser*, 14 June 1890, p. 1336; 'Land on the Enmore holding', *Sydney Morning Herald*, 16 January 1905, p. 5; 'Sale of Enmore Station', *Tamworth Daily Observer*, 27 May 1914, p.2; 'Enmore subdivision', *Armidale Chronicle*, 30 May 1914, p. 7; Bob Harden, *European Settlement and Pastoralism at Kunderang, Upper Macleay River, 1840-1960*, Armidale, 2015, p. 93; TT547-195; TT1969-178; TT1624-69; TT1857-67 and others.

Eversleigh: Originally part of *Saumarez*, sold by Henry Arding Thomas in 1863 to Algernon Belfield, who was backed financially by Rev. Septimus Hungerford, Anglican Vicar of Armidale and Bishop Tyrrell of Newcastle. *Eversleigh* was divided in 1910 apparently to avoid federal land tax. Three sons and two unmarried daughters received approximately equal shares, Belfield's eldest son Vere having already purchased a property and a third daughter having recently married. While the property continued to be managed by Belfield, after his death in 1922 the properties were separately managed. Richard Belfield, 'Algernon Henry Belfield (1838-1922)', *ADHSJP*, no. 50, 2007, pp. 84-88; John Ferry, *Colonial Armidale*, St Lucia, 1999, pp.81, 158-160, 168.

Forglen: In the east of the county in the boundary of the *Gara* run selected by Donald Finlayson. After his death it was subdivided and sold in 1911, with the homestead block of 3450 acres being purchased by K.J. Finlayson for £3 10s per acre. In 1945 it was owned by D.H. Drummond, the long-serving MLA for Armidale. When sold in 1951, it had been reduced to 2412 acres. 'Successful sale of estates', *Tamworth Daily Observer*, 5 April 1911, p. 2; 'Member for Armidale', *Macleay Argus*, 6 April 1945, p. 4; 'Forglen for auction', *Armidale Express and New England General Advertiser*, 14 March 1951, p. 8.

Gara: *Gara* was established around 1840 by Captain Maurice O'Connell and Major Parke (who managed the run until moving to his own run *Guy Fawkes*) and sold at some time to Edward Allingham. It was referred to as *Gyra or Gara* in the official records after a dispute in 1865 over the boundary between the holders of the original *Gyra* and *Gara* runs. For some inexplicable reason the latter was referred to in official records as *Gyra or Gara* as a result. (Just to add a little more confusion, in the county of Sandon there is a parish which was originally called *Gara* but was usually referred to in the various records as *Gyra* or *Guyra*). *Gara* was sold in 1877 by Montague Marks to Alexander Glass. It was offered for sale by auction in 1901, but the purchaser was E.J. Glass, presumably a relative. In 1901 the property was 327 acres freehold and 3512 acres CP, running 2800 sheep, 70 cattle and 23 horses. Sold by Alexander Glass to J.C. Dalglish in 1923. Campbell, 'Discovery and early pastoral settlement', p. 264; John Ferry, 'Colonial Armidale: A study of people, place and power in the formation of a country town', unpublished PhD thesis, University of New England, 1994, p. 238; 'Sydney markets', *Maitland Weekly Mercury*, 25 May 1901, p. 5; *Armidale Express*, 8 June, 1877; *Armidale Express*, 6 April, 1923, p.4; 'Death of Major Parke', *Clarence and Richmond River Examiner and New England Advertiser*, 10 August 1888, p. 2; *Clarence and Richmond River Examiner*, 25 May 1901, p. 2.

Goonoo Goonoo: The flagship property of the A.A. Co. for many years. The A.A. Co. was founded in 1824 under a British act of parliament and given a million acres of its choosing. It chose poorly, taking land at Port Stephens which proved unsuitable for merino sheep. In 1830 it was given permission to take land elsewhere, selecting 313,298 acres on the Peel River (*Goonoo Goonoo*) and 249,600 acres near Murrurundi (*Warrah*). The A.A. Co. was under constant pressure of closer settlement towards the end of the nineteenth century. It tried to satisfy the government with a series of private subdivisions, but to no avail as in 1908 almost 100,000 acres were compulsorily resumed from *The Peel River Estate*, the property of the Peel River Land and Mineral Co., which was wholly owned by the A.A. Co.

Gostwyck: Originally part of the run taken by Edward Gostwyck Cory in 1832. Sold to Henry Dangar, a surveyor employed by the A.A. Co. in 1836. *Gostwyck* was defended vigorously against the selectors by Dangar until his death in 1861, and by his widow Grace until her death in 1869. Inherited by Henry and Grace Dangar's youngest son Francis Richard, who leased the run to Dangar Bros. After his death in 1873 it passed to his brother William, then eventually to a third brother Albert, who had been manager of Dangar Bros rural properties. Albert sold *Gostwyck* for a nominal amount in 1911 to his youngest son Clive Collingwood Dangar. Clive died as the result of his war injuries in 1918. The property passed to his widow Nora and then to his daughters, who divided the property in the 1960s. The western portion, including the homestead retained the name, while the eastern portion with its heritage-listed woolshed was called *Deeargee*, after the property's wool brand 'DRG'. *Gostwyck* was much depleted in the twentieth century by six substantial subdivisions, some private sales between 1905 and 1922 and by the resumption of land for soldier settlement following the Second World War. At around 50,000 acres in 1885, it was still the largest pastoral estate in the county of Sandon before the Second World War WSLs resumptions. The two properties are still substantial, and in the hands of descendants of Henry and Grace Dangar. Ferry, *Colonial Armidale*, pp. 46-48, 149-155, 165-167; Louise Daley, 'Dangar, Albert Augustus (1840-1913)', ADB; 'Dangar, Clive Collingwood (1882-1918)', OA.

Green Hills: Earlier, *Greenhills*. Adjoined *Bald Blair* to the north. Owned by Charles and Ellen Ryan until 1913. Sold to Hugh Gibson who offered it to the government for soldier settlement around 1919. His price was too high, and he refused to come down. It was 4430 acres at that time. He immediately sold it to F.F. White. It was part of the unsuccessful subdivision of the White properties in 1926 but was sold to the government for closer settlement in 1939. It had been proclaimed for closer settlement in 1928 in anticipation of the construction of the Dorrig-Guyra railway.

Guyra: *Guyra* was a squatting run which lay between *Falconer* (a run in the county immediately to the north of Sandon) and *Tilbuster*, east to Chandler's Peak where the northern boundary of *Springmount* meets that of *Rockvale*, and west to *Boorolong*. This run corresponds in part to the unclaimed area to the east of the township of *Guyra* shown in Chapter 2, Figure 2.4, but would also have extended into the adjoining county. It was owned in 1848 by Charles Marsh who had disposed of it before 1875 as the 1875-6 list of runs held under licence included *Guyra West* and *Guyra East* under different run holders, and in 1885 their leases were forfeited because of arrears in rent. 'Claims to leases of Crown land', p. 1012; 'Crown lands held under lease or licence', *Votes and Proceedings of the New South Wales Legislative Assembly*, session 1875-76, vol. III, p. 1097;

Department of Lands (report for 1885)', *Votes and Proceedings of the NSW Legislative Assembly*, second session 1887, vol. III, p. 867.

Gyra: Established by Peter McIntyre in 1836. After his death in 1842 the run passed to his sister Mary McIntyre who sold it to Christopher Leigh and Duncan Anderson in 1870. The southern portion was sold to Henry Bigg in 1878 and became *Thalgarrah*. The northern section was sold in 1884 to G. H. V. Jenkins who named it *Herbert Park*. The property *Brooklyn* was originally part of *Gyra* but when it was sold in 1889 or 1890 it was part of *Thalgarrah*. Confusingly an interview with Henry Curtis of *Brooklyn* in 1911 gave the name of the original run as 'Cameron's Creek', a name which appears nowhere else in the records. Cameron's Creek was the name of a goldfield in the area, and the Gara River was also known by this name, so perhaps the run was known as this locally. Campbell, 'Discovery and early pastoral settlement', p. 264; 'Herbert Park Station', *URM*; 'Brooklyn', *Pastoralists' Review*, p. 25; Tony Turner, *The Story of Swallowfield*, West Sussex, 2001.

Gyra or Gara: See *Gara*.

Herbert Park: Originally part of *Gyra*, bought in 1884 by G.H.V. Jenkins, who named this section *Herbert Park*. Jenkins died in 1911. In 1926, 4000 acres were sold to William Hogan who named the land *Loch Abba*. The remainder of 4836 acres was sold to William Augustus Little in 1930. He advertised it for sale by for auction in December 1933 and it was transferred to Arthur Edward Cobcroft in May 1934. 'Herbert Park Station', *URM*; TT1331-244; 'Armidale district property', *The Land*, 1 December 1933, p. 11.

Highlands: A property between The Devil's Pinch and Guyra, owned by Harold Perrott in 1919 when he unsuccessfully offered it to the government for soldier settlement. It was then 3444 acres.

Hillgrove: Established by Captain Maurice O'Connell. Purchased by Richard Hargrave in 1846. He lost the property when his bank foreclosed in 1897. It was unsuccessfully offered for sale at auction in 1897 and 1901 but sold in 1905, with the homestead block of 5521 acres being bought by William Moffatt from *Yarrowyck*. He offered it in four lots in 1934, but only 3644 acres were sold to his sister-in-law Mary Moffatt. *The Argus* (Melbourne), 17 November 1897, page 2; Ferry, *Colonial Armidale*, p. 16; 'Property sales', *Armidale Express and New England General Advertiser*, 28 June 1935, p. 4.

Invergowrie: Established by James Lowe Mitchell around a conditional purchase of 100 acres made in 1866 within the *Everleigh* run. By 1890 it was around 7000 acres. After the deaths of Mitchell in 1909 and his wife Isabella in 1915, *Invergowrie* passed to their daughter Mary Moffatt. It was unsuccessfully offered for sale in 1916. It was still 7000 acres and the last bid was £8 10s per acre. Most of the property was sold in 1973 to Perrott Bros. who subdivided the land into small blocks, but the homestead and some land remained in the Moffatt family. Information supplied by Moffatt family at Antique Machinery field day, Armidale, 8 November 2015; 'District properties', *Armidale Chronicle*, 15 March 1916, p.4.

Jeogla: A property in the county to the east of Sandon, purchased by May Wright in 1901. Jillian Oppenheimer, 'Wright, Phillip Arundell (1889–1970)', *Australian Dictionary of Biography*, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/wright-phillip-arundell-12076/text21665>, accessed 26 November 2017.

Jondaryan. A property on the Darling Downs which came to prominence for its role in the shearers strike in 1889. Its shearing shed is reputed to be the oldest working shed in Australia, and today is the hub of a tourist attraction owned by the local shire. The property itself, some 300,000 acres at its largest in the 1870s, no longer exists.

Kentucky Station: Earlier *Kentucky*. Originally part of the run taken by Edward Gostwyck Cory in 1832 and sold to R.R. Mackenzie in 1837. Later purchased by John Fletcher. A considerable area was resumed for soldier settlement in 1918 and 1919. Campbell, 'Discovery and early pastoral settlement', p. 262.

Kunderang: Earlier *Cunderang*. Originally an outstation of the Macleay run *Toorookoo*. Around 1889 the owners, the Crawford family, split the run into two and sold *Kunderang East* to Alexander McDonnell and Joseph Fitzgerald, while retaining the remainder as *Kunderang West*. Fitzgerald bought McDonnell out in the 1890s. Fitzgerald built a homestead and the family lived there well into the twentieth century. *East Kunderang* is now within the Oxley Wild Rivers National Park,

while *West Kunderang* remains in private hands. Both now entirely within the adjoining county. Andrew Messner, *Youdale's Hut, Oxley Wild Rivers National Park*, Sydney, 2005, pp. 15-19; Bob Harden, *European Settlement & Pastoralism at Kunderang, Upper Macleay River, 1840-1960*, Armidale, 2015.

Lake Cowal: An historic squatting run in the Forbes district.

Little Plain: See *Aberfoyle*.

Loch Abba: Originally part of *Herbert Park*. Bought by William Hogan in 1926, he was clearly a poor manager, being declared bankrupt in 1930. The property then passed to his major creditor the Commonwealth Wool and Produce Co. which unsuccessfully tried to sell it in 1929. They held the property until 1960. 'Liabilities £51,000', *Armidale Express and New England General Advertiser*, 22 September 1925, p. 4; 9 April 1930, p. 6; TT4433-1.

Lugwardine: Land subdivided from *Terrible Vale* in 1907, bought by Hugh Croft, brother-in-law of *Terrible Vale's* owner. It lay on the western side of the railway line close to the Kentucky railway siding. Hugh sold it to the government in 1918 for soldier settlement, retaining only one small block which retained the name and on which he established an orchard.

Lyndhurst: A squatting run in the county to the north-east of Sandon. It was owned by the White family and acquired by Benjamin Warner around 1879. He either sold it or exchanged it for *Tilbuster* with William Coventry in 1882.

Methven Park: A selection close to Uralla, owned by the Cleghorn family, but suffered foreclosure in 1895. 'Advertising', *Armidale Express*, 6 December 1895, p. 8; 6 May 1898, p. 4; 19 June 1903, p. 8.

Mihi: Sometimes *Mihi Creek*. Established by Frederick Cruickshank in 1836. Several years later Cruickshank entered into a partnership with George Jenkins. In 1843 the holding was divided between them with Jenkins retaining the name for his portion, while Cruickshank's portion became *Enmore*. F.R. White bought *Mihi* in 1874, later renaming it *Rockwood*. The run was passed to one of his sons the year before his death in 1903. It was sold to Harold Cordingley in 1917. It was then 16,670 acres and the name reverted to *Mihi*. Harold sold some portions of land to neighbours during the 1920s, 1930s and 1940s, before offering part of the run to three servicemen under the WSLs. Only one proposal was accepted, while he was able to sell privately two other blocks to servicemen. The remainder of the property was divided between himself and his four children. The resulting properties were called *Mihi*, *West Mihi*, *North Mihi* and *Mihi Creek*. Paul Barratt, 'Boooloominbah', *Australian Observer*, 24 October 2009, <http://aussieobserver.blogspot.com.au/> accessed 1 August 2014; Campbell, 'Discovery and early pastoral settlement', p. 269; Ferry, *Colonial Armidale*, p. 16; Jean Newall, 'A Notable New Englander. H.H. Cordingley 1873-1953', *ADHSJP*, no. 54, 2011, pp. 121-126.

Myall Creek: A squatting run in the Namoi district to the west of the county of Sandon, owned by Henry Dangar and infamous for a massacre of indigenous Australians in 1838.

Newholme: A property formed within the *Tilbuster* run. It included the 1030 acre conditional lease around Mt Duval which was taken out by the Rev. Thomas Johnstone in 1886 (CL4772). It was known as *Newholme* from around 1886 when it was purchased by Andrew Black who sold it in 1893 to George Phillips Morse, the owner of *Balala*. 1000 acres of the south-west corner of the property was resumed in 1895 for the construction of the Dumaresq Dam on which Armidale relied for its water for many years. Morse extended the property to 4268 acres by purchasing numerous adjoining selections. He sold *Newholme* to Albert and William Hunter Warner in 1904. On his marriage the following year William Warner made his home on *Newholme* and the brothers dissolved their partnership. It remained in William's family until 1973 when it was sold to the University of New England for use as a research station. John Ferry, 'In the shadow of Mt Duval', *ADHSJP*, no. 34, 1991, pp. 47-66.

Norden: A property owned by Augustus White, a prominent selector in the Springmount area. His son Augustus Francis (Frank) White won a *Tilbuster* soldiers block which adjoined the property, and he was given permission to reside there.

Orchardfield: An orchard established by Franklin Jackes in 1878 on land selected from *Saumarez*. It was renowned particularly for its cherries.

Palmerston: a small property on the north boundary of *Gostwyck*. Formed by Arthur Palmer who was manager at *Gostwyck* from 1840 to 1863. *Palmerston* passed to the Dangars when Palmer left. After Grace Dangar's death the various Dangar properties were managed on behalf of the Dangar Brothers by Albert Augustus Dangar until he assumed ownership of *Gostwyck* and *Palmerston* in the late 1890s. Dangar 'sold' *Palmerston* to his son Norman for 10s. J. X. Jobson, 'Palmer, Arthur Hunter (1819-1898)', ADB; 'Dangar, Norman Napier (1875-1936)', OA.

Peel River Estate: See *Goonoo Goonoo*.

Rockvale: Most of the run lay in the county to the east of Sandon. Owned by John Gill in the 1880s, and after his death in 1889 by his son R. Gill. It was subdivided in 1909, when 13,327 acres were offered for sale. The property was described as not well improved and purely grazing land, so the average price of £3 10s per acre freehold equivalent was regarded as excellent. The Coventry family bought several blocks including the homestead. In 1952, Miss Beatrice Coventry and the Rockvale Pastoral Co. offered the property in three blocks of 960 acres, 5500 acres (the homestead block) and 2606 acres, all passed in. There was significant silver mine field within the run in 1898, with a one-storey hotel, a blacksmith's shop, two stores, a butchery, a school, and around 200 miners. 'Rockvale Armidale', *Maitland Daily Mercury*, 11 May 1898, p. 4; 'Successful subdivision sale', *Sydney Wool and Stock Journal*, 10 September 1909, p. 11; 'Rockvale Station passed in', *Inverell Times*, 4 July 1952, p. 4.

Rockview: A large property in the Junee district. It was resumed for closer settlement in 1961, when it was 19,768 acres, and divided into 23 farms. 'Closer settlement farms available', *Western Herald*, 6 October 1961, p. 3.

Rockwood: See *Mihi*.

Romani: A property of 1506 acres sold under the promotion legislation after the Second World War. It was in the west of the county of Sandon and had been part of the *Boorolong* improvement lease which was cancelled in 1907.

Salisbury Court: Originally *Salisbury* and *Salisbury Plains*. The date of the change of name is unclear but probably dates from 1941 when Hugh Croft inherited an English title from his nephew. Originally part of the run taken in 1832 by Edward Gostwyck Cory who sold it to R.R. Mackenzie in 1837. It was bought by Matthew Henry Marsh in 1840. Marsh also purchased the *Boorolong* run west of Armidale. His brother Charles came to NSW to manage *Salisbury*. Edwin Blomfield, Charles' son-in-law who managed *Boorolong* from 1865, was appointed colonial trustee for the Marsh estate in Australia after Matthew's death in 1881. Blomfield moved to *Salisbury* in 1892 when Hugh Croft, Matthew's grandson, took over the management of *Boorolong*. Hugh remained as manager at *Boorolong* until Blomfield's retirement, when he moved to *Salisbury Court*. It was subdivided and sold in 1922. Hugh Croft purchased the homestead block of 4984 acres, while the balance of around 12,000 acres was purchased mainly by neighbouring or district graziers, including Edwin Blomfield's sons Alfred and Herbert. Campbell, 'Discovery and early pastoral settlement', p. 262; 'Sale of Salisbury Court', *Sydney Stock and Station Journal*, 21 April 1922, p. 15; 'Salisbury sale', *Uralla Times and District Advocate*, 6 April 1922, p.3; Owen Croft, interview, 14 May 2014.

Saumarez: Established by Colonel Henry Dumaresq in 1836. After his death the run passed to his widow Elizabeth Sophia who sold to Henry Arding Thomas in 1856. Thomas vigorously defended it against selectors, although considerable land was lost to the Armidale and Uralla town reserves and to the Rocky River Goldfield Reserve. Thomas sold the north-west portion of the run to Algernon Belfield in 1863 and the remainder of *Saumarez* to Francis White in 1874. After White's death the following year, the run passed to his sons Francis John ('Frank') and James, who owned it and several other properties jointly. Frank made his home at *Saumarez* and from there managed the brothers' other New England runs, including *Bald Blair* and *Aberfoyle*. In 1909 under threat of resumption for closer settlement, White divided the run between his five daughters and himself. His two unmarried daughters lived there until their deaths. The homestead and surrounding grounds and buildings were donated by F.J. White (*Saumarez*) P/L by absolute gift to the National Trust of Australia (NSW) on 7 April 1984. By this time the property had been depleted by a subdivision in 1921 and resumptions after the Second World War for the establishment of a scientific research station and for WSL farms. Ferry, *Colonial Armidale*, pp. 119-122, 147-154, 207-208; Bruce Mitchell and Jillian Oppenheimer, *Saumarez: A History of the Property and its People*, Armidale, 1995; John Atchison, interview, 1 November 2014.

Springmount: Established by Joseph Daly who came to New England to establish a squatting run for William Dumaresq and managed his run *Tilbuster* from 1842. In 1847, having identified an unclaimed area between *Tilbuster* and *Guyra* Daly applied for a licence to occupy this land, which he called *Springmount*. He sold the run in 1858 to James Gilchrist. James Ryan owned it by 1866. Joseph Ryan (presumably James' son) was forced to sell in 1898 to Charles Mott, a grazier of Warialda. Mott tried unsuccessfully to sell the property in 1912. William Allingham bought the run in 1926. Four thousand and four hundred acres were resumed for soldier settlement after the Second World War. J. Atchison, 'Joseph Daly, a patriarch of Armidale', *ADHSJP*, no.22, 1979, pp. 111-12; *Sydney Stock and Station Journal*, 18 November 1898, p. 6; 'Springmount and Elm Grove sale', *Armidale Chronicle*, 24 April 1912, p. 6.

Swallowfield: See *Thalgarrah*.

Terrible Vale: Originally part of the run taken by Edward Gostwyck Cory in 1832 and called *Terrible Valley*. In 1837, Cory sold the property to R.R. Mackenzie, who, after purchasing *Furracabad* near Glen Innes, relinquished *Terrible Vale* to William Tydd Taylor and Richard Joseph Middleton three years later. Taylor, then living on a small run at Port Macquarie, bought Middleton out in 1843 and moved to *Terrible Vale*. Run by Taylor's son Frederick from 1870. Some land sold possibly under closer settlement pressure in 1907 and more resumed for soldier settlement in 1919. The property was divided amongst family members in the twentieth century. Elizabeth Gardiner, *Terrible Vale: No Time like the Past*, South Tamworth, 1985; 'Terrible Vale (1832-)', *URM*; 'The Taylors' contributions to New England traditions', *Armidale Express*, 23 May 1962, p. 12.

Thalgarrah: Originally part of *Gyra*. Bought by Henry Bigg in 1875. Bigg was declared bankrupt in 1895 but was not forced to sell the property. *Brooklyn*, bought by Henry Curtis in 1889 or 1890, was part of *Thalgarrah*. *Thalgarrah* passed to Henry's son Alfred in 1902. After the First World War Alfred sold 666a. to his son Lionel under the closer settlement promotion legislation. This became *Swallowfield*. 'The Death of Mr. H. E. Bigg', *The Sydney Stock and Station Journal*, Tuesday 7 October 1902, page 3.

The Park: A property of 3947 acres in the parish of Tiverton which was sold under the closer settlement promotion legislation after the Second World War.

Tilbuster: Established by Captain William Dumaresq in 1835. After Dumaresq's death it passed to his son William who sold it in 1872 to local selector George Cross, who was forced by bankruptcy to sell in 1880. The run was not defended against selectors with any vigour, as Dumaresq had many other interests and seemed not to hold *Tilbuster* in great esteem. It was held from 1880 by W. Coventry whose family owned several local runs, then exchanged for *Lyndhurst*, owned by Benjamin Warner in 1882. Warner died unexpectedly in December 1885. 16 blocks totalling 655 acres within the Armidale town reserve were sold by the mortgagee in 1888 to F.R. White of *Booloominbah*. *Tilbuster* was offered for sale in fourteen separate lots in 1890, but the sale was cancelled. By 1892 *Tilbuster* had passed to Benjamin's sons William and Alfred. The homestead block was lost in 1892 when their mortgage was foreclosed and was purchased by the Nicholas brothers who established a dairy. Another block of around 160 acres was lost to a mortgagee sale in 1898. The homestead block became known informally as 'Old' *Tilbuster* with the Warners retaining the occupation licence in the name of *Tilbuster*. The Warner brothers expanded their remaining holding by purchasing nearby properties including *Newholme* and Ryan's farm which was later known as *Tilbuster North*. The brothers divided their holdings in 1905 with William taking *Newholme* and some other blocks on the western side and Albert taking the remainder and settling on the *Tilbuster North* block but retaining the *Tilbuster* name. *Tilbuster* was sold to J.A. Chisholm in 1907 and changed hands several times subsequently. Improvement, pastoral and special leases were cancelled in 1920 after the Allingham brothers, who bought it in 1918, offered the entire property for soldier settlement. They retained the freehold land for some years. The Nicholas brothers sold 'Old' *Tilbuster* in 1907, and it changed hands several times thereafter. Its most recent owner, Dr Marie Delaney donated the property (by now only a remnant surrounding the homestead) to the charity Pathfinders. *Australian Town and Country Journal*, 7 July 1877, p. 22; *Australian Town and Country Journal*, 10 July 1880, p. 37; John Ferry, 'In the shadow of Mt Duval', *ADHSJP*, no. 34, 1991, pp. 47-66; Ferry, 'Pinch Flat', *ADHSJP*, no. 39, 1996, p. 67; *Sydney Morning Herald*, 24 June 1880, p. 10; *Australian Town and Country Journal*, 7 August 1907, p. 77; Pathfinders, <http://www.pathfinders-aus.org/our-projects/tilbuster-station> accessed 1 December 2014.

Tyrie: A large property in the Dubbo district which was acquired for closer settlement in 1961. It was 36,031 acres divided into 20 blocks and released as closer settlement leases. 'Notification declaring

lands available ...', *New South Wales Government Gazette*, no. 123, 10 November 1961, pp. 3627-3629.

Urandangie: A property close to *Bald Blair* in the parish of Falconer, in the defunct *Guyra* run. Selected by the Dutton family in the 1880s. It was put up for sale in 1908 but remained in the hands of the Dutton family. It was placed under proclamation in 1928 in anticipation of the construction of the Dorrigo-Guyra railway line which would have passed close by. 1400 acres sold under the closer settlement promotion legislation after the Second World War. It was then 5782 acres. The Duttons established a trout breeding operation in the 1940s. 'Guyra district', *Sydney Morning Herald*, 8 January 1908, p. 7.

Wards Mistake: A property in the county to the north-east of Sandon. William Nowland owned it in 1866. His executors sold to F.J. & J.C. White in 1900, then 40,827 acres, mostly pastoral leasehold. In 1925 it was divided into three parts, one of which was purchased privately by Albert Newberry. The other two portions were auctioned and sold in 1926.

Wantabadgery West: A property near Junee, part of which, some 13,000 acres. It was resumed for Second World War WSLs, yielding 13 blocks. It was the subject of considerable controversy when one of the blocks was won by C. Falkiner, who owned shares in its owner, F.S. Falkiner and Sons. The government rescinded his block. 'Tumut man secures soldiers' land settlement block', *Tumut and Adelong Times*, 8 May 1948, p. 3.

Warrah: See *Goonoo Goonoo*.

Windy Station: An A.A. Co. property near Quirindi. Resumed in 1929 for closer settlement, then 80,000 acres.

Westbrook: A property of 1711 acres owned in 1919 by Catherine Heagney, who unsuccessfully offered it to the government for soldier settlement. It was almost completely surrounded by *Tilbuster* leasehold land and lay at the bottom of the rise known as The Devil's Pinch.

Wollun: Originally a selection by Charles Ralph Blaxland within the *Terrible Vale* run. It was named after Wollun Hills, the Blaxland family home in the Hunter Valley. Owned in 1946 by Edmund Allen, who lived on another property near Cooma. It was one of the first properties resumed after the Second World War for soldier settlement under the promotion legislation. It was divided into three blocks of around 1700 acres each. 'Blaxland family celebrates 100 year milestone', www.walchanewsonline.com.au/story/2668753 accessed 7 December 2015; 'Blaxland, Charles Ralph (1884-1925)', *OA*; Liz Gardiner, *No Time like the Past*, South Tamworth, 1998, p. 96.

Wollomombi: Mainly lay in the county to the east of Sandon. Also spelt *Wollomumbi* and *Wollamumbi*. May Wright bought Wollomumbi in 1898. Owen Wright, *Wongwibinda*, Armidale, 1965, p. 77.

Wongwibinda: A property in the county to the east of Sandon. Originally called *Kangaroo Hills*, it was first occupied by William Dangar. Sold several times, then to Albert and May Wright by James Withycombe in 1885. *URM*.

Wycombe: The only civilian subdivision under the closer settlement promotion legislation in the county of Sandon. Owned by John Williams, of the family which bought the homestead block of *Boorolong* in 1913, it was 2209 acres which were divided in two for father and son Henry and Roger Coddington of Young in 1962.

Yarrowyck: owned in 1848 by Joseph Phelps Robinson and purchased at some time before 1860 by Henry Dangar. After Henry's death it passed to his youngest son Francis Richard, who leased the run to Dangar Bros. After Francis' death in 1873 it passed to his brother William who sold to Josias Moffatt, a successful selector in 1890. 'Claims to leases of Crown land', p. 239; Ferry, *Colonial Armidale*, p. 93.

APPENDIX E: ALIENATION OF CROWN LAND IN THE COUNTY OF SANDON, 1885 TO 1914

Note. These figures were compiled from data in Appendices M-V. Blocks of less than twenty acres have been omitted as they were suburban holdings, intended to allow town workers to keep some livestock such as a cow or a horse.

Mode of alienation	1885-1889	1890-1894	1895-1899	1900-1914	Total
Successful applications for original conditional purchases (includes later forfeits)	74	102	51	35	262
Successful applications for additional conditional purchases (includes later forfeits)	105	151	41	54	351
Applications for non-residential conditional purchases	5	2			7
Area of successful conditional purchases	22,255	32,482	7798	9942	72,477
Disallowed and withdrawn applications	66	98	17		181
Forfeited conditional purchases	20	11	6	9	46
Conversions to conditional purchase		3	5	273	281
Area of conversions to conditional purchase		276	756	73,933	74,965
Subdivisions of existing conditional purchases				9	9
Crown land blocks offered for sale at auction (excludes town blocks)	98	112	51	39	300
Area of crown land blocks offered for sale (acres)	7588	6729	2588	2639	19544
Applications for conditional leases	86	122	47	122	377
Area of applications for conditional leases (acres)	25,719	35,737	12,808	28,728	102,992
Conversion of pre-leases to conditional purchase leases	89				89
Area of pre-lease conversions (acres)	30,492				30,492
Conversion of other tenures to conditional lease				1	1
Area of conversion of other tenures to conditional lease				1247	1247
Successful homestead selection applications			32	44	76
Area of successful homestead selection applications (acres)			1329	4194	5523
Forfeited homestead selections			13	2	15
Successful settlement lease applications				4	4
Area of successful settlement lease applications				4172	4172
Successful homestead farm applications				1	1
Area of successful homestead farm applications				255	255
Successful improvement lease applications			1	10	11
Area of successful improvement lease applications			52	21,237	21,289
Successful conditional purchase lease applications				5	5
Area of successful conditional purchase lease applications				5165	5165
Successful Crown lease applications				6	6
Area of successful Crown lease applications				639	639
Successful special lease applications		1	21	94	116
Area of successful special lease applications		320	1484	10,175	11,979

TABLE F: OCCUPATION LICENCES AND PREFERENTIAL OCCUPATION LICENCES ISSUED IN THE COUNTY OF SANDON, 1889 TO 1924

The following data is taken from various issues of the *New South Wales Government Gazette* as listed immediately below. Against each holding name the first row is the occupation licence (OL) figure, the second the preferential occupation licence (POL) figure. Most pastoralists let their licences lapse over time or possibly converted them to pastoral leases. The names of such holdings have been omitted from this table after they lapsed or they were converted. I have not been able to find a definitive list of pastoral leases for this period. From 1895 occupation licences were auctioned, but the listing in the *New South Wales Government Gazette* did not include holding names for these later OLs. Therefore, it was not possible to identify those later OLs which were issued in the county of Sandon to persons other than the run holders of the old squatting runs. However, it appears from an examination of advertisements in the district newspapers that there were few in the county of Sandon. Most occupation licences and preferential occupation licences were relinquished after 1914. The owners of *Enmore*, *Gostwyck*, *Springmount* and *Terrible Vale* continued to hold relatively small licences for many years, but they mostly covered land such as unnecessary roads as at *Gostwyck*, or reserves, and therefore were not available for settlement in any form.

New South Wales Government Gazette:

1889 no. 683, 1 November 1888, pp. 7867-
 1890 no. 566, 1 November 1889, pp. 7867
 1891 no. 617, 31 October 1890, pp. 8503-8510.
 1892 no. 696, 31 November 1891, pp. 8728-
 1893 no. 770, 1 October 1892, pp. 8821-
 1894 no. 684, 30 September 1893, pp. 7674-
 1895 no. 635, 29 September 1894, pp.6143-
 1896 no. 658, 1 October 1895, pp. 6391-
 1897 no. 776, 29 September 1896, pp. 6857-
 1898 no. 773, 1 October 1897, pp. 7133-
 1899 no. 856, 1 October 1898, pp. 7875-
 1900 no. 794, 30 September 1899, pp.7451-
 1901 no. 927, 29 September 1900, pp. 7653-
 1902 no. 817, 30 September 1901, pp. 7527-
 1903 no. 573, 27 September 1902, pp. 6891-
 1904 no. 501, 26 September 1903, pp. 7145-
 1905 no. 532, 27 September 1904, pp. 7323-
 1906 no. 506, 28 September 1905 pp. 6579-
 1907 no. 229, 26 September 1906, pp. 5389-
 1908 no. 120, 25 September 1907, pp. 5411-
 1909 no. 111, 23 September 1908, pp. 5161-
 1910 no. 124, 22 September 1909, pp. 5195-
 1911 no. 151, 28 September 1910, pp. 5379-
 1912 no. 132, 27 September 1911, pp. 5223-
 1913 no. 38, 25 September 1912, pp. 5927-
 1914 no. 153, 24 September 1913, pp. 5881-

Pastoral Holding	1889	1890	1891	1892	1893	1894	1895	1896	1897	1898	1899	1900	1901	1902
			21049	28914	21200	24405	24405							
Yarrowyck	10220	11220	11460	11189	11189	10567	10367	9727	9987	9987	9987	9886	9729	8857
			4626	4916	2081	912	644	644	430	430	430	2193	2193	2193

Pastoral run	1903	1904	1905	1906	1907	1908	1909	1910	1911	1912	1913	1914	1924
Balala	6639	6609	5921	35740	5921	4581							
	3016	3016	1485	1424	725	725	725	725	725	725	521	1430	
Bald Blair													
	3189	3189	3189	1539	3039	2539	2539	2539	2345	2345	2345	2220	
Ben Lomond													
	7922	7922	6198	6918		1776	1776	1000	1650	1614	1614	1572	
Boorolong													
	15792	14989	12765										
Enmore	10145	10145	10145	10145	10145	11821	5517	5517	5517	5517	5261	5261	638
	10249	10249	9202	8877	5328	5328	5328	4789	3212	3212	3212	3027	
Gostwyck	848	848	848	534	534	531	531	534	534	534	507		845
	725	667	667	1096	1096	1046	1046	1046	1046	1046	1034		
Rockvale													
		924	796	769	769	467	467	467					
Springmount	1496	1496		1496	1047	1507	1507	1447	816	273	273	273	
	3068												203
Terrible Vale	437	437	437	437	229	229	229						
		943	832	832	1072	675	675	675	675	649	649	492	
Tilbuster	6323	6043	6043	6043	6029	6033	4933	4954	1475	470	1475	1475	
	3996	3824	3824	2903	2903	2675	2675	2632	2632	2291	2291	2291	
Yarrowyck	8308	8308	8308	5155	4853	4853	4853	2653	2483	2483	2483	2483	1612
	1714	1714		1524	1424	1424	1424	1384	1384	1384	1384	1384	

APPENDIX G: SELECTED EMPLOYMENT AND AGRICULTURAL PRODUCTION STATISTICS IN THE COUNTY OF SANDON, 1892 TO 1915

This data is compiled as at 31 March, except for the number of sheep, at 31 December and is derived from:

New South Wales Statistical Register, Sydney, NSW Government Printer, 1893 to 1915.

	Year											
	1893	1894	1895	1896	1897	1898	1899	1900	1900	1901	1902	1903
Persons employed in agriculture	615	701	629	656	795	745	889	851	851		858	887
persons employed in pastoral	525	580	495	361	430	325	216	317	317		252	203
persons employed in dairying	302	250	201	133	168	221	384	238	238		162	84
area under cultivation (acres)	11,463	9909	12,557	12,536	16,602	19,513	20,566	23,908	23,908		20,421	22,319
Area under wheat for grain (acres)	4396	3184	3634	2425	4080	5296	4957	5631	5631	3150	3281	2586
Area under orchards (acres)	709	633	674	669	723	530	601	484	484		715	568
Production of wheat (bushels)	78,672	42,051	53,651	30,208	59,925	77,943	45,749	85,340	85,340	41,205	55,739	22,960
Production of potatoes (tons)	1694	2706	4147	3449	5520	5493	4657	6360	6360		3264	1184
Production of butter and cheese (lb)	102,508	145,764	143,689	87,266	137,736	123,243	106,264	109,519	109,519		142,573	68,533
Number of sheep	653,137	595,249	569,322	449,258	501,284	457,060	564,543	544,848	544,848	626,688	626,688	497,319

APPENDIX H: BANKRUPTCIES, INSOLVENCIES AND MORTGAGEE SALES IN THE COUNTY OF SANDON, 1885 TO 1942

Insolvency was the inability to satisfy creditors or to discharge liabilities. From 1888, the legislation also allowed the sequestration of a person's assets when he or she was unable to meet the demands of creditors. If declared bankrupt under this legislation, a person was prohibited from carrying out a business and his or her estate could be sold to satisfy creditors. Some, such as Henry Bigg, the owner of *Thalgarrah*, somehow escaped having their estates sold despite having been declared insolvent or bankrupt. On the other hand, banks could foreclose on a mortgage without having the mortgagor declared bankrupt.

The following entries are drawn from:

- NSW State Archives, Bankruptcy Index, <http://srwww.records.nsw.gov.au/indexes/> accessed 3 February 2016.
- NSW State Archives, Insolvency Index, <http://srwww.records.nsw.gov.au/indexes/> accessed 3 February 2016.
- Advertisements in the press and from Torrens Title deeds.

However, it is very likely that there were others which have not been identified.

Table 1 Insolvencies

Name	Address	Occupation	Date	File no.
Cochrane, John	Saumarez Ponds	Farmer	28/1/1885	19418
Bauer, Anthony	Wills Flat, Uralla	Farmer	17/5/1886	20755
Cross, Samuel	Tilbuster	Farmer and Carrier	7/1/1885	19380
Cross, John	Tilbuster	Farmer and Carrier	7/1/1886	19380
Frost, George	Saumarez Ponds	Farmer	28/4/1887	21970
Hardman, James	Armidale	Fruiterer	7/1/1885	19381

Table 2: Bankruptcies

Name	Address	Occupation	date of sequestration	file no.
Bigg, Henry	Brooklyn Station, Armidale	Grazier	1/4/1895	9472
Bott, Alfred	Armidale	Dairy farmer	20/9/1899	13693
Connor, Joseph	Guyra	Farmer	10/8/1895	10039
Doherty, James	Pinch Flat	Farmer	21/9/1893	7129
Doherty, John	Black Mountain	Grazier	2/2/1891	3279
Drabsch, Gustave	Guyra	Grazier	20/7/1895	9925
Gardiner, David	Armidale	Fruiterer	7/1/1892	4452
Head, Joshua	Armidale and Walcha	Grazier	8/2/1897	11638
Heffernan, John	Kentucky	Farmer	29/2/1896	10845
Kenny, Michael	Guyra	Farmer	11/12/1893	7489
Johnson, Neil	Black Mountain	Farmer	7/6/1893	6667

Ladergan, William	Green Hills, Black Mountain	Grazier	8/3/1894	7939
McLeod, Angus	Black Mountain	Farmer	11/5/1893	6542
Moore, Richard	Guyra	Farmer	11/12/1893	16226
Nowland, Edward	Enmore	Grazier	12/3/1926	25364
Roberts, Matthew	Hillgrove	Fruiterer	28/7/1900	14206

Table 3: Mortgagee sales

Mortgagor	Property	When foreclosed	Source
Warner, Albert and William	<i>Tilbuster</i>	1888, 1892, 1900	Only part of the property affected. Portions 120-134, parish Duval, TT533-143 to 533-157; Portions 1, 32 and 55, parish of Duval, TT1053-178 and TT516-55; portion 1, parish of Donald, old systems title; portion 52, parish of Donald, TT58-37.
O'Dea	300 acres at McIntyre Flat, 6 miles from Armidale	1892	'Advertising', <i>Armidale Express and New England General Advertiser</i> , 12/8/1892, p. 5.
Cleghorn, William	<i>Methven Park</i>	1895	'Advertising', <i>Armidale Express and New England General Advertiser</i> , 5/12/1895, p. 8.
Hargrave, Richard	<i>Hillgrove</i>	1897	'Stock and station', <i>Argus</i> (Melbourne), 17/11/1897, p. 2.
Ryan, Joseph	<i>Springmount</i>	1898	'The Traveller from Ben Lomond to Uralla', <i>Freemans Journal</i> , 10/7/1897, p. 18.
Unknown	Portions 369 and 370, parish of Armidale, 162 acres.	1907	'Advertising', <i>Armidale Express and New England General Advertiser</i> , 9/4/1907, p. 5.
Estate of J. Ferris	Portion 55, parish of Sandon, 320 acres.	1918	CP87-18. W.H. Palmer, assignee for the bankrupted estate of J. Ferris, sold to A.W. Simpson in 1918. Ferris bought the block in 1909.
Unknown	Returned soldiers suburban holding, Armidale, 48 acres.	1930	'Advertising', <i>Armidale Express and New England General Advertiser</i> , 10/1/1930, p. 5. Suburban holdings 19-3 and 22-1, 16 acres. each and special lease 22-16, 16 acres.
Hogan, William	<i>Loch Abba</i>	1930	'Advertising', <i>Armidale Express and New England General Advertiser</i> , 4/1/1929, p. 6; 'Liabilities £51,000', <i>Armidale Express and New England General Advertiser</i> , 9/4/1930, p. 6.
Unknown	<i>North View</i> 1.5 miles north of Exmouth Railway Station	1933	May be in adjoining county. 1184 acres of CP and CL. "Advertising", <i>Armidale Express and New England General Advertiser</i> , 4/8/1933, p. 5.
Stockman and Co Ltd	<i>The Park</i>	1935	As recorded in TT deeds, e.g. TT2014-29.
Unknown	<i>Duncombe's Paddock</i>	1942	Portion 513, parish of Uralla, 102 acres. 'Advertising', <i>Armidale Express and New England General Advertiser</i> , 1/5/1942, p. 5.

APPENDIX I: PERSONS NAMED IN THE TEXT

This appendix lists all persons named in the text except for returned servicemen who obtained farms under the First and Second World War settler schemes. For these servicemen see Appendices J and K.

Sources

The sources of information for the following persons, unless otherwise indicated, are abbreviated as follows:

- ADB:** *Australian Dictionary of Biography*, Canberra, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography>.
- ADHSJP:** *Armidale and District Historical Society Journal and Proceedings*.
- OA:** *Obituaries Australia*, Canberra, National Centre of Biography, Australian National University, <http://oa.anu.edu.au/obituary>.
- PNSW:** Parliament of New South Wales, *Former Members*, <https://www.parliament.nsw.gov.au/members/formermembers/pages/former-members-index.aspx>.
- PRNE:** Robyn Crosslé (ed.), *Pioneer Register of New England*, Armidale, 2003.
- SMH:** *Sydney Morning Herald*.

Abbreviations

- MLA:** Member of the NSW Legislative Assembly
- MLC:** Member of the NSW Legislative Council
- MHR:** Member of the House of Representatives, Commonwealth of Australia

Persons

Affleck, William (1876-1923): Storekeeper, contractor and politician. MLA for Yass 1894-1904. A Free Trader. 'Mr William Affleck (1836-1923)', *PNSW*.

Allen, Edmund Norman: Grazier in the Cooma district. Bought *Wollun* from the Blaxland family around 1926. After the Second World War, he surrendered the property to the government under the promotion legislation.

Allingham family: Edward (1791-1865) and his relative William (1796-1871) with their respective families came to the Armidale district from Ireland in 1841. They were either brothers or cousins. Edward held a pastoral lease in 1856 ('Leases for one year', *New South Wales Government Gazette*, no. 114, 10 August 1855, p. 2132), having bought *Gara*. George Allingham (1822-1891, son of William) was elected the first mayor of the Armidale Borough Council in 1863. John and Christopher Allingham bought *Kangaroo Hills* in the county to the north-east of Sandon in 1858, using it as a staging post for squatting runs which they established north of Charters Towers, Queensland. William, George and Christopher jnr. bought *Tilbuster* in 1918, then offered it to the government for soldier settlement the following year. William (1890-1939) (son of William) bought *Springmount* in 1926. Eric (1892-1980) won one of the *Tilbuster* First World War soldier settlement blocks. The relationship of these men is impossible to determine with any confidence, as in the extended clan the number of men named George was 5, Christopher (3), William (9), John (2), Edward (3). However, it seems most likely that William, George and Christopher jnr. were the sons of William Henry (1845-1939), himself the son of William (1796-1871), and Eric was the son of their uncle John (1856-1928).

Anderson, Eliza and Thomas: Selectors in the Hillgrove area.

Armstrong, Selena: Selector on *Tilbuster*.

Askin, Robert (Robin William) (1907-1981): Bank officer and parliamentarian. MLA Collaroy and Pittwater, 1950-1975. Premier 1965-1975. Served in the A.I.F. Second World War.

Baird, Thomas (ca 1837-1914): Pastoralist. With George Cruickshank, he was financier to several pastoralists in the county of Sandon. Born in Scotland, he emigrated with his parents at the age of five. His parents bought property in the Dubbo district. He established cattle properties in Queensland, speculated in cattle, and bought property near Dubbo, becoming one of the wealthiest men in the district. His connection with George Cruickshank is unclear, except that Cruickshank (who was much younger) was also born in the Dubbo district: their families may have been associates. 'Death of Thomas Baird. A Western pioneer', *Sydney Stock and Station Journal*, 24 April 1914, p. 5.

Beeby, George Stephenson (1869-1942): Journalist, conveyor, barrister and parliamentarian. MLA various electorates, 1910-1913, 1917-1920; MLC 1916-1917. Secretary for Lands 1911-12 and Minister for Labour and Industry 1916-1919. Left the Labor Party in 1912 and founded the National Progressive Party which was a forerunner to the Progressive Party, later the Country Party.

Belfield, Algernon Henry (1838-1922): Pastoralist. He bought part of *Saumarez* from Henry Arding Thomas in 1863, calling the new run *Eversleigh*. He married Thomas's sister-in-law Emma Husband in 1873. Richard Belfield, 'Algernon Henry Belfield (1838-1922)', *ADHSJP*, no. 50, 2007, pp. 84-87; John Ferry, *Colonial Armidale*, St Lucia, 1999, p. 158.

Belfield, Vere, Violet, Edgar, Philip, Aubrey, Margaret, Mary: Children of Algernon Henry Belfield. Vere bought part of *Boorolong* in 1913. Algernon divided *Eversleigh* between Violet, Edgar, Philip, Aubrey and Margaret in 1910, possibly to avoid land tax.

Bell, Jethro: Selector in the Yarrowyck area, either son or brother of Reuben.

Bell, Reuben (1858-1923): Selector in the Boorolong area. With his brother James, he selected 5000 acres at Black Mountain, and added more properties in the district. *PRNE*, p. 17.

Bigg, Henry Edward (1834-1902): Pastoralist. Born in London, he emigrated in 1856 with the encouragement of Mrs Marsh of *Salisbury Court* where he initially worked. He married Annie Burraston there in 1860. They first purchased a block near the Racecourse Lagoon at Uralla, then after receiving a settlement from his parents in 1877, they were able to purchase *Thalgarrah*, a property of 23,000 acres which had been the southern third of *Gyra*. Their son Alfred married Mabel Spasshatt in 1890 and the property was transferred to him in the following years, their daughter having received a gift of a paddock of 320 acres upon her marriage to their neighbour Henry Curtis. He had previously sold part of *Thalgarrah* to Curtis, who named the property *Brooklyn*. Declared bankrupt in late 1890s but did not lose the property. 'Death of Mr. H. E. Bigg', *Sydney Stock and Station Journal*, 7 October 1902, p. 3; Tony Turner, *The Story of Swallowfield*, West Sussex, 2001.

Blanch family: Landowners from Moree, bought part of *Terrible Vale* in 1907. Possibly related to John Blanch (1829-1890), a selector near Uralla and an inn-keeper at Carlisle Gully. John's wife Eliza is reputed to have assisted Thunderbolt, who frequented their inn, and was shot nearby by police in 1863. Elizabeth Gardiner, *Terrible Vale: No time Like the Past*, South Tamworth, 1995, p. 143; *PRNE*, p. 27.

Blaxland, Charles Ralph (1844-1925): Pastoralist. The grandson of the explorer Gregory Blaxland, he held a share in his uncle's property *Torryburn* west of Uralla until 1877, when he sold out and purchased 2000 acres on *Terrible Vale*, which formed the basis of the property *Wollun*. He married Fanny Marsh, the daughter of Charles Marsh of *Salisbury* in 1868. 'Blaxland, Charles Ralph (1844-

1925)', *OA*; 'Blaxland family celebrates 100-year milestone', www.walchanewsonline.com.au/story/2668753, accessed 7 December 2015.

Bliss, John (1833-1921): Businessman. Born in Kent, he emigrated in 1852. Began supplying meat to Uralla and the Rocky River diggings, then established a butchery in Armidale. Very active in local affairs, including sitting on the Armidale Land Board for more than a decade to 1903. *PRNE*, p. 28.

Blomfield, Edwin Cordeaux (1835-1913): Property manager and pastoralist. Born in Liverpool, NSW, he owned *Miriam Vale*, a run west of Rockhampton. He married Catherina Marsh, the daughter of Charles Marsh in 1863 and in 1868 moved to New England to manage *Boorolong*. After Matthew Marsh's death in 1881 he assumed oversight of both *Boorolong* and *Salisbury Court*, a position he retained until his death. He is said to have been the first person on New England and possibly Australia, to drench sheep with arsenic. 'Blomfield, Edwin Cordeaux (1835-1913)', *OA*.

Brennan family: Selectors at Enmore. Two cousins named Patrick, and a third, William, migrated from Ireland and selected in the Enmore area, building up a considerable holding. 'Obituary', *Catholic Press*, 27 December 1928, p. 72; 'Obituary', *Armidale Express and New England General Advertiser*, 4 January 1932, p. 4.

Brown, A.A. (1881-1948): Stock and station agent at Guyra from around 1908. 'Obituary', *Armidale Express and New England General Advertiser*, 30 January 1948, p. 5.

Brunker, James Nixon (1832-1910): Businessman and politician. MLA for East Maitland 1880-94. MLC 1905-1909. Secretary for Lands under Parkes, Colonial Secretary under Reid in 1894. W. G. McMinn, 'Brunker, James Nixon (1832-1910)', *ADB*.

Burgess, William: Bought *Enmore* from Henry Cahill in 1934, only to sell part in 1936 and the remainder in 1937. Possible descended from Walter Burgess, a wool buyer and orchardist, who came to Armidale in 1868. *PRNE*, pp. 42-43.

Burley, Edward: Edward was an orchardist and school teacher at Kentucky in 1916 when Hugh Croft's land was being inspected for soldier settlement. Mr Burley's 'fine' but small orchard was one of the reasons the government went ahead with the purchase.

Bunton, Cleaver (1902-1999): Politician, Mayor of Albury. Came to prominence when he was appointed by the NSW premier, Tom Lewis, to a casual vacancy in the Senate, despite not being a member of the same party as the departing Senator.

Burns, John (1833-1911): Flour miller, stock broker and politician. MLA from 1861 to 1891, representing the Hunter. Post-Master General 1875-1878, Colonial Treasurer 1885-1889. A supporter of John Robertson. *PNSW*.

Buttenshaw, Ernest Albert (1876-1950): Farmer and parliamentarian. MLA Lachlan, Murrumbidgee, 1917-1938. Deputy leader and leader of the Progressive/Country Parties 1922-1932, Minister for Lands 1932-1938.

Cahill family: Selector family in the Salisbury area. William bought Albert Tolley's block at Salisbury in 1910. Henry bought *Enmore* in 1934, but immediately resold it.

Campbell, Alexander (1812-1891): Lawyer, businessman, MLC 1864-1890.

Carlton, Stephen and William: Selectors in the Salisbury Plains and Mihi districts.

Carruthers, Joseph Hector (1856-1932): Solicitor, politician and pastoralist. MLA from 1879 to 1907, then MLC until his death. A Free Trader and later leading Liberal Party member. Premier and Secretary for Lands in the NSW government on numerous occasions. On two occasions he was

subject to allegations of impropriety in relation to land matters but was cleared each time. In the 1920s led the 'Million Farms' campaign to set up co-operatives to borrow funds from UK to purchase land for closer settlement. John M. Ward, 'Carruthers, Sir Joseph Hector (1856-1932)', *ADB*.

- Chapman, Arthur:** A returned serviceman who won a hotly contested Crown lease north of Armidale in open competition in 1923. When he won the block he was employed as an electrician at the New England Girls School, was married with three children, and claimed twelve years of farming experience at Manilla before the war. As he was only 22 years old when he enlisted, he presumably grew up on a farm. Born in Manilla 1893, enlisted in Armidale 1916, occupation shearer. SERN1999. Served in France and was hospitalised with pleuropneumonia. The report of the ballot for the Crown lease stated that he was twice gassed and once blown up, but these wounds do not appear in his service record. 'No. 622. Wins Tilbuster block', *Armidale Chronicle*, 3 February 1923, p. 10; National Archives of Australia, *Army – World War 1: 1914-1918*, <http://recordsearch.naa.gov.au>, accessed 4 June 2016.
- Chifley, Joseph Benedict (1885-1951):** Train driver and parliamentarian. Prime Minister 1945-1949, leader of the Labor Party 1945-1951. MHR Macquarie 1928-1931, 1940-1951.
- Chisholm, John Archibald (1855-1931):** Pastoralist. He was born at Jeogla, east of Armidale and worked as station manager at *Boorolong*. Later owned *Tilbuster North*. *PRNE*, pp. 55-56.
- Chisholm, Thomas Patrick (1853-1926):** Brother to J.A. Chisholm. As was expected of all *Boorolong* and *Salisbury Court* employees, the brothers were seasoned cricket players.
- Cleary, Thomas:** Owner of a block of land in Kentucky which was compulsorily resumed from his deceased estate for soldier settlement following the First World War.
- Close, Peter:** Land agent, who, with fellow agent William Willis, became embroiled in the scandal over the issuing of improvement leases by Paddy Crick.
- Cochrane family:** Selectors at Tiverton. Three family members also bought land from the *Gostwyck* subdivisions in 1905 and 1909. Possibly descended from John Cochrane (1810-1875) who selected land on Saumarez Creek. Their name was originally recorded as Cochran. *PRNE*, p. 60.
- Coddington, Henry and Roger:** Graziers. Father and son from Young who bought land in 1962 from John Williams under the closer settlement promotion legislation, calling property *Wycombe*.
- Coombs, Henry Cole ('Nugget') (1906-1997):** Economist. Director-General of the Department of Post-War Reconstruction, 1943-1948. Governor of the Commonwealth Bank (1949-1960) and the Reserve Bank (1960-1968). 'Coombs, Henry Cole ('Nugget')(1906-'997)', *OA*.
- Copeland, Henry (1839-1904):** Miner, farmer and politician. MLA 1877-1900. Represented New England and Armidale electorates 1880-82 and 1887-95. Secretary for Lands 1886-87 and 1891-94. Martha Rutledge, 'Copeland, Henry (1839-1904)', *ADB*.
- Cordingley, Harold (1874-1953):** Purchased *Rockwood*, previously *Mihi*, in 1917 and reverted the name to *Mihi*. One block sold for soldier settlement after the Second World War and the remainder of the property was subdivided at that time between himself, his four children, and two other soldier settlers. Jean Newall, 'A Notable New Englander, H.H. Cordingley, 1873-1953', *ADHSJP*, no. 54, 2111, pp. 121-126.
- Coventry family:** Pastoralists. Andrew Coventry came to Australia in 1837 as a free settler and was employed by the Dumaresq brothers as a sheep manager. By 1848 he had the *Oban* squatting run in the county of Clarke. He and his sons acquired many New England properties including *Paddy's Land*, *Camperdown*, *Rockvale* and *Lyndhurst* (all county of Clarke), *Blair Hill* (county of Gough), *Achill* (parish of Wollomumbi). His son William bought *Tilbuster* at a mortgagee sale in 1880, then

exchanged it with Benjamin Warner for *Lyndhurst* in 1882. *PRNE*, p. 65; William Hanson, *The Pastoral Possessions of New South Wales*, Sydney, Gibbs, Shallard, 1889, pp. 17, 93 and 117.

Crawford, Elizabeth (1810-1893): Owner of *Kunderang* and *Enmore*. She came to NSW with her husband Alexander in 1841. In 1843 Alexander took out a depasturing licence over land near Walcha which he had purchased with a partner. She inherited the nearby *Kunderang* from her brother Richard Hill in 1869, and Alexander's run in 1873. In 1889 her two of her sons took over the *Kunderang* lease. She acquired the *Enmore* lease from F.R. White in 1875 but sold it to Rainey Mackay in 1880. Part of *Kunderang* (which became *East Kunderang*) was sold in 1889 and the remainder (*West Kunderang*) in 1900. Bob Harden, *European Settlement & Pastoralism at Kunderang*, Armidale, 2015, pp. 91-95.

Crick, William Patrick (Paddy) (1862-1908): Solicitor and politician. Elected in 1887 for West Macquarie as an independent Protectionist. For a time, a part owner with William Willis of the *Truth* newspaper but a dispute with its editor and later owner, John Norton, ended his involvement. Despite frequent drunkenness and general truculence, he was a skilled and feared parliamentary performer and a leading member of the Protectionist party. He was Minister for Lands from 1901 to 1904. His career was ended by the Royal Commission into the operation of the Lands Department which found that Crick and the land agents William Willis and P.C. Close had accepted bribes to overrule adverse reports relating to the renewal of improvement leases. He was formally expelled from parliament in December 1906. Bede Nairn and Martha Rutledge, 'Crick, William Patrick (Paddy) (1862-1908)', *ADB*.

Croft, Herbert Archer, Bart. (1868-1915): Grandson of Matthew Henry Marsh. He came to NSW around 1890 and managed *Boorolong* for a short time. He was known to the family as Archer to distinguish him from his father. He married in Sydney in 1892 but returned to England to live in 1896. Killed at Gallipoli in 1915, his hereditary title then passed first to his son, and on the son's death in 1941 to his brother Hugh Croft. Owen Croft, interview, 16 May 2014.

Croft, Hugh Matthew Fiennes, Bart. (1873-1954): Pastoralist. He came to NSW in the 1890s and managed *Boorolong* from 1896, moving to *Salisbury Court* in 1913 when *Boorolong* was sold. He married Lucy Taylor, the daughter of F. G. Taylor of the adjoining *Terrible Vale* in 1900. He bought land from his father-in-law in 1907, which he called *Lugwardine*, but sold it to the NSW government for soldier settlement in 1918. A public-spirited man, he served as president of the Dumaresq Shire Council and the Armidale Pastures Protection Board. He was a member of the Consultative Committee of the CSIRO Laboratory, Chiswick and was active in numerous community and church organisations. 'Sir Hugh Croft (1873-1954)', *OA*; 'The Late Sir Hugh Croft was 'rugged, courteous gentleman', with long record of service', *Uralla Times*, 17 June 1954, pp. 1, 4.

Croft, Jasper Brodie (1884-1950): Pastoralist. Younger brother of Herbert and Hugh Croft. He came to Australia in 1901. In 1908 he attempted unsuccessfully to purchase an improvement lease from James Edmonds. He married Catherine Taylor of *Terrible Vale* in 1907 and enlisted in the army as a gunner in 1916. He was awarded a returned soldier block in the county to the east of Sandon.

Cross, George: Selector in Puddledock area and owner of *Tilbuster* 1872 to 1880. A prominent racehorse owner and breeder. 'New England district', *SMH*, 2 May 1872, p. 9.

Cruickshank, Frederick: Squatter. He was the first occupant of *Mihi* (which originally encompassed *Enmore*). He was apparently not related to George Alexander Cruickshank (below). J. F. Campbell, 'Discovery and early pastoral settlement of New England', *Royal Australian Historical Society Journal and Proceedings*, vol. VIII, part V, 1922, p. 269. [NB. Campbell gives his name as Cruickshanks]

Cruickshank, George Alexander (1853-1904): Banker, landowner and parliamentarian. With an associate, Thomas Baird, he financed selections and purchases by several New England pastoralists. He represented Inverell in the Legislative Assembly 1889-1901 and The Gwydir in the Federal Parliament, 1901-1903. He owned extensive runs in the Inverell district, including *Byron* which after his death was subdivided and sold under the closer settlement regime in 1906. He also owned *Paradise Creek* near Inverell, which was bought by the Nicholas brothers of *Tilbuster* in 1904. 'Mr. George Alexander Cruickshank (1853-1904)', *PNSW*; 'Death of Mr. G. A. Cruickshank', *SMH* 13 April 1904, p.10; *Sydney Stock and Station Journal*, 26 January 1906, p. 8; 'Local and general news', *Armidale Chronicle*, 23 November 1904, p. 4.

Curtis, Henry William (1862-1924): Pastoralist. He emigrated in 1880, spent some time at *Thalgarrah* and then managed *Rockwood* for F.R. White before purchasing *Brooklyn*, formerly part of *Gyra* in 1889 or 1890. He married a daughter of H.E. Bigg, owner of adjoining *Thalgarrah* who gave the couple a 320-acre paddock as a wedding present. He also owned *Abbey Green*, a property near Guyra. 'Brooklyn', *Pastoralists' Review*, 15 March 1911, pp. 25-28; 'Death of Mr. H. W. Curtis', *SMH*, 27 September 1924, p. 18; 'Mr Henry William Curtis (1862-1924)', *OA*.

Dangar, Albert Augustus (1840-1913): Pastoralist. Fourth son of Grace and Henry Dangar. After an education in Cornwall and Germany and three years in the merchant navy, he was sent to *Gostwyck* to be trained in rural management. After his father's death he inherited property at Newcastle and took responsibility for the management of the Dangar Brothers' extensive rural interests. He eventually gained outright ownership of *Gostwyck* and *Palmerston* although he continued to live at his Hunter Valley property *Baroona* which he purchased in 1866. Louise T. Daley, 'Dangar, Albert Augustus (1840-1913)', *ADB*.

Dangar, Clive Collingwood (1882-1918): Soldier and pastoralist. The son of Albert Dangar, born at *Baroona*, he was educated at The Armidale School and held a British commission in the Boer War. He re-joined the 13th Hussars in 1915 and was attached to the Australian Mounted Forces in Egypt where he was wounded in the advance on Palestine, winning the Military Cross. He returned to Australia in 1918 but died on his arrival in Melbourne as a result of his war wounds. He inherited *Gostwyck* from his father in 1913. The little chapel at *Gostwyck* and a boarding house at his old school, The Armidale School, were built in his memory. 'Dangar, Clive Collingwood (1882-1918)', *OA*.

Dangar, Grace (c. 1801-1869): Pastoralist. Born in St Neot, Cornwall, she married Henry Dangar in 1828 and arrived in NSW in 1830. She inherited Henry's extensive estate worth £280,000 and managed it resourcefully until her death in 1869. At *Gostwyck* (which she apparently never visited) she added 9,200 acres of freehold by a clever manipulation of the Robertson legislation. Nancy Gray, 'Dangar, Henry (1796-1861)', *ADB*; John Ferry, 'Henry and Grace Dangar and the Gostwyck estate', *ADHSJP* no. 31, 1988, pp. 95-116.

Dangar, Henry (1796-1861): Pastoralist, surveyor. He came to NSW in 1821 as an assistant surveyor to John Oxley, the Surveyor-General. Later employed by the Australian Agricultural Co. After leaving their employ he was based at his Singleton property *Neotsfield* from where he developed a huge pastoral and business portfolio, including the *Gostwyck* squatting run which he had bought in the mid-1830s. In poor health, he retired to his mansion 'Grantham' in Potts Point where he died in 1861. MLC 1845-51. Gray, 'Dangar, Henry (1796-1861)'; Peter Dangar, 'The Dangar family in Singleton', *ADHSJP*, no. 39, 1996, pp. 97-104; Ferry, 'Henry and Grace Dangar'.

Dangar, Henry Carey (1830-1917): Pastoralist, barrister, businessman and politician. The son of Henry Dangar (1796-1861), he inherited *Grantham* from his mother and *Neotsfield* from his brother William. MLA 1874-82, MLC 1883-1917. Louise T. Daley. 'Dangar, Henry Cary (1830-1917)', *ADB*.

Dangar, Nora (1881-1965): The daughter of Henry Cary Dangar, she married her first cousin Clive Collingwood Dangar in 1909. They had two daughters. She inherited *Gostwyck* on her husband's death. Married an Anglican minister, Herbert Gordon in 1925.

Dangar, Thomas Gordon Gibbons (1829-1890): Pastoralist and politician. The son of Matthew Gibbons and Charlotte Hutchinson, he was raised by Thomas Dangar (Henry Dangar's brother) who his widowed mother married in 1832. MLA 1865-1890. 'Dangar, Thomas Gordon Gibbon (1829-1890)', *PNSW*; Martha Rutledge, 'Dangar, Thomas Gordon (Tom) (1829-1890)', *ADB*.

Dibbs, George Richard (1834-1904): Merchant, ship owner and politician. MLA 1874-77, 1882-95. Premier 1885, 1889, 1891-94. Leader of the Protectionists. 'Sir George Richard Dibbs (1834-1904)', *PNSW*.

Dumaresq, Henry (1792-1838): Squatter. Born in Shropshire, Henry had a distinguished military career, attaining the rank of lieutenant-colonel and was wounded at Waterloo. He came to NSW in 1825 as private secretary to his brother-in-law, Governor Sir Ralph Darling. He returned briefly to UK to marry Elizabeth Sophia Butler-Denvers. He was granted 13,000 acres at Muswellbrook which he called *St Heliers*. Appointed AA Co. Commissioner 1833, he travelled with his brother William to the Liverpool Plains and New England in 1833-34 to find land, taking *Saumarez*. He moved to Port Stephens in 1833 and died there in 1838 because of his war injuries. His widow, who inherited his property, returned to UK in 1841 and sold *Saumarez* in 1856. Nancy Gray, 'Dumaresq, Henry (1792-1838)' *ADB*; Jillian Oppenheimer, 'The Dumaresq brothers and the settlement of the Armidale district', *ADHSJP*, no. 31, 1988, pp. 117-124.

Dumaresq, William (1793-1868): Squatter. Like his brother, he pursued a military career, reaching the level of Captain. He married Christiana McLeay, the daughter of the Colonial Secretary, in 1830 and was granted 13,000 acres at Scone which he called *St. Aubins*. He claimed *Tilbuster*, with a settling expedition of men, stores and stock in 1836. He lived mostly at *Tivoli*, Rose Bay from 1840. After his brother's death he managed *Saumarez* together with *Tilbuster* until *Saumarez* was sold in 1856. After his wife's death in 1866, William lived with his daughter at *Cleveland*, Queensland. His only surviving son, William, who owned *Furracabad* at Glen Innes, inherited *Tilbuster*. MLC 1843-48 and 1851-56. Gray, 'Dumaresq, Henry (1792-1838)'; Oppenheimer, 'The Dumaresq brothers'.

Dutton family: Selectors in the north-east of the county of Sandon. Their property *Urandangie* was partly resumed for Second World War WSLs.

Edwards, T.J.: Land owner at Dangarsleigh. Appointed member of the Armidale Closer Settlement Advisory Board 1937.

Elliott, John: Miner at Hillgrove who bought land from the 1909 *Gostwyck* subdivision.

Falkiner, Charles: Second World War soldier settler and member of extremely wealthy grazing family. His successful application for a block near Wagga attracted wide-spread criticism and led to the appointment of War Service Land Settlement Boards to deal with applications under the WSLs.

Farnell, James Squire (1825-1888): Politician. Born St Leonards, Sydney, he inherited 400 acres at Kissing Point from his mother. He went gold prospecting to California in 1848 and also worked as a drover. MLA 1860-85 and 1887-88, MLC 1885-87. Premier of NSW in 1878, Secretary for Lands 1882-1885, MLA for New England, 1882-85. The 'greatest achievement of his career was the passage of the Crown Lands Act in 1884'. V. W. E. Goodin, 'Farnell, James Squire (1825-1888)', *ADB*.

Finlayson, Kenneth (1840-1897) and Donald (1832-1897): Selectors in the parish of Woolomombi. They were apparently cousins. Kenneth formed *Conningdale* and Donald *Forglen*. Kenneth's

brother Roderick selected land adjoining *Conningdale*, which Kenneth bought after Roderick's death. *PRNE*, p. 97.

Finley, F.G: Surveyor. He was the permanent chairman of the Armidale Land Board from 1890 to 1907, then chair of the Northern Closer Settlement Advisory Board. The village of Finley in southern NSW was named after him, as he had been the district surveyor in that area in the 1860s. www.nswrail.net/library/station_nsmrs.php accessed 15 December 2014.

Fisher, Andrew (1862-1928): Prime Minister of Australia 1908-1909, 1910-1913, 1914-1915. Born in Scotland, emigrated to Queensland in 1885. Miner, mine manager and union official. D.J. Murphy, 'Fisher, Andrew (1862-1928)', *ADB*.

Fletcher, John (c.1808-1890): Owner of *Kentucky Station* and other New England properties. Born in Scotland, emigrated in 1841 to work for Major Innes on *Yarras Station* at Port Macquarie. Purchased several runs near Walcha and lived on one of them until his death. He purchased *Kentucky Station* in 1854 and *Wollomumbi* in 1873, together with runs at Narrabri and Wee Waa. By 1919 the property was in the hands of a relative, also named John Fletcher. *Kentucky Station* remains in the hands of a descendent. John Graeme Herriott, [John Fletcher], <http://trees.ancestry.com/> accessed 22 December 2014.

Flower, Charles A.: The reputed author of 'The Broken-down Squatter', later attributed to A.B. ('Banjo') Paterson.

Fuller, George Warburton (1861-1940): Barrister and parliamentarian. MLA Kiama and Wollondilly, 1889-1928, Colonial Secretary 1916-1920, Premier 1921-1925. MHR Illawarra 1901-1913.

Fulloon, Ellen: Bought land from the 1909 *Gostwyck* subdivision, and a further block in 1917. The property was called *Cressbrook* and remains in the hands of her descendants today.

Garrett, Thomas (1830-1891): Politician, newspaper proprietor and land agent. A controversial figure who in the 1880s was revealed to have 68,000 acres under mineral leases on which he paid little rent. He married three times, died of 'softening of the brain' and left an estate of £14,816. MLA 1860-91. Secretary for Lands 1875-77 under Robertson and 1885-88 under Parkes. G.A. Price, 'Garrett, Thomas (1830-1891)', *ADB*.

George, Henry (1839-1897): American social reformer and proponent of a single land tax. A gold prospector, typesetter and newspaper editor. From the 1860s he campaigned against the private ownership of land. The Land Nationalisation League formed in 1887 and reformed as the Single Tax League in 1889 promulgated his ideas in NSW. His lecture tour of Australia in 1890 aroused 'diverse but powerful hostility'. Bede Nairn, 'George, Henry (1839-1897)', *ADB*.

Gibson, Hugh Russell: Grazier in the Guyra district. He sold his property *Green Hills* to F.F. White in 1920 after unsuccessfully offering it to the NSW government for soldier settlement.

Gill, John (1823-1889): Pastoralist and politician. Born Ireland, he emigrated in 1842 and worked as a shepherd at Singleton. He started a coach and mail business, sold it to Cobb & Co. in 1870. By 1866 he had ten squatting runs in NSW, including *Rockvale*. Late in life he bought land at the Rocks and owned two hotels. He died at *Rockvale*. MLA for Tamworth 1882-85. 'Mr John Gill (1823-1889)', *PNSW*.

Goode, L.T.: Land owner in the Arding district. Appointed member of the Armidale Closer Settlement Advisory Board 1937.

Gordon, J.: With his partner T.J. King, financiers for several New England pastoralists.

Hack, Alfred (1855-1927): Miner and selector at Hillgrove. Also worked as a land agent.

- Hamilton, Jane:** Selector in the Wollomombi area. Possible related to William Hamilton (1842-?) who selected in that district. *PRNE*, pp. 1225.
- Hamilton, Robert:** Landowner in the Exmouth parish.
- Hargrave, Richard (1817-1905):** Pastoralist and politician. Born Greenwich, England, he emigrated 1839. He worked on a squatting run in the Monaro then in partnership with the owner developed a number of squatting runs in northern NSW and Queensland. With the bankruptcy of his partner, Hargrave lost everything, but a gift of £1000 from his father allowed him to purchase *Hillgrove* in 1845. In 1897 *Hillgrove* was taken by his bank. Richard represented New England and Macleay 1856-57. His nephew was Lawrence Hargrave, the aviation pioneer. 'For positive sale', *Argus* (Melbourne), 17 November 1897, p. 2; 'Mr Richard Hargrave (1817-1905)', *PNSW; PRNE*, p. 125.
- Harris, J.:** Policeman in Uralla who retired to purchased *Methven Park* after the mortgagee foreclosed. 'Uralla and district', *Armidale Express and New England General Advertiser*, 6 May 1898, p. 4.
- Harvey, Josiah:** Selector in the parish of Tiverton. He purchased land from the 1905 *Gostwyck* subdivision. John Harvey, 'Where did the Harveys come from?' *ADHSJP*, no. 52, 2009, pp. 17-40.
- Heagney, Christine:** Owned *Westbrook*, a selection within *Tilbuster*, which she unsuccessfully offered to the government for soldier settlement in 1919.
- Heffron, Robert James (1890-1978):** Labourer, union organiser and parliamentarian. MLA Botany and Maroubra 1930-1968, premier 1959-1964.
- Henderson, W.:** Selector at Arding.
- Henschke, Francis Augustin (1892-1968):** Bishop of Wagga. With B.A. Santamaria involved in the National Catholic Rural Movement which unsuccessfully attempted to establish peasant-style settlements in Victoria and Tasmania.
- Hogan, William:** Bought part of *Herbert Park* in 1925 and called the property *Loch Abba*. He was declared bankrupt in 1930.
- Holman, William Arthur (1871-1934):** Cabinet maker, journalist, barrister, politician. Born in England, he emigrated with his family in 1888. Secretary of the Railways and Tramways Employees Association, delegate to the Trades and Labor Council. MLA Grenfell 1898-1904, Cootamundra 1904-20, MHR Martin 1931-4. Deputy leader and Attorney-General 1910-3, Premier 1913-20. Despite being a pacifist, he supported conscription, leading to a break with the Labor Party and the formation of a Nationalist coalition with the opposition leader Wade and seventeen former Labor Party representatives in 1916 which continued until its electoral defeat in 1920. Bede Nairn, 'Holman, William Arthur (1871-1934)', *ADB; PNSW*.
- House family:** Selectors at Enmore. John House (1862-1944) selected at Enmore from 1899. His father William (1840-1927) selected 3020 acres which he called *The Springs*, which he sold in 1885. *PRNE*, p. 138.
- Hudson, Richard (18?? -1913):** Pastoralist. He bought *Balala* in 1881. J.F. Campbell, 'Discovery and early pastoral settlement', *Royal Australian Historical Society Journal and Proceedings*, vol. VIII, part V, 1922, p. 269.
- Hughes, Davis (1910-2003):** School teacher and parliamentarian. MLA Armidale 1950-1973. Served in the Royal Australian Air Force in the Second World War.
- Hughes, William ('Billy') (1862-1952):** Prime Minister of Australia 1915-1923, MLA 1891-1901. Elected to the federal parliament as a Labor Party representative in 1901, he served as Attorney-General from 1908 to 1915, then as prime minister. A charismatic wartime leader, following the rejection of his conscription proposal by the Labor Party and the electorate in 1916, he resigned

from Labor and formed the Nationalist Party, continuing to serve as prime minister. 'William Morris Hughes', *Encyclopedia Britannica*, <https://www.britannica.com/biography/William-Morris-Hughes>, accessed 25 September 2018.

Jacks, Franklin (1830-1884): Storekeeper, orchardist, coroner, magistrate. Born in Toronto, he emigrated in 1853 and set up a store at the Rocky River goldfield. He took up land on *Saumarez* where he established an orchard, *Orchardfield*. *PRNE*, p. 147.

Jenkins, George (1853-1910): Pastoralist. Owner of *Herbert Park* (formerly part of *Gyra*) from 1884. His estate, valued at £57,895, except for some antiques, passed absolutely to his widow. 'A Grazier's will', *SMH*, 24 August 1910, p.10.

Jennings, Patrick Alfred (1831-1897): Pastoralist and politician. MLC 1890-97; MLA 1867-72, 1880-87. Premier 1886-87. 'Sir Patrick Alfred Jennings (1831-1897)', *PNSW*.

Jones, George Albert (1866-1938): Printer and parliamentarian. Partner with John Osborne in an estate agency and became embroiled in the scandal over the purchase by the government of *Boorabil*. MLA Inverell and the Gwydir 1902-1913.

Kidman, Sidney (1857-1935): According to legend, he left home at the age of 14 with five shillings and a one-eyed horse and built a cattle empire larger in area than England. He developed a chain of properties between which he moved cattle to avoid drought. Russel Ward, 'Kidman, Sir Sidney (1958-1935)', *ADB*.

King, T.J.: With his partner J. Gordon, financiers to several New England pastoralists.

Lang, James Thomas (Jack) (1876-1975): Real estate agent and parliamentarian. MLA Granville, Parramatta, Auburn, 1913-1946. Premier 1925-1927, 1930-1932, Colonial Treasurer 1920-1922, MHR Reid 1946-1949.

Lewis, Thomas Lancelot (1922-2016): Farmer and parliamentarian. MLA Wollondilly 1957-1978. Minister for Lands 1965-1975, premier 1975-1976. Served in the A.I.F. during the Second World War. 'Mr Thomas Lancelot Lewis, (1922-2016)', *PNSW*.

Levy, Lewis Wolfe (1815-1885): Businessman, pastoralist and politician. Born in London, he emigrated in 1840, establishing a store in Tamworth in 1846. He was a partner in mercantile firm David Cohen & Co. from 1854. He held a mortgage over *Terrible Vale*. His estate was valued at £245,000. MLA 1871-72 and 1874, MLC 1880-85. C. N. Connolly, 'Levy, Lewis Wolfe (1815-1885)', *ABD*.

Lonsdale, Edmund (1843-1913): Bricklayer, Wesleyan lay-preacher, politician. He was a Free Trader and devotee of Henry George. MLA New England 1891-94, Armidale 1895-98, 1901-3, 1907-13, MHR 1903-6. *PNSW*; Robert Luxton, 'Biography of Edmund Lonsdale, Armidale', unpublished assignment for Graduate Diploma in Educational Studies (Local and Applied History), Armidale College of Advanced Education, 1984, copy held in Dixson Library, University of New England.

Lonsdale, George (1847-1907): Land agent, shire councillor. Brother of Edmund, he gained notoriety by accusing the Minister for Lands, Joseph Carruthers of corruptly allowing an exchange of land on *Salisbury Court* and, with John Norton, was unsuccessfully sued by Carruthers for libel.

Marsh, Charles William (1815-1871): Pastoralist. Younger brother of Matthew Marsh, he was born in Wiltshire and emigrated in 1841. For a time, he owned *Guyra* in the far north of the county of Sandon. He managed his brother's Australian properties after Matthew returned to UK in 1855. His daughter Catherina married Edwin Cordeaux Blomfield. *PRNE*, p. 186.

Marsh, Charles ('Cloudy'): Pastoralist. He was the son of Charles Marsh and husband of Emma Taylor of *Terrible Vale*. After his father's death he managed *Salisbury Court* until moving to his own property *Talisker* which adjoined both *Salisbury* and *Terrible Vale*.

Marsh, Emma Jane (Taylor): The wife of Charles ('Cloudy') Marsh and daughter of William Tydd Taylor, the owner of *Terrible Vale*. Unsuccessfully attempted to select in the parish of Enmore in 1885.

Marsh, Matthew Henry (1810-1881): Pastoralist, barrister and politician. Born in Wiltshire, studied at Oxford, he was admitted to the Bar in 1836. He emigrated in 1840 and purchased *Salisbury Court* from R. R. Mackenzie. He also purchased *Boorolong* and the Darling Downs run *Maryland*. After returning to England to marry in 1844-45, he lived at *Salisbury Court* until his return to England in 1855, returning briefly in 1865 and 1873. Sat in the House of Commons 1857-68. MLC for New England and the Macleay 1851-55. E.W. Dunlop, 'Marsh, Matthew Henry (1810-1881)', *ADB*; *PRNE*, p. 186.

Marshall, Norman: Bought land from the Allingham brothers in 1929 and named it *Tilbuster North*.

McCrossin, James: Selector in Uralla. Possible related to John McCrossin who established several businesses in Uralla, including a flour mill. *PRNE*, p. 195.

McCully, Mary (1859-?): Selector in the parish of Tilbuster. Probably the daughter of Henry McCully (1838-1884) who arrived in NSW in 1853. *PRNE*, p. 195.

McDonald, Alexander: Employee at *Eversleigh* and dummy selector for its owner Algernon Belfield.

McDonald, R.: District Surveyor in Armidale in the 1890s.

McGowen, James Sinclair Taylor (1855-1922): Boilermaker and parliamentarian. MLA Redfern 1891-1917, MLC 1917-1922. Premier and Colonial Secretary 1910-1913. Active in union movement.

McKensey, E.: Stock and station agent at Uralla in the 1940s.

McMillan, Thomas (1865-?): Selector, sold his block to Albert Dangar in 1890. Possibly the son of Alexander McMillan (1834-1907) who was a selector near Uralla. *PRNE*, p. 201.

Melville, Henry (1799-1873): Newspaper proprietor. He arrived in Tasmania around 1827 and purchased and founded several newspapers. A strong advocate of land tax. E. Flinn, 'Melville, Henry (1799-1873)', *ADB*.

Mitchell, James: Owned *Invergowrie*.

Mitchell, Thomas (1792-1855): Surveyor-General, New South Wales 1828-1855. D. W. A. Baker, 'Mitchell, Sir Thomas Livingstone (1792-1855)', *ADB*.

Moffatt family: Selectors in Black Mountain. Josiah bought *Yarrowyck* from William Dangar in 1890. William Moffatt bought the homestead block of *Hillgrove* in 1905. Mary Moffatt (William's sister-in-law) bought part of this land in 1935 for her sons Ronald, Athol and Howard. Most of the remainder of *Hillgrove* passed to William's son Alexander. Mary was the daughter of James Mitchell of *Invergowrie* and inherited the property after her father's death.

Moore, John: Store keeper, flour miller and land owner. Born in Ireland. He came to Armidale in 1846, purchased a general store in 1857 and developed many other interests, including the Hillgrove Antimony Mine. Mayor of Armidale on eight occasions. A member of the Armidale Land Board. He purchased several portions of land in the district. J.V. Mulligan, 'Mining men I have met', *Queenslander*, 27 January 1906, p. 29.

- Morris, Augustus (1820-1895):** Pastoralist and politician. With George Rankin, he was commissioned in 1883 by the Premier Alexander Stuart to review the operation of the Robertson land legislation. MLC 1851-56, MLA 1859-64. Alan Barnard, 'Morris, Augustus (1820-1895)', *ADB*.
- Morse, George Phillips:** Pastoralist. With his brother bought *Abington* in the county to the west of Sandon in 1852, after his family had bought nearby *Balala* in the early 1840s. Retired to Armidale with his much younger wife and young children in 1895 and purchased *Newholme* which he extended to 4268 acres by purchasing numerous adjoining selections. In 1902 the family moved into Armidale and he sold *Newholme* in 1904 to the Warner brothers. 'Abington Station (c1836-)', URM; John Ferry, 'In the shadow of Mt Duval', *ADHSJP*, no. 34, 1991, pp. 47-66.
- Morse, J.:** Occasional financier for Algernon Belfield. Probably an Armidale businessman,
- Morton, Henry:** Selector in the Hillgrove area.
- Moses, Barnett Aaron:** Businessman. He moved to Armidale in 1866 and established a very successful boot factory and tannery. He was a member of the Armidale Land Board. Ferry, *Colonial Armidale*, pp. 64-65. *ADB*.
- Mott, Charles (1848-1937):** Grazier. Born in Echunga, S.A., he engaged in wheat farming in Victoria before acquiring a run at Warialda. He purchased several New England properties including *Springmount* and *Ben Lomond*. Shortly before his death he gave £1800 towards the establishment of a university college in Armidale. 'Death of Charles Mott', *SMH*, 4 October 1937, p. 7.
- Moyes, John Stewart (1884-1972):** Bishop of Armidale 1929-1964. A sharp critic of banking policy during the Depression and a strong advocate for closer settlement in the 1930s. Anne O'Brien, 'Moyes, John Stewart (1884-1972)', *ADB*.
- Nicolas, Richard Wearne (1844-1926) and James (1852-1926):** Purchased *Tilbuster* in 1892 and established a dairy and milk factory. They bought one of George Cruikshank's Inverell properties in 1904. Richard was an active Methodist lay preacher who came to Australia from Cornwall in 1865, settling first in Adelaide before moving to the Orange district. 'Mr. R.W. Nicholas', *The Methodist*, 17 April 1926, pp. 10-11; 'Local and general news', *Armidale Chronicle*, 23 November 1904, p. 4.
- Nielsen, Niels (1869-1930):** Cabinetmaker, shearer, politician. MLA for Boorowa (1899-1904) and Yass (1904-1913). Minister for Lands 1910-1911. His father had emigrated in 1854 but returned to Denmark in 1869 where Nielsen was born. The family returned to Australia in 1870 and settled in Young. He joined the Amalgamated Shearers' and General Labourers' unions in 1887 and became heavily involved in union activities thereafter. Because of a dispute within the Labor Party over the repeal of the so-called *Conversion Act*, Nielsen resigned his post as Minister for Lands and was subsequently given a series of appointments as a government representative in USA. Bede Nairn, 'Nielsen, Niels Rasmus Wilson (1869-1930)', *ADB*.
- Nivison, Alex Stratford (1894-1965):** Landholder in the Walcha district. Purchased land from the *Salisbury Court* subdivision of 1922. Served in the AIF during the First World War, being appointed lieutenant and winning the Military Cross. The owner of *Mirani*, he established very successful merino and Hereford studs and was the first grazier in the district to spread superphosphate by aeroplane. Jillian Oppenheimer, 'Nivison, Alex Stratford (1894-1965)' *ADB*.
- O'Connell, J. M.:** Uralla selector and unsuccessful candidate for the seat of New England in 1880 and 1882.
- O'Dea family:** Selectors in the Tilbuster area, bought land from the Allingham brothers in 1926. Patrick O'Dea arrived in Armidale in 1870. A member of the family, address MacIntyre Flat, was threatened by a mortgage sale in 1892. *PRNE*, p. 227.

- Osborne, John (1878-1961):** Estate agent, and parliamentarian. He was a unionist, served as secretary to the Shop Assistants Union and delegate to the Trades and Labour Council. In partnership with G.A. Jones in an estate agency, they became embroiled in a scandal over the government's purchase of the property *Boorabil*. MLA 1910-1919 Paddington.
- Palmer, Arthur Hunter (1819-1898):** Manager, pastoralist and politician. Born in Ireland, he emigrated in 1838. He managed Henry Dangar's New England properties from 1840 to 1863. He then moved to Queensland and leased thirteen runs in the Mitchell district. He entered politics in 1866, becoming Premier of Queensland from 1870 to 1874. He moved from the Queensland Legislative Assembly to the Legislative Council in 1881 where he served until his death. J.X. Jobson, 'Palmer, Sir Arthur Hunter (1819-1898)', *ADB*.
- Parkes, Henry (1815-1896):** Ivory turner, manual labourer, small businessman, newspaper proprietor, poet, politician. Born in Warwickshire, he emigrated in 1839. He was correspondent for several newspapers and published a book of poetry. MLC 1854-1856: MLA 1856-95. Premier on five occasions: 1872-75; 1877; 1878-83; 1887-89; 1889-91. The leader in the Federation movement. A.W. Martin, 'Parkes, Sir Henry (1815-1896)', *ADB*.
- Paterson, Andrew Barton ('Banjo') (1864-1941):** Poet, solicitor, journalist, war correspondent and soldier. Clement Semmler, 'Paterson, Andrew Barton ('Banjo')', 1864-1941, *ADB*.
- Pearse, Robert:** Selector in the Ferryman parish.
- Perrott, Alfred Haroldson (1863-1934):** Pastoralist. Owner of *Enmore*, he purchased land from the first *Gostwyck* subdivision and established his family home there, naming the property *Chevy Chase*. He sold *Enmore* in 1934. 'Chevy Chase', URM; *Tamworth Daily Observer*, 27 May 1914, p. 2.
- Perrott, Harold Athelstan (1870-1931):** Pastoralist. The owner of *Highlands* which he unsuccessfully offered to the government for First World War soldier settlement. Alfred and Harold were brothers.
- Pike, George Herbert (1866-1947):** Surveyor and lawyer. Developed considerable expertise and a busy practice in land matters. First judge appointed to the Land and Valuation Court in 1921. Appointed as Royal Commissioner into several land law-related matters. Matthew Dicker, 'Pike, George Herbert (1866-1947)', *ADB*.
- Pleffer, William Samuel (1851-1926):** Selector. Unsuccessful applicant for a selection on *Boorolong* in 1890. He may have been an employee, entered in the ballot to increase the chances of the eventual winner, Archer Croft. Possibly the brother of Walter Pearson Pleffer who later selected at Exmouth. 'Obituary', *Armidale Express and New England General Advertiser*, 26 October 1938, p. 3.
- Proctor, William Consett (1850-1905):** Solicitor and mayor of Armidale. MLA for New England 1880-87. 'Mr William Consett Proctor (1850-1905)', *PNSW*.
- Ranken, George (1827-1895):** Surveyor and pastoralist. With Augustus Morris, he was commissioned in 1883 by the Premier Alexander Stuart to review the operation of the Robertson land legislation. David Denholm and H.J. Gibney, 'Ranken, George (1827-1895)', *ADB*.
- Read, Mary and Lily:** Selectors in the parish of Donald.
- Reid, George Houston (1845-1918):** Barrister and politician. MLA 1880-1901. Premier 1894-99. MHR 1901-9, Prime Minister of Australia 1904-5. Member of the House of Commons 1916-18. Leader of the Free Trade Party. 'Sir George Houston Reid (1845-1918)', *PNSW*.
- Riley, Mrs:** Landowner in Kentucky whose block was compulsorily resumed from her deceased estate for soldier settlement in 1919.

Robertson, John (1816-1891): Pastoralist and politician. His father received land grants from successive Governors, one of which became the core of the family property *Plashett* in the Hunter Valley. Robertson also held a depasturing licence from 1840 over the 20,000-acre run *Arrarrowme* on the Liverpool Plain. *Plashett* was sold in 1854 to James White Jnr, the grandfather of Francis White who later purchased *Saumarez*. Premier of NSW on five occasions (1860-61, 1868-70, 1875-77, 1877, 1885-86), and in 1861 the architect of the land reforms which introduced selection. MLA 1856-1861, 1862-78, 1882-1886; MLC 1861, 1879-81. Bede Nairn, 'Robertson, Sir John (1816-1891)', *ADB*; Cynthia Hunter, *People, Property, Power*, Brisbane, 2010, pp. 17-20, 29-31.

Ryan, James: Landowner in Kentucky, whose land was compulsorily resumed for soldier settlement in 1919.

Ryan, James: Pastoralist. Owned *Springmount* in the 1880s.

Ryan, John: Selector in the Kentucky district.

Ryan, Joseph: Owner of *Springmount*. Lost the run to his bank in 1898. Presumably the son of James Ryan.

Santamaria, Bartholomew Augustine (1915-1998): Journalist and political activist. Committed Roman Catholic and anti-communist. A leading influence in the establishment of the Democratic Labor Party. Tried to introduce peasant-type settlements through the National Catholic Rural Movement but was defeated by Samuel Wadham's determined opposition.

Scott, George: Purchased land on *Terrible Vale* in the 1880s and called the property *Blink Bonnie*.

Sendall, W.N.: District surveyor, Tamworth, member of the Northern Closer Settlement Advisory Board, 1907-199, then chair of the Closer Settlement Advisory Board (the amalgamation of the four former regional boards).

Shanahan, John Joseph: Member of the Armidale Local Land Board in 1939. Owned the property *Harlow Park* near Uralla. His nephew, John Joseph jnr was a successful applicant for one of the *Bald Blair* closer settlement blocks in 1939. He stood unsuccessfully for NSW parliament as a Labor candidate against sitting member D.H. Drummond in 1941. 'Straight-out contest for Armidale', *Armidale Express and New England General Advertiser*, 23 April 1941, p. 4.

Sheahan, William Francis (1895-1975): Public servant, lawyer and politician. MLA for Yass and Burrinjuck, 1941 to 1973, Minister for Lands 1947 to 1950.

Simpson, Albert Whitby (1839-1910): Solicitor in Armidale from 1863 until his death. Mayor of Armidale 1886. Occasional financier for Algernon Belfield and others. *PRNE*, pp. 272-273.

Stevens, Bertrand Sidney Barnsdale (1889-1973): Accountant and parliamentarian. MLA Croydon 1927-1940. Premier 1932-1939.

Stuart, Alexander (1824-1886): Merchant and politician. MLA 1866-79, 1880-85. Premier of NSW 1882-85. Bede Nairn and Martha Rutledge, 'Stuart, Sir Alexander (1824-1886)', *ADB*.

Taylor, Frederick George (1840-1937): Son of William Tydd Taylor. With his twin sister, inherited *Terrible Vale* from his mother Margareta.

Taylor, H.L.: Owner of *Ben Lomond* which he bought in 1902, mainly to provide feed for his stock in the Federation drought. He unsuccessfully offered it to the government for closer settlement, then sold it to Charles Mott of *Springmount* in 1906. 'Ben Lomond station', *Glen Innes Examiner and General Advertiser*, 22 August 1902, p. 1; 10 April 1903, p. 2; 29 April 1904, p. 2.

- Taylor, L.:** Bought land from the 1922 *Salisbury Court* subdivision. Probably Frederick Lynd Taylor (1887-1956), son of Frederick Taylor.
- Taylor, William Tydd (1814-1862):** Pastoralist and politician. He emigrated from Scotland in 1839 and established a carrying business between the north coast and the tablelands. With a partner he purchased *Terrible Vale* from R.R. Mackenzie around 1840 for £3000, buying the partner out three years later. He died in 1862 after being robbed and beaten while staying in an Armidale hotel. ‘Mr William Tydd Taylor (1814-1862)’, *PNSW*; ‘Terrible Vale Station (c1832-)’, URM; ‘Taylor, William Tydd (1814-1862)’, *ADB*.
- Terry, Samuel Henry (1833-1887):** Landowner and politician. He represented New England 1871-80. MLA 1859-81. G.P. Walsh, ‘Terry, Samuel Henry (1833-1887)’, *ADB*.
- Thomas, Henry Arding (1819-1884):** Pastoralist. He bought *Saumarez* in 1856 from Henry Dumaresq’s widow in 1856, and lived there until he sold it in 1874. Ferry, *Colonial Armidale*, pp. 147-48; Bruce Mitchell and Jillian Oppenheimer, *Saumarez: A History of the Property and its People*, Armidale, 1995, pp. 20-25.
- Tobin, William (1851-1920):** Selector. Unsuccessful applicant for a selection on *Boorolong* in 1890.
- Tolley, Albert:** Won one of the water reserve blocks on *Salisbury Court* in 1907. An unsuccessful applicant took legal action against him, because Tolley was a beneficiary of his father’s estate. Tolley won the case (‘Tolley’s land appeal case’, *Armidale Chronicle*, 17 July 1907, p. 4). An appeal to the Supreme Court was also unsuccessful because Tolley at the time was unable to divest himself of his share of the property (‘Law’, *Daily Telegraph*, 9 November 1907, p. 22).
- Treflé, John Louis (1865-1915):** Farmer, newspaper proprietor, politician. Born in Victoria, worked on his father’s farm at Temora before becoming managing editor of the *Temora Independent*. Member of Temora and Cootamundra Land Boards, much involved in the Farmers and Settlers Association. MLA Castlereagh, 1906-1915. Minister for Lands 1912-1915, Minister for Agriculture, 1911-1914. *PNSW*.
- Vyner, Robert Thomas (1884-1930):** Pastoralist. Owner of two properties, including one in the parish of Tiverton. It was claimed that he was a baronet, although he never used the title. He was an outstanding athlete and a shareholder in an extremely lucrative silver mine in Texas. ‘Mr. R.T. Vyner’, *Sydney Morning Herald*, 16 December 1930, p. 16.
- Wadham, Samuel Macmahon (1891-1972):** Professor of Agriculture, University of Melbourne 1925-1957. Highly influential in fostering efficient agricultural practice. Member of the Rural Reconstruction Commission appointed to advise the federal government post Second World War. L.R. Humphreys, ‘Wadham, Samuel Macmahon (1891-1972)’, *ADB*.
- Walsh, Edward:** A Hillgrove miner who bought land from the 1909 *Gostwyck* subdivision. Son of Maurice Walsh (1810-1904) who arrived in Armidale in 1836, coming with a flock of sheep to establish *Gostwyck* on behalf of Henry Dangar. Moved to Hillgrove in 2900 to live with his son Edward. *PRNE*, pp. 315-316.
- Warner, Albert (18??-1924):** Grazier. Son of Benjamin Warner. After the division of *Tilbuster* between himself and his brother in 1904, he sold the remainder and purchased land at Delungra. *Armidale Express and New England Advertiser*, 1 August 1924, p. 9.
- Warner, Benjamin John Thomas Bray (1836-1885):** Grazier. Born at Warner’s Bay, near Newcastle, he managed or part-owned *Aberfoyle*, a run north-east of Armidale from around 1871. From 1879 he owned *Lyndhurst*. He purchased *Tilbuster* in 1882, exchanging it for *Lyndhurst*. At his death in late 1885 he owned property around Newcastle and a 640-acre selection, *Carrington* at Moree, where he and his family had moved around 1884. John Ferry, ‘In the shadow of Mt Duval’, *ADHSJP*, no. 34,

1991, pp. 47-66; 'Sudden death', *Evening News* 21 December 1885, p. 4.

Warner, Katherine Emily: Wife of Benjamin Warner. Known by her second name, Emily.

Warner, William Hunter (1873-1936): Grazier. Son of Benjamin Warner. Married Janetta Marsh, the granddaughter of Charles Marsh of *Boorolong* and *Salisbury Court*, in 1905. After his father's death William and his brother Albert eventually divided *Tilbuster* between them, with the property *Newholme*, which the brothers had bought from George Morse, going to William. 'Mr. W. Hunter Warner, Armidale', *Manning River Times and Advocate for the Northern Districts of New South Wales*, 4 July 1936, p. 6.

Wearne, Walter Ernest (1867-1931): Auctioneer, land agent, farmer, grazier and parliamentarian. MLA Namoi and Barwon, 1917-1930. Minister for Lands 1921-1925. Leader of the Progressive Party 1920-1922, Deputy Leader of the Nationalist Party 1922-1925. 'Wearne, Walter Ernest (1867-1931)' *ADB*.

Wetherspoon, J. (1844-1928): Grazier and member of the Northern Closer Settlement Advisory Board, 1907-1911. Born in Scotland, he came to NSW as a child with his parents. He was first employed as a shepherd, then at the age of 24, as a property manager on the Liverpool Plains. Around a small selection near Glen Innes, he was able to build up a property of 1600 acres which he called *Glencoe*. After failing to gain election to the Legislative Assembly on several occasions, he was appointed to the Legislative Council in 1908 where he remained until his death, although never speaking, and rarely attending after 1910. *ADB, PNSW*.

Wheaton, Arthur: School teacher at Black Mountain when he purchased a small farm at Dangarsleigh in 1913. In 1919 he sold it under the promotion legislation to returned soldier James Andrews.

White, Clarence: Owned *Rockwood* (also known as *Mihi*) after the death of his father F.R. White.

White, Elsie (1884-1981): Daughter of F.J. White and the last of his daughters to live in *Saumarez*. After her father's death she largely managed *Saumarez* and was the main negotiator when first the Commonwealth government then the NSW government resumed land after the Second World War.

White, Francis (1830-1875): Pastoralist and politician. Based in the Hunter region, he purchased *Saumarez* from Henry Arding Thomas in 1874, together with a second New England run for £40,000, but died suddenly the following year. MLA 1874-75. Mitchell and Oppenheimer, *Saumarez*, pp. 25-26; Oppenheimer, 'The White family'.

White, Francis Fletcher (1889-1930): Younger son of Francis John White. While he seems not to have received land when the White brothers' land was divided in 1908, in 1920 *Aberfoyle*, then transferred to F.J. White, was divided between Francis and his brother Harold. Francis also bought *Green Hills*. His death in 1930 seems to have been by his own hand.

White, Francis John ('Frank') (1855-1934): Pastoralist. Eldest son of Francis White, in partnership with his brother James, the owner of *Saumarez* and *Bald Blair* from 1874, with a number of other New England and Queensland runs. He resided at *Saumarez* from 1878 to his death. He was a generous benefactor of local organisations. Mitchell and Oppenheimer, *Saumarez*, pp. 26-33; Oppenheimer, 'The White family'.

White, Frederick Robert (1835-1903): Pastoralist. Brother of Francis White, he bought *Mihi* in 1874 and renamed it *Rockwood*. He bought land on the outskirts of Armidale in 1877 and moved there from the Hunter Valley in 1882, calling his new property *Boooloominbah*. He bought another twenty-two adjoining blocks, including those lost by the Warner brothers to their bank in 1892. His widow remained in the *Boooloominbah* mansion until her death. As none of her descendants wished to purchase the property, her son-in-law T.R. Forster arranged its donation to the government to establish a university college, which became the University of New England. Mitchell and Oppenheimer, *Saumarez*, p. 25; Jillian Oppenheimer, 'The White family in New England', *ADHSJP*, no. 57, 2014, pp.1-19.

White, Harold (1883-1971): Pastoralist. Son of F.J. White. *Bald Blair, Aberfoyle* and *Ward's Mistake* transferred to him when his father and uncle split their partnership in 1908. He had a distinguished career during the First World War, and in 1926 was placed on the reserve list as a Lieutenant-Colonel. Bruce Mitchell, 'White Harold Fletcher (Bill) (1883-1971)', *ADB*.

White, James Cobb (1855-1927): Pastoralist, politician. MLC 1908-1927. With his brother Francis, owned several properties, including *Edinglassie* in the Hunter Valley, where he made his home. Like Francis he was a public-spirited man. 'White, James Cobb (18855-1927)', OA.

Williams Family: Selectors in Black Mountain, purchasers of the *Boorolong* homestead block. Hercules and James won nearby Crown leases in a ballot in 1931. John Williams sold land to Henry and Roger Coddington under the closer settlement promotion scheme in 1962. Hercules and James won Crown leases in the Boorolong area in a ballot in 1931.

Willis, William (1858-1922): Politician, newspaper proprietor, land agent and publisher. Elected MLA Bourke 1889 as a protectionist and Barwon 1884-1904. Co-founder of the *Truth*, sold his share to Norton 1896, possibly as a result of blackmail. A hardened drinker and gambler, he was a close associate of William Crick and implicated with him in the findings of the Royal Commission into the Lands Department in 1905-6. He fled the country and was extradited in 1906 to face criminal charges with Crick. However, neither were found guilty. Martha Rutledge, 'Willis, William Nicholas (1858-1922)', *ADB*.

Wright family: Pastoralists, owners of several runs to the east of Armidale, including *Wollomumbi, Wongwibinda, Jeogla and Alfreda*. Albert and Charlotte May Wright came to Armidale in 1885 from a squatting run in Queensland after the death of a young son. They bought *Wongwibinda*, then after Albert's death in 1890, his mother took on the management of the run and added the other properties. Her descendants include Phillip Arndell Wright who was instrumental in the establishment of the University of New England and Chancellor from 1960, and Judith Wright the poet. May's sons inherited the various properties which remained in their hands for many years.

Yeomans Family: Orchardists in the Arding district. The first family members to arrive were John Yeomans (1842-1936) who, with his parents and siblings came to Armidale in 1860. John worked initially as a shepherd on *Saumarez*. He selected land in Arding in 1864, which was enlarged to 254 acres on which he established a very well-regarded orchard. He was a renowned Methodist lay preacher. 'Nonagenarian's death', *Armidale Express and New England General Advertiser*, 29 May 1936, p. 4.

APPENDIX J: FIRST WORLD WAR SOLDIER SETTLERS IN THE COUNTY OF SANDON

Notes

Information about these soldiers was gathered from several sources. Service records are from National Archives of Australia, *Army – World War 1: 1914-1918*, <http://recordsearch.naa.gov.au>, unless otherwise indicated. SERN is the service number allocated on enlistment. Years of birth have been calculated from the age at enlistment and the date of enlistment, so may be one year out in some cases. While it is sometimes impossible to positively identify specific individuals in these records, all the persons listed here were nevertheless returned soldiers (except for a handful of Kentucky settlers) as only they were eligible to obtain land under these various schemes. It is possible that some of the missing men served in the British Army, or else enlisted under another name; this was apparently quite common. I am confident that I have the correct details for those I found, but the records mostly do not have post-service addresses, so some guesswork has been involved. Local newspapers were also rich sources of information about settlers and were consulted at the National Library of Australia Trove website, <https://trove.nla.gov.au/>.

Other sources consulted were:

Australian Dictionary of Biography, Canberra, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biographies/comsulted> on numerous dates.

Commonwealth Electoral Rolls, New England Division, Bendemeer and Uralla Subdivisions for 1930, available on the Ancestry website: <https://www.ancestry.com/>. All persons described as ‘orchardist’ and those who were already known to be soldier settlers, but who described themselves as ‘settler’ or ‘farmer’ were identified. The fact that a person does not appear on either roll is not necessarily a reason to assume they no longer lived there, and it is also possible that a person could remain on a roll after moving away, so this is not positive proof that they were, or were not, in Kentucky, in 1930. I have identified a couple in later electoral rolls as still being in Kentucky, even though they do not appear in those of 1930.

‘Confirmation of Soldiers’ Group purchases’, *New South Wales Government Gazette*, 10 February 1928, no. 19, p.745 lists the confirmation of 60 holdings. Another was confirmed in no. 58, 4 May 1928, p. 1990. A title deed was not issued until it was confirmed, which meant that there are no records of the holders of any other blocks before 1928, and it also meant that settlers could not easily sell their blocks. If they wished to leave, they had to forfeit their block, which was then allocated to another settler unless the Minister gave them permission to sell to another soldier.

Kentucky Group Settlement File, NSW State Archives, series 8051, container 10/13765. This is a chaotic file in four boxes containing correspondence and other paperwork relating to the settlement, in no particular order. Some names of settlers holding blocks before 1925 and details about the progress of others were drawn from this material.

‘Kentucky Soldier Settlement Area’, a map drawn up by the Lands Department in 1925 and available online at the National Library’s Trove website: <http://nla.gov.au/>. This map has the names of the landholders and the positions of the orchards and buildings are sketched in.

‘Local and General News’, *Armidale Chronicle*, 28 August 1920, p. 4. A list of the results of a ballot for 26 blocks on the soldier settlement. As there were far more blocks than this, there must have been other ballots, but I have not found reports of them.

Parish maps for Harnham, Sandon and Kentucky have some names. They are available at the Land and Information website: <http://images.maps.nsw.gov.au/terms/acceptTerms.htm>.

Registers of Returned Soldiers Group Purchases, University of New England and Regional Archives, 33/5111, contains essentially the SGP confirmations of 1928, but it also has some details of transfers of ownership after that date.

Bruce Scates and Melanie Oppenheimer, *The Last Battle*, Melbourne, 2016.

Michael John Ulysses James O'Sullivan, 'A New South Wales Land Settlement Study. Kentucky Soldiers' Settlement 1917-1975, with Special Emphasis on the Period to 1940', LittB dissertation, University of New England, 1976.

Abbreviations

HF: Homestead Farm.
 SG: Soldier's Group Purchase.
 Sett Pur: Settlement Purchase.
 SPL: Settlement Purchase Lease
NSWGG: New South Wales Government Gazette.

Kentucky Soldiers Group Settlement

Adamson, Frederick: Portion 243, parish Harnham, 52a. SGP28-1, 1925 map, confirmed 1928. Born UK 1889. Enlisted Sydney 2/11/1914, SERN 371, occupation farmer. Served in Rabaul. Address in 1917 Soldier Settlement Batlow. 1930 electoral roll Uralla subdivision. Applied unsuccessfully in 1923 to add p. 242 to his block.

Adamson, Robert Charles: Portion 121, parish Sandon, 59 acres. SGP28-2, 1920 ballot and 1925 map, confirmed 1928. Born Sydney 1895. Enlisted Sydney 6/9/1916, SERN 28097, occupation warehouseman. Served in France, suffered shellshock and repatriated 1917. 1930 electoral roll Bendemeer subdivision.

Allard, Norman: Portion 97, parish Sandon. Vacated by 1924. Born Sydney 1890. Enlisted Liverpool, 31/7/1915 SERN 541, occupation insurance inspector. Served in France. In 1921, was one of a delegation to the Shire Council to complain about the deplorable condition of the roads in the Kentucky Soldier Settlement. 'Kentucky settlement roads', *Uralla Times and District Advocate*, 16 July 1921, p. 2. Won several prizes for the potatoes and onions in the Kentucky Soldier Settler section of the Uralla Show, 'Uralla Show', *Armidale Express and New England Advertiser*, 25 February 1921, p. 3.

Allen, W.T.: Portion 119, parish Sandon, 1920 ballot. Vacated by May 1924. Later owned by E. Ferris.

Bagnall, John James Victor: Portion 96, parish Sandon, 50 acres. SGP28-3, 1925 map, confirmed 1928. Born UK 1872. Enlisted Murray Bridge 18/1/1917, SERN 3376, occupation wharf labourer. Served UK and discharged 1917 due to senility and synovitis. 1930 electoral roll Uralla subdivision.

Ballantyne, John McTaggart: Portions 85 and 155, parish Sandon, 60 acres. SGP28-4, 1925 map, confirmed 1928. Born Scotland 1890. Enlisted Sydney 9/4/1917, SERN 18377, occupation storekeeper, some experience dairy farming. Served France in the Army Medical Corp. Died Uralla 11/8/1969. 1930 electoral roll Bendemeer subdivision.

Bashford, Alfred George: Portion 115, parish Sandon, 58 acres. SGP28-5, 1920 ballot and 1925 map, confirmed 1928. Born UK 1896. Enlisted 2/5/1915, SERN 746. Served at Gallipoli, hospitalised on Malta 1916, discharged as medically unfit, but served in World War II. 1930 electoral roll Uralla subdivision.

Baylis, Walter Edwin: Portion 104 Sandon, 80 acres. 1925 map, SP25-8; portions 10 and 101, Sandon, 100 acres, transferred from R. Williamson after 1932 and added to SP25-8 later SPL44-2. Portion 112, Sandon 57 acres. SP28-3 previously M.B. Richards. Probably Walter Edward Baylis, born 1897. Enlisted Sydney 2/12/1915, SERN 4359, occupation clerk. Served Belgium, France, wounded several times. 1930 electoral roll Bendemeer subdivision.

Best, Ronald Hale: Portion 247, parish Harnham, 57 acres. 1920 ballot. Transferred to John Green in 1923, with Green agreeing to pay Best £100 and take over most of his liabilities. Possibly born Seven Hills 1898. Enlisted 2/4/1917, SERN 3231.

Betts, George: Portion 106, parish Sandon, 60 acres. Sett Pur 25-12 1925 map. 1930 electoral roll Bendemeer subdivision. Forfeited at the request of his widow Elizabeth Betts, non-payment of instalments and purchase, *NSWGG*, 3 October 1941, p. 3468. Civilian?

Billington, John Henry: Portion 109, parish Sandon, 60 acres. Sett Pur 26-14 previously R.J. Job. Portions 108 and 425, SGP28-11 parishes Sandon and Harnham, 61 acres. bought from H.C. Castle 1933. Bought portion 150, parish Sandon 93 acres. SP24-8 later SPL45-7 from R.F. Jones probably in 1940s. Born Uralla 1888. Enlisted Armidale 27/8/1915, SERN 4061A. Served in France, wounded in action 1917 and 1918. 1930 electoral roll Uralla subdivision. Billington obituary, *Uralla Times* 16/6/49, p. 4.

Brecht, Allan Wentworth: Portion 118, parish Sandon, 53 acres. SGP28-6, 1920 ballot and 1925 map, confirmed 1928. Born Muswellbrook, 1891. Enlisted Armidale 28/3/1916, SERN 1620, occupation labourer. Served in France, wounded twice, received Military Medal. 1930 electoral roll Bendemeer subdivision.

Bullock, Leslie John: Portion 126, parish Sandon, 100 acres. SGP28-7, 1920 ballot and 1925 map, confirmed 1928. Sold to H. Macpherson for £300 in 1932. Born Blandford, 1895. Enlisted Brisbane 3/1/1916, SERN 2780, occupation labourer. Served France, wounded 1917. Living in Medindie 1938 and a hostel in Sydney 1942. 1930 electoral roll Bendemeer subdivision.

Burton John Angus: Portion 127, parish Sandon, 101 acres. SGP28-8, 1920 ballot and 1925 map, confirmed 1928. Born Bourke 1894. Enlisted Sydney 3/1/1916, SERN 9880, occupation bank clerk. Served France, awarded Military Cross. 1930 electoral roll Bendemeer subdivision.

Burton, Norman George: Portion 98, parish Sandon, 100 acres. SGP28-9, 1925 map, confirmed 1928. Converted to SPL45-10. Born Manly 1890. Enlisted Sydney 17/5/1915, SERN 1157, occupation station overseer. Served Egypt, wounded 1918. 1930 electoral roll Uralla subdivision.

Carter, Sidney James: Portions 124 and 129, parish Sandon, 119 acres. SGP28-10, 1920 ballot and 1925 map, confirmed 1928; Portion 123, 46 acres. added to SGP28-10 from E.T.D. Tracey. Born Bathurst, 1895. Enlisted Bathurst 14/1/1916, SERN 5059, occupation farmer. Served France, prisoner of war 1917-18, died 1951. 1930 electoral roll Uralla subdivision.

Castle, Henry Charles: Portion 108, parish Sandon, 73 acres. SGP28-11, 1925 map and confirmed 1928; Portion 425, parish Sandon, granted after 1924, confirmed 1928. Sold to J.H. Billington in 1933. Born UK 1884. Enlisted Rosebery Park 3/9/1914, NSW, SERN 597 960 60435, occupation labourer. Served Gallipoli, wounded, discharged 1916. Re-enlisted 2/7/1918. 1930 electoral roll Uralla subdivision.

Challis, William Windsor: Portion 233 and 234, parish Harnham, 38 acres. SGP28-12, 1925 map, confirmed 1928. Forfeited NSWGG, 14/8/1942, p. 2363. Born UK 1892. Enlisted Sydney 26/7/1916, SERN 4401, occupation orchardist at Bathurst Experimental Farm. Served France, wounded. 1930 electoral roll Uralla subdivision. Was the Manager of the Kentucky Co-Operative Society, so was allocated a small block. He suffered a long illness before his death in Glen Innes in 1944, which probably accounts for the forfeit of his block. 'Obituary', *Glen Innes Observer*, 16/12/1944, p. 2.

Clarke, Thomas John: Portion 114, parish Sandon, 60 acres. SGP28-13, 1920 ballot and 1925 map, confirmed 1928. Forfeited NSWGG, 2/10/1942, p. 2728. Possibly born 1889 Tenterfield. Enlisted Liverpool 13/1/1915, SERN 1929, occupation motor driver. Served at Gallipoli, lost sight in left eye. 1930 electoral roll Uralla subdivision.

Cleghorn, Rupert Alexander: Portion 95, parish Sandon, 50 acres. SGP28-14, 1925 map, confirmed 1928. Born Armidale 1897. Enlisted Armidale 1/6/1918, SERN 72079, occupation labourer. Demobbed before leaving Australia. Claimed three years' experience horse breaking. 1930 electoral roll Bendemeer subdivision. Probably related to William Cleghorne who selected *Methven Park* near Uralla.

Clements, George Edward Atkin: Portion 117, parish Sandon, 67 acres. SGP28-15, 1920 ballot and 1925 map, confirmed 1928. Forfeited for non-fulfilment of conditions NSWGG, 26/7/1929, p. 3246. Born Ireland 1893. Enlisted Orange 25/8/1925, SERN 2161, occupation farmer. Served in France. 1930 electoral roll Uralla subdivision.

Colless, Clifton Bert: Portion 113, parish Sandon, 60 acres. 1920 ballot and 1925 map, and portion 87, parish Sandon 40 acres. SGP28-16, confirmed 1928 (portion 87 previously Henry Hall) Born Bourke 1894. Enlisted Liverpool 8/2/1915, SERN 109, occupation horse breaker. Served in Gallipoli and Egypt, lieutenant. 1930 electoral roll Bendemeer subdivision.

Colless, Malcolm Leslie: Portion 128, parish Sandon, 77 acres. 1920 ballot and 1925 map, SGP28-17, confirmed 1928, and portion 156, parish Sandon added to SGP28-17 from E.T.D. Tracey. Born Bourke 1890. Enlisted Sydney 11/8/1914, SERN 355, occupation station overseer. Served in Gallipoli, Malta, France, wounded in Malta. 1930 electoral roll Bendemeer subdivision.

Cook, David: Portion 107, parish Sandon, 64 acres. 1920 ballot, 1925 map. Held by Cecil John King 1928.

Cupples, Francis James: Portion 244, parish Harnham, 55 acres. SGP28-18, 1925 map, confirmed 1928. Transferred to Albert Ernest Rushbrook in 1928. Born Woollahra 1894. Enlisted Sydney 31/10/1916, SERN 16858, occupation sugar worker. Served UK only, discharged due to defective vision.

Cutler, Charles Edward: Portion 120, parish Sandon, 62 acres. Vacated by May 1924. Born Launceston 1894. Enlisted Sydney 4/6/1917, SERN3281, occupation orchardist.

DalGLISH, Robert Marshall: Portion 88, parish Sandon, 45 acres. Vacated by May 1924. Born Liverpool England 1894. Enlisted Liverpool NSW 22/2/1915, SERN 385.

Davidson, Douglas Gordon: Portion 111, parish Sandon, 56 acres. SGP28-19, 1925 map, confirmed 1928. Forfeited *NSWGG*, 24/7/1942, p. 2241. Born Cooma 1880. Enlisted Holsworthy 20/9/1915, SERN 1277, occupation stockman. Served Egypt, remount unit disbanded, discharged 1916. 1930 electoral roll Uralla subdivision.

Davies, Arthur: Portion 106, parish Sandon, 60 acres. Vacated by May 1924. He abandoned his 'tiny' block after 2 years and was 'deemed too old to take up a young orchard'. Scates and Oppenheimer, p. 115.

Doyle, Percy Horace: Portion 130, parish Sandon, 272 acres. Sett Pur 25-3, 1925 map. After Thomas Doyle's death in 1944 added 227 acres of his block to Sett Pur 25-3. Converted to SPL44-5. Surrendered for closer settlement 1969. *NSWGG*, 5/12/1969, p. 5042. 'Kentucky farm divided under will', *Uralla Times* 1 June 1944, p. 1. Born Uralla 1885. Enlisted Armidale 17/1/1916, SERN 1105, occupation labourer. Served in France. Wrote from Kentucky in 1942 asking about war gratuity for himself and his brother Thomas. 1930 electoral roll Uralla subdivision.

Doyle, Thomas: Portion 131, 237 acres, and portion 160, 79 acres, parish Sandon, Sett Pur 25-5. Forfeit (deceased) *NSWGG*, 7/7/1944, p. 1187. After his death in 1944 79 acres added to E.T.D. Tracey's block and 227 acres to P.H. Doyle's block, 'Kentucky farm divided under will', *Uralla Times* 1 June 1944, p. 1. Born Uralla 1872, brother to P.H. Doyle. Enlisted Armidale 17/1/1916, SERN 1106, occupation labourer. Discharged 1917 as overage. 1930 electoral roll Uralla subdivision.

Ferris, Edward: Portion 119, parish Sandon, 62 acres. SGP28-20, won in ballot 1924. 1925 map, confirmed 1928, Forfeited *NSWGG*, 2/10/1942, p. 2728. Previously owned by W.T. Allen. Born Armidale 1890. Enlisted Armidale 23/7/1915, SERN 1612, occupation grazier. Served Egypt. 1930 electoral roll Uralla subdivision lists as 'orchardist, Uralla'. 'Soldier settlement', *Armidale Express* 15 August 1924, p. 6. Possibly related to Edward Ferris (1854-1890) who had a selection near Armidale.

Findlay, Durward Langdon: Portion 125, parish Sandon, 57 acres. SGP28-21, 1920 ballot and 1925 map, confirmed 1928. 1930 electoral roll Bendemeer subdivision. He was threatened with forfeiture in 1930. The manager testified that the holding was only cultivated under duress. When the block was confirmed he was in hospital with a broken leg. He had worked at the Kentucky Rural Co-Operative packing shed three years earlier but promised to work hard in future. Forfeiture was deferred for 12 months. 'Forfeiture deferred', *Armidale Express*, 17 January 1930, p. 2.

Ford, Arthur T.: Portion unrecorded. Born Williamstown, Vic., 1882. Enlisted 5/6/1915 Liverpool, SERN 280, occupation engineer. Sent to UK but repatriated as medically unfit as partially paralysed. Left Kentucky for Dora Creek, 'District news. Uralla', *Armidale Express*, 21 October 1921, p. 6. He was very active in local affairs and mentioned numerous times in the local papers. He was scathing about the mismanagement of the scheme. 'News of the day', *Newcastle Morning Herald and Miners Advocate*, 7 September 1921, p.5.

Forde, Frederick Douglas: Portion 89, parish Sandon, 52 acres. SGP28-32 bought from W.J. Kellett 1928. Portion 94, parish Sandon, 50 acres. SGP44-12, pt. CP44-18, assigned after forfeit by M.J. Pickrell.

1930 electoral roll Bendemeer subdivision. While no service record has been found, he must have been a returned serviceman as he could purchase a SGP block.

Foster, Amber Beryl: Portion 95, parish Kentucky, 272 acres. Sett Pur 25-11, 1925 map. Forfeited *NSWGG*, 24/9/1926, no 127, p. 4003, for non-compliance with conditions requiring care and upkeep of orchard. Held by T.J. Meehan after 1925. Widow of Arthur Perry Foster, farm manager of Niangala, SERN 5019, died of wounds 16/6/1918 in France.

Foster, Arnold Charles: Portion 96, parish Kentucky, 265 acres. Sett Pur 25-7, 1925 map. Held later by T.J. Meehan. Born Uralla 1893. Enlisted Armidale 3/1/1916, occupation barman. Probably Amber Foster's brother-in-law.

Freame, Wykeham Henry: Portion 233-235 parish Harnham, 43 acres. SGP28-22, 1925 map, confirmed 1928. Forfeited *NSWGG*, 10/10/1941, p. 3622. Born Canada 1885. Enlisted Armidale 28/8/1914, SERN 764, occupation horse breaker. Served Gallipoli, Egypt, wounded at Gallipoli, awarded DCM, and invalided home 1916. Was storekeeper Kentucky. Enlisted in WW2, worked as an interpreter in Japan, and was believed to have died because of a garrotting, prompted by his intelligence role in the Japanese community in Sydney. 1930 electoral roll Uralla subdivision. James W. Courtney, 'Freame, Wykeham Henry Koba (1885-1941)', *ADB*.

Fulthorpe, Ralph Ranshaw: Portion 84 and 92, parish Sandon, 59 acres. SGP28-23, 1925 map, confirmed 1928. Bought portions 82 and 83 from J.C. Norman in 1929. Born UK 1896. Enlisted Naremburn 5/1/1915, SERN 212, occupation plumber. Reached Egypt but invalided home because of flat feet. 1930 electoral roll Bendemeer subdivision.

Green, William John: Portions 247 and 249 parish Harnham, 80 acres. SGP28-24, 1925 map, confirmed 1928; portions 248 and 423 added 1932 after forfeit by A.G. Rodger. Born Uralla 1892. Enlisted Liverpool 9/1/1915, SERN 1762, occupation labourer. Discharged as medically unfit in Freemantle. NB several men of this name, but none of the others seem any more likely. 1943 electoral roll, Uralla subdivision. Brought up on *Salisbury Court*. Originally allocated portion 242 but transferred to portion 247, to which portion 249 was added in 1924. His block was revalued from £1688 to £1220 in 1935.

Grills, John Cecil: Portions 81 and 149, parish Sandon, 82 acres. SGP28-25, 1925 map and confirmed 1928. Bought portion 80, parish Sandon from H.B. Thorley 1935. Born Armidale 1898. Enlisted Armidale 19/4/1916, SERN 1196, occupation boundary rider *Aberfoyle*. Served Egypt, contracted malaria. 1930 electoral roll Bendemeer subdivision.

Hall, Henry Charles: Portion 87, parish Sandon, 40 acres. 1920 ballot, 1925 map. Held by C.B. Colless 1928.

Hardcastle, Richard Oswald: Portion 103, parish Sandon, 60 acres. SGP28-26, 1925 map, confirmed 1928. Forfeited *NSWGG*, 9/10/1942, p. 2754. Born 1896 Parramatta. Enlisted Sydney Depot 2/7/1918, occupation clerk. Contracted influenza so did not serve overseas. Living in Ryde 1940. 1930 electoral roll Bendemeer subdivision.

Haynes, Walter Andrew: Portions 240, 241, 424, parish Harnham, 76 acres. SGP28-27, 1925 map, confirmed 1928. Born Uralla 1895. Enlisted Armidale 12/1/1918, SERN 50881, occupation labourer. Served France. 1930 electoral roll Uralla subdivision now labourer c/- I. Faulkner, Uralla.

Haynes, William Herbert: Portion 238 and 239, parish Harnham, 106 acres. SGP28-28, 1925 map, confirmed 1928. Born Uralla 1892. Enlisted Toowoomba 7/4/1916, SERN 2643, occupation labourer. Served Egypt, wounded 1917. 1930 electoral roll Uralla subdivision.

Hill, Joseph: Portion 122, parish Sandon, 60 acres. SGP28-29, 1920 ballot and 1925 map, confirmed 1928. 1930 electoral roll Uralla subdivision.

Hodges, Samuel R.: Portions 136-139, 296 acres, portions 140-141, 82 acres, portion 143, 35 acres, all parish Sandon. Sett Pur 25-4, 1925 map. 1968 Parish map has L.P. Burton, CSL55-6. Civilian.

Jack, Robert Walter: Portion 231, parish Harnham, 57 acres. SGP28-31, 1925 map, confirmed 1928. Born Murwillumbah 1894. Enlisted 14/9/1914, occupation hairdresser. Details from <http://alh->

research.tripod.com/Light_Horse/index.blog/1959025/2nd-australian-light-horse-regiment-embarkation-roll-12th-reinforcements/discharged_1917. 1930 electoral roll Uralla subdivision.

Jamieson, J.M.: Portion 142, parish Sandon, 64 acres. Sett Pur 25-14. Civilian.

Jamieson, Laurence: Portion B, 1920 ballot (size unknown). Portion 151, parish Sandon, 123 acres. SGP28-30, 1925 map, confirmed 1928, and portions 161 and 162, parish Sandon, 20 acres acquired 1934. Born UK 1894. Enlisted Lismore 6/7/1916, SERN 6337, occupation farmer. Served in France, gassed 1917, wounded 1918. 1930 electoral roll both Bendemeer and Uralla subdivisions.

Job, Robert John: Portion 109, parish Sandon, 60 acres. 1920 ballot, 1925 map. Born UK 1895. Enlisted Ararat Victoria 15/10/1914, SERN 1150. Served France. Applied unsuccessfully to transfer to portion 88 parish Sandon in 1923. Went to soldier settlement at Marimuru, Victoria, 1926.

Johnson, R.W.: Portion 103, parish Sandon, 60 acres. Left Kentucky for Dora Creek, now being treated for war wound, 'District news. Uralla', *Armidale Express*, 21 October 1921, p. 6.

Jones, Raphael Francis ('Ray'): Portions C and 150, parish Sandon, 93 acres. Sett Pur 24-8, 20/6/1924 1925 map. Converted to SPL45-7. Held previously by J.B. Watts, Sett Pur 24-7 (Sandon Parish Map 1919). Later owned by J.H. Billington. He was the successful applicant for Robinson's portion C and was the first civilian to obtain a block in the Kentucky Soldier Settlement. *Uralla Times*, 28 July 1924, p. 2. Son of Joseph Jones. Civilian.

Jones, Joseph Samuel: Portion 132, parish Sandon, 243 acres. Sett Pur 25-2, 12/2/1925. Forfeited NSWGG, 8/4/1932, p. 1218. Also had a block in the *Gostwyck* soldier settlement subdivision. 1930 electoral roll Uralla subdivision. 1943 electoral roll Uralla subdivision. Civilian.

Kellett, Walter John: Portion 89 parish Sandon, 52 acres. SGP28-32, 1925 map, confirmed 1928. Sold to Frederick Douglas Forde in 1928. Born Inverell 1893. Enlisted Moree 12/1/1916, SERN 801, occupation labourer. Served France, wounded 1917 and wounded accidentally 1918. In Tamworth 1955.

King, Cecil John: Portion 107, parish Sandon, 64 acres. [1925 map D. Cook] SGP28-33, confirmed 1928 and portion 101, parish Sandon, 100 acres. 1925 map. Portion 101 relinquished by 1925, allocated to R Williamson 1932. Born Sydney 1897. Enlisted Liverpool 27/6/1915, SERN 2626, occupation labourer. Served Gallipoli and France, wounded 1915 and 1916. Discharged for severe wound. Medical report - no power of movement in right elbow, shoulder or hand. 1930 electoral roll Uralla subdivision. Applied under the *Moratorium Act* for relief from damages he was ordered to pay after causing a motor vehicle accident when drunk. He admitted he had not paid anything to the government for 19 years. *Armidale Express*, 13/10/37, p. 8.

Lambley, Horace: Portion D, parish Sandon, size unknown. 1920 ballot. Born Surry Hills 1880. Enlisted 16/11/1914, SERN 605, occupation labourer. Served Egypt, France.

Langford, G.: Portion 129, parish Sandon, 59 acres. 1920 ballot. Held by S.J. Carter 1925.

Lawrence, 'Dinky': Portion unrecorded. Arrangements were made for his farewell by the social committee of the Soldiers League. 'Kentucky notes', *Uralla Times and District Advocate*, 29 May 1920, p. 3.

Lovick, Harry John: Portion 97, parish Sandon, 100 acres. SGP28-34, 1925 map, confirmed 1928. Sold to Hugh Macpherson in 1935. Born Bridgewater Vic., 1887. Enlisted Liverpool 23/2/1915, SERN 1026, occupation farmer. Served Egypt. Discharged medically unfit due to nasal catarrh. 1930 electoral roll Bendemeer subdivision.

Luxford, Percy: Portions 86 and 159, parish Sandon, 56 acres. SGP28-35, 1925 map, confirmed 1928. Born Bendemeer, 1887. Enlisted Armidale 3/8/1915, SERN 3347, occupation shearer. Served France, returned to Australia for home duties due to appendicitis. 1930 electoral roll Bendemeer subdivision.

Mackenzie, John: Portions 133-135, parish Sandon, 195 acres. Sett Pur 30-19. Forfeited 1937 NSWGG, 27/4/1937, p. 1713. Electoral roll Uralla subdivision. SERN1184, born Scotland 1884. Enlisted Armidale 22/1/16. Served in France, court martialled twice for AWL, discharged medically unfit 18/8/18.

Macpherson, Hugh: Portions 93 and 144, parish Sandon, 76 acres. 1925 map, SGP28-36, confirmed 1928. Bought portion 126 from L.J. Bullock in 1932 for £300 and responsibility for store debt of £2 17s 5d. with mortgage to be repaid at £75 per year. Bought portion 97, Sandon, SGP28-34 from H.J. Lovick 1935, to assume responsibility for the outstanding mortgage, to be repaid over 15 years at 4% interest. His instalments for 1929-1931 were deferred, and his debt was renegotiated in 1928. Portion 97 was forfeited *NSWGG*, 23/10/1942, p. 2829 but reversed *NSWGG*, 4/8/1944, p. 1376. Born Scotland 1888, enlisted 14/8/1916 Sydney, SERN 559A, occupation butcher. Served France. 1930 electoral roll Bendemeer subdivision.

Macpherson, Hugh junior: Portion 135, parish Sandon, 99 acres. Sett Pur27-4. Forfeited *NSWGG*, 22/11/29, p. 4715, for non-payment of instalments. Born Newcastle 1881. Enlisted 23/11/1916 occupation bridge carpenter. Served in France. 1930 electoral roll Bendemeer subdivision. [There are two Hugh Macphersons in the WW1 records. They are unrelated. I'm assuming the younger one is referred to as Hugh Macpherson junior. I'm confused as to who owned which block, although the forfeit notice for p. 135 refers to Hugh Macpherson junior.]

Mackay, J.W.: Portion A, size unknown, 1920 ballot; portion 152 parish Sandon, 150 acres. 1925 map. Allocated to W. Reeves by 1926, who took over his liabilities and paid him £100.

Meehan, Thomas James: Portion 94, 363 acres. Sett Pur25-7; portion 95, 272 acres, Sett Pur25-11; portion 96, 265 acres, Sett Pur25-7, all parish Kentucky. Allocated after forfeits by A.B. and A.C. Foster and R.I. Nelson. Forfeited *NSWGG*, 12/6/42, p.1901. Born Armidale, 1888. Enlisted 18/7/1915? No SERN, Discharged as medically unfit 3/9/1915 due to asthma. 1930 electoral roll Bendemeer subdivision. [His service record has no SERN or details]

Miller, William James: Portion 120, parish Sandon, 57 acres. SGP28-37, 1925 map, confirmed 1928; portion 226 45a. parish Harnham, SGP28-42 previously C.H. Pope. Forfeited *NSWGG*, 4/9/1942, p. 2511. 1930 electoral roll Uralla subdivision lists him as 'labourer'. [There are nine WW1 servicemen with this name, none with links to Armidale] 'Soldier settlement', *Armidale Express* 15 August 1924, p. 6.

Monk, Arthur Crawley: Portion 116, parish Sandon, 53 acres, SGP28-38, 1920 ballot and 1925 map, confirmed 1928. Born UK 1875. Enlisted Liverpool 29/11/1915, SERN 6514, occupation builder. Wounded his knee accidentally in UK 1917, discharged as medically unfit for active service. 1930 electoral roll Bendemeer subdivision.

Murphy, R.: Portion 120, parish Sandon, 62 acres. 1920 ballot. Allocated to W.J. Miller by 1925.

Neilson, J.W.: Portion 104, parish Sandon, 80 acres. Vacated by May 1924.

Nelson, Raymond Ingle: Portion 95, parish Kentucky, 273 acres. Sett Pur 29-2. Forfeited *NSWGG*, 31/7/1931, p. 2808. Civilian.

Norman, James Crombie: Portions 82 and 83 parish Sandon, 80 acres. SGP28-39, 1925 map, confirmed 1928. Sold to William Noel Fulthorpe in 1929. Born Tumberumba, 1884. Enlisted Sydney 11/9/1914, SERN 2358, occupation bushman. Served Egypt and France. 1918 asked for immediate discharge because his wife had taken up with another man and he had been granted 2 months unpaid leave but could not take a job so had no income. Granted. By 1933 his address was Artarmon. Died 1949 Warrimoo.

Pearson, David Eustice Thorpe: Portion 99, parish Sandon, 64 acres. SGP28-61, 1925 map, confirmed *NSWGG*, 4/5/28, p.1190, sold to Robert Williamson in 1928 for £100, subject to taking mortgage, etc. Born Uralla 1894. Enlisted Sydney 17/8/1914, SERN 1329, occupation clerk. Served France. 1935 at Glebe Point 'left Kentucky Soldier Settlement 7 years ago'. Son of David Pearson, a Uralla businessman.

Phillips, Edwin Frederick: Portions 90 and 91, parish Sandon, 51 acres. SGP28-40, 1925 map, confirmed 1928. Forfeited *NSWGG*, 4/9/1942, p. 2511. Forfeit reversed 3/2/56 p.263. Born UK 1871. Enlisted Armidale 18/8/1915, SERN 3882, occupation indoor servant. Wounded in France 1917. Returned to Australia 1917 for home duties as overage. Served in Boer War. 1930 electoral roll Bendemeer subdivision.

Pickrell, Maurice John: Portion 94, parish Sandon, 50 acres. SGP28-41, confirmed 1928. Forfeited *NSWGG*, 6/11/1942, p. 2943. Born UK 1894. Enlisted Brisbane 18/9/1914, SERN 2434, occupation, 'no trade'. Served Gallipoli and Egypt. Lived in Berowra 1967. 1930 electoral roll Uralla subdivision.

Pope, Charles Henry: Portion 226, parish Harnham, 46 acres. SGP28-42, 1925 map, confirmed 1928. Forfeited *NSWGG*, 13/3/1942, p. 952. Born Creswick, Vic., 1889. Enlisted Liverpool 29/10/1914, SERN 142, occupation drover. Served Egypt, hospitalised several times in 1917. 1930 electoral roll Uralla subdivision.

Reeves, William: Portion 152, 150 acres, and portion 162, 11 acres, both parish Sandon. SGP28-43, confirmed 1928, later CPL46-3. Born Armidale 1892. Enlisted Armidale 2/12/1915, SERN 1495, occupation labourer. Served France, wounded 1917, discharged medically unfit 1918. 1930 electoral roll Bendemeer and Uralla subdivisions. Lost his left arm 'but otherwise physically fit.' Took over McKay's liabilities and paid him £100.

Richards, Major Bell: Portion 112, parish Sandon, 57 acres. 1920 ballot and 1925 map. Forfeited *NSWGG*, 20/7/28, p.3500, then added to W.B. Baylis. Sett Pur 28-3. Born Sydney 1880. Enlisted Holsworthy 22/9/1915, SERN 1388, occupation station overseer. Served Egypt, lance corporal, wounded 1917, contracted malaria. [NB His given name is 'Major', not his rank.]

Robertson or Robinson, William: Portion C and 150, parish Sandon, 93 acres. 1920 ballot. Ray Jones was successful in the ballot for the block vacated by him. 'Kentucky', *Uralla Times*, 28 July 1924, p. 2. Robertson had been in failing health and was currently in hospital and had to leave the settlement. The manager had received instructions to sell his effects and Mr Cupples was engaged to pack the furniture and send it to Armidale for disposal. 'Interdistrict news', *Armidale Express and New England General Advertiser*, 21 December 1923, p. 6. According to Scates and Oppenheimer, p. 193-94, he took portion 150, parish Sandon in 1918, abandoned it in 1920, mentally disturbed. Died in mental asylum.

Robson, Bruce: Portion 105, parish Sandon, 60 acres. SGP28-44, confirmed 1928. Born Walcha 1896. Enlisted Newcastle 17/7/1915, SERN 3922, occupation plumber. Served France. Enlisted WW2 N102493 address Coffs Harbour. Deceased 1959. 1930 electoral roll Bendemeer subdivision.

Rodger, Adam Galloway: Portion 248, parish Harnham, 57 acres. 1920 ballot and 1925 map, portion 423, 425, parish Harnham, 88 acres. 1925 map, SGP28-45, confirmed 1928. Forfeited portions 248 and 423 which passed to W.J. Green 1932 but allowed to take portion 117, parish Sandon 67 acres. SGP31-1 confirmed *NSWGG*, 20/3/31, p. 1172, forfeited *NSWGG*, 21/3/1940, p. 1462. Born Scotland 1878. Enlisted Brisbane 3/1/1916, SERN 958, occupation butcher. Served France, wounded 1917 accidentally injured 1918. 1930 electoral roll Uralla subdivision.

Rushbrook, Albert Ernest: Portion 244, parish Harnham, 42 acres. SGP28-18 transferred from F.J. Cupples 1928. Forfeited *NSWGG*, 25/9/42, p. 2689, reversed *NSWGG*, 23/2/45, p. 367. Converted to GPL45-7. Forfeited *NSWGG*, 31/7/1953, p. 2488 for non-payment of Crown dues, reversed *NSWGG*, 3/6/55, p. 1522.

Simmonds, Walter Ernest: Portion 242, parish Harnham, 32 acres. Sett Pur 27-1 from 1926 parish map, SPL44-12 from 1944 parish map. 1930 electoral roll Bendemeer and Uralla subdivisions. Unsuccessful applicant for a block in 1924. 'Soldier settlement', *Armidale Express* 15 August 1924, p. 6. According to Scates and Oppenheimer, p. 225, he took a 'wilderness of an orchard' in 1923, but due to his young wife's 'delicate health', abandoned the block in 1927. However, a letter in the Kentucky file at NSW Archives states that in 1924 he wished to apply for a block in Kentucky and that he had previously held a block there, which he exchanged for a block at Lisarow which was in a neglected state and would take two years to bring into production, but soon after withdrew his application. It seems therefore that the 'wilderness orchard' was actually at Lisarow and he was able to return to Kentucky at some time afterwards. He was in Kentucky in 1932 when he sought redress when his truck was repossessed. He was then described as an orchardist at Kentucky and a carter. 'District court', *Armidale Express and New England General Advertiser*, 24 February 1932, p. 6. Born Dunedin, New Zealand 1888. Enlisted Brisbane 14 September 1915, SERN 2082, occupation railway porter. Contracted polio as a child and had a withered leg. Unable to keep up with regiment, repatriated 1916. A note in his file queries why he was passed fit, since one leg was very much smaller than the other.

Smith, Herbert Carrington: Portion 78, parish Sandon, 40 acres. SGP28-47, 1925 map, confirmed 1928 later GPL44-2. Born Muswellbrook 1880. Enlisted Brisbane 15/10/1916, SERN 636, occupation farmer. Served tropical force. 1930 electoral roll Uralla subdivision.

Smith, Leslie John: Portion 75, parish Sandon, 39 acres. SGP28-48, confirmed 1928. Born Abington, 1898. Enlisted Armidale 9/7/1918, SERN 92546, occupation gardener. His mother wrote that she

believed he was unfit for active service as he was prone to fainting. He was not sent overseas. The portion apparently remained in the family as a notice in the *New South Wales Government Gazette* 28 April 1944 states that as A. Smith, who had a life interest in the block, is deceased, the block now reverts to the Crown.

Stewart, Charles Martin: Portions B, 25 acres, C, 24 acres, 12, 24a., 13, 14a., 18, 24 acres, all parish Sandon confirmed 1929, SGP29-1 and 29-2, forfeited *NSWGG*, 27/1/1933, p. 489; portions 76 and 145, parish Sandon, 63 acres. SGP28-46, 1925 map, confirmed 1928, transferred 1930 to Thomas Arthur Ward, Leslie John Smith and Herbert Carrington Smith subject to conclusion of subdivision, payment of 1929 and 1930 instalments £118 18 6, insurance, interest on RSS advance to date and C.H.&L.J. Smith assuming responsibility for mortgage giving the Minister first mortgage. 1930 electoral roll Uralla subdivision.

Sweeney, Bernard Joseph: Portion 94, Kentucky, 363 acres. Sett Pur 25-9. Transferred to T.J. Meehan and added to his SP25-7. Born Walcha 1877. Enlisted Armidale 9/3/1917, SERN 3077, occupation labourer. Had injured knee in fall from a horse prior to enlistment. Admitted to hospital on arrival in Egypt with sore knee, later hospitalised with arthritis and repatriated May 1918.

Taylor, Joseph Frederick Ashton: Portions 80 and 148, parish Sandon, 69 acres. SGP28-49, 1925 map and confirmed 1928. Transferred to H.B. Thorley, 1930. Born UK 1884. Enlisted Sydney 29/5/1915, SERN 379, occupation carter. Served France. Awarded Military Medal 1917. 1930 electoral roll Bendemeer subdivision.

Tearle, Jabez Claude: Portions 79 and 147, parish Sandon, 75 acres. SGP28-50, 1925 map and confirmed 1928. Bought portion 148, parish Sandon from H.B. Thorley 1935. Born Hillgrove 1898. Enlisted Armidale 19/4/1916, SERN 4383 occupation stockman. Served Egypt, slight wound 1917. 1930 electoral roll Uralla subdivision gives occupation as 'bush worker'.

Thorley, Harold Blencowe: Portion 80 and 148, parish Sandon, 69 acres. SGP28-49 bought from J.F.A. Taylor in 1930 and confirmed 1934 as Sett Pur34-1. Sold portion 80 to John Cecil Grills and portion 148 to Jabez Claude Tearle in 1935. Civilian.

Toomey, Daniel James: Portion 100, parish Sandon, 119 acres. SGP28-51, 1925 map, confirmed 1928, forfeit *NSWGG*, 6/11/31, p. 3789. Portions 133, 134, 135, parish Sandon 195 acres. Sett Pur 37-1, forfeited *NSWGG*, 10/9/1943, p. 1592. Born Sydney 1891. Enlisted 22/9/1914, place and SERN not recorded, occupation clerk. Served Gallipoli, Egypt, France, gassed, wounded, promoted to Major. 1930 electoral roll Bendemeer subdivision.

Tracey, Eric Thomas David: Portion 123, parish Sandon, 60 acres. 1920 ballot and 1925 map, forfeited and added to SJ Carter's SGP28-10. Portion 156, 27 acres. parish Sandon, 1925 map, forfeited and added to M.L. Colless' SGP28-17. Allocated portion 97, parish Kentucky 342a. after forfeit by R.G. Westbury *NSWGG*, 28/10/27, p. 5864. Portion 132, parish Sandon 242 acres. SGP28-52 allocated after forfeit by J.S. Jones. Part of portion 160, parish Sandon, 79 acres, Sett Pur 25-5 and portion 131, parish Sandon 79 acres. acquired after Thomas Doyle's death in 1944. 'Kentucky farm divided under will', *Uralla Times* 1 June 1944, p. 1. Born Newtown 1895. Enlisted Sydney 16/4/1916, SERN 27270, occupation carter. Served in France. Suffered gunshot and gas wounds 1918. Died 1952 or 1953. 1930 electoral roll Uralla subdivision.

Trives, Cecil: Portion 105, parish Sandon, size unknown. Vacated by May 1924. Born Bathurst 1886. Enlisted Sydney 8/3/1916, SERN 6091, occupation grocer. Admitted to hospital with bronchitis, discharged 1917.

Ward, Albert Horatio: Portion 88, parish Sandon, 45 acres. SGP28-53, 1925 map, confirmed 1928. Forfeited *NSWGG*, 10/10/1941, p. 3622. Born Balmain 1891. Enlisted Gympie 26/8/1914, SERN 121. Served Gallipoli, wounded 1915. Repatriated 1915 due to wounds. 1930 electoral roll Bendemeer subdivision. 'Soldier settlement', *Armidale Express*, 15 August 1924, p. 6. He held a block at Batlow for three years, presumably before going to Kentucky.

Ward, Claude Harold: Portion 225, parish Harnham, 70 acres. SGP28-53, 1925 map, confirmed 1928. Born Uralla 1895. Enlisted Armidale 3/1/1916, SERN 572, occupation labourer. Served France, invalided home due to influenza. 1930 electoral roll Uralla subdivision.

Ward, Stanley Edward: Portions 227, 228, 229, parish Harnham, 52 acres. SGP28-56, 1925 map, confirmed 1928. Born Balmain 1893. Enlisted Sydney 22/8/1914, SERN 535, occupation sailmaker. Served France, wounded accidentally 1918. 1930 electoral roll Uralla subdivision.

Ward, Thomas Arthur: Portions 77 and 146, parish Sandon, 62 acres. SGP28-55, 1925 map, confirmed 1928, portion 130 Sandon. Allocated 'Greenacres estate' portions 130 and 131 parish Sandon Settlement Purchase Lease 69-1, 499 acres. *NSWGG*, 5/12/69, p. 5042, forfeited *NSWGG*, 22/10/71, p. 4106. Born Salisbury 1894. Enlisted Armidale 3/1/1916, SERN 571, occupation carpenter. Served in France, wounded 1918. 1930 electoral roll Uralla subdivision now carpenter, Salisbury.

Watson, J.: Portion 108, parish Sandon 61 acres. 1920 ballot. Allocated to H.C. Castle by 1925.

Watts, John Bouclet: Portion 150, parish Sandon, 93 acres. Sett Pur 24-7 from 1919 Sandon parish map. Previously held by W. Robertson. Apparently abandoned as R.F. Jones Sett Pur 24-8 1924 parish map., Born Bathurst 1895. Enlisted Bathurst 4/2/1916, SERN 2011, occupation draper. Served in France, promoted to sergeant, wounded September 1918.

Westbury, Frederick James: Portion 232, parish Harnham, 54 acres. SGP28-57, 1925 map, confirmed 1928. Born UK 1894. Enlisted Sydney 28/1/1916. SERN 127, occupation motor driver. Served Egypt, Australian Flying Corp, hospitalised 1917 for recurring colitis & retinitis pigmentosa, and 1918 with TB. Died 1969. 1930 electoral roll Bendemeer subdivision.

Westbury, Richard George: Portion 97, parish Kentucky 342 acres. Sett Pur 25-6, 1925 map. Forfeited *NSWGG*, 14/4/27, p. 1885 and allocated to E.T.D. Tracey. Born UK 1896. Enlisted Bondi Junction 16/4/1917, SERN 2630, occupation rope maker. Served Egypt, frequently in hospital for anaemia, measles, discharged medically unfit 1919. A labourer in Glen Innes in 1930. Unsuccessful applicant for a block in 1924. 'Soldier settlement', *Armidale Express* 15 August 1924, p. 6.

Westbury, William Thomas: Portion 110, parish Sandon, 55 acres. SGP28-58, 1925 map, confirmed 1928. Forfeited *NSWGG*, 6/11/1942, p. 2843. Probably Thomas Westbury, born UK 1889. Enlisted 12/10/1915, SERN 1719, occupation groom. Served Egypt, hospitalised for influenza, tonsillitis and heat stroke. 1930 electoral roll Uralla subdivision.

Westneat, William Francis: Portion 154, parish Sandon, 70 acres. SGP28-59, 1925 map and confirmed 1928. Forfeited *NSWGG*, 2/10/1942, p. 2728. Born Melbourne 1875. Enlisted Holsworthy 16/8/1915, SERN 3322, occupation sign writer. Served France, 1916 hospitalised for cardiac problem. 1930 electoral roll Bendemeer subdivision.

Whitby, George Edward: Portion 102, parish Sandon, 60 acres. SGP28-60, 1925 map, confirmed 1928. Forfeited *NSWGG*, 4/9/1942, p. 2511. Born Bombala 1890. Enlisted 10/9/1917, SERN 7805, occupation labourer. Served France briefly. He was denied a Victory Medal as he had not engaged in an action. 1930 electoral roll Bendemeer subdivision.

Williamson, Robert: Portions 17, 28 acres, 99, 64 acres, 100, 119 acres. 101, 100 acres, all parish Sandon. Portion 99, SGP28-61 bought from D.E.T. Pearson 1928, portions 17 and 100, SGP28-51 (formerly J.D. Toomey) 1932, p. 101 from C.J. King 1932. 1930 electoral roll Bendemeer subdivision. Broke his collar bone operating a winch and was treated in the Armidale hospital and had already spent 18 months in hospitals. *Armidale Chronicle* 26/6/1918 p. 5. Civilian.

Woodward, James Henry: Portion 135, parish Sandon, 99 acres. Sett Pur 25-16 *Armidale Express* 17/7/1925, p. 6, application allowed. Forfeited *NSWGG*, 8/4/27, p. 1817. Born Balmain 1898. Enlisted Sydney 28/12/1917, SERN 1332, occupation station hand. Served in France in 1919.

Gostwyck private soldier settlement

Bragg, Leonard Gent: Portions 43, 44, 46, 47, parish Eastlake, 768 acres. Sold to Cecil James Thorley 1923. Born Eastwood 1898. Enlisted 24/7/16, Goulburn, SERN 2869. Served in France, wounded in action 1917. *Uralla Times*, 22/10/1953, died previous Saturday at Bondi. 'Wedding Bells. Bragg Bourke', *Uralla Times* 6 August 1926, p. 2. Married Kitty Bourke, to live at Halls Creek Manilla. Listed in Closer Settlement Promotion file as obtaining land from John Gratten, CSP no. 1542 (location unknown). Back in Uralla in 1939 as reported as selling wool. *Uralla Times* 19/1/1939, p. 2.

Bourke, James Patrick: Portions 19-21, 102, 103, 104, parish Blacknote, 593 acres. Sold to Robert Watson 1947. Born Uralla 1885. Enlisted 7/9/15, Armidale SERN, 1374, occupation labourer. Served in Egypt, contracted malaria.

Cruse, James Thomas: Part portion 380, portions 221, 162, 18, parish Blacknote, 563 acres. Sold to Michael Augustine Bourke 16/12/1924. Born 1884 Merino Victoria. Enlisted 10/5/1916, Armidale, SERN 2295, occupation labourer. Served in France, gunshot wounds to buttocks.

Heagney, Thomas Martin: Portions 123, 124 and 380 parish Blacknote, 154, 155 and 82, parish Eastlake, 751 acres. Sold some small amounts to neighbours, residue transferred to Donald Thomas Heagney 1954. Not on Uralla Roll of Honour (*Uralla Times and District Advocate*, 16/11/1918, p. 2) or in the Archives of Australia database.

Jones, Joseph Samuel: Portions 7, 95, 140, parish Eastlake, 640 acres. Sold to Michael Augustine Bourke 1924. Also held portion 132, parish Sandon within the Kentucky Soldiers Group Purchase area as a settlement purchase. Not on Uralla Roll of Honour (*Uralla Times and District Advocate*, 16/11/1918, p. 2) or in the Archives of Australia database.

King, Walter James: Portions 3, 16, 220, pt. 123, 124, 310, parish Blacknote, 560 acres. Sold to Bernard Croft 1953. Born Newtown 1892, enlisted 1/10/1914, SERN 619, occupation labourer. Served Gallipoli, head wound 1915, also gunshot wound. Late in the war he was reported missing, presumed dead, but had been taken to prisoner and sent to Constantinople and not released until the end of the war. Rank of sergeant. 'Obituary' *Armidale Express and New England Advertiser*, 31/7/1950, p. 3. He ran his property for many years then took over the stock and station agency of the late Thomas Heagney. Shire councillor, chief steward of the Uralla Show, active in Catholic Church matters. Son took over property. His next-of-kin, his mother, lived at Salisbury Plains.

Sturgeon, Edwin Thomas: Portions 1, 4, 14, 27, 28, 29, 39, 40, 51, 141, Parish Eastlake, 580 acres. Sold to Adam James Burgess, Walcha, Grazier, 1925. Born London 1892, enlisted 24/8/1914 SERN 15, occupation bookkeeper. Served Gallipoli and Egypt, suffered from typhoid, malaria, knee problem, rank of lance corporal.

Mother of Ducks Lagoon soldier settlement, under the Crown Lands Act

Dixon, Robert Patrick: Portion 310, parish Elderbury, 340 acres. HF1919-13. Sold to R. Mackenzie 1949. Born Kellys Plains, 1891. Enlisted 7/9/1914, Sydney, SERN 106, occupation labourer. Served Egypt sergeant cook.

Gaherity, Charles Garnett: Portion 308, parish Elderbury, 156 acres. Won in original ballot but permitted to withdraw. Born Marrickville 1897. Enlisted 12/7/1918, Wagga, SERN67973, occupation tailor. His troop ship was recalled, so he never served overseas, but still requested a British War Medal. Obviously a careless man, he applied four times for a replacement of his discharge papers.

Gunn, Elizabeth Rose: Portion 311, parish Elderbury, 284 acres. HF19-14. Bought from N.L. Hertslet in 1926. Sold to Andrew Drew 11/2/1946, then to Gordon Jackson 6/7/1949. Wife of **Edwin Hill Gunn** born Melbourne 1886. Enlisted 5/9/1914, Sydney SERN, 261 occupation farmer. Private, served Gallipoli discharged medically unfit (dysentery) 1916 and repatriated.

Hertslet, Norbert Lawrence: Portion 311, parish Elderbury, 284 acres. HF1919-14. Sold to Elizabeth Rose Gunn 1926. Born Brewarrina 1888. Enlisted 26/11/1917, SERN 20036, occupation clerk. Private Medical Corp served UK only.

Menzies, Horace Frederick: Portion 312, parish Elderbury, 340 acres. HF 1919-15. Either forfeited or sold to Samuel Rixon 1920. Born Black Mountain 1896. Enlisted 7/1/1916, Armidale, SERN 1194, occupation farmer. Private, served France wounded in action and accidentally. The son of Adam Menzies, a dairy farmer and butcher at Black Mountain.

Rixon, Samuel James: Portion 312, parish Elderbury, 340 acres. HF1919-15. Bought from H.F. Menzies 1920. Born Guyra 1888. Enlisted 25/7/1915. Armidale, SERN 9205, occupation farmer. Served France,

awarded Military Medal and Bar, lance corporal ambulance service. Son of David Rixon, a miner, blacksmith and landowner at Black Mountain.

Wheaton, Clifford Ethelbert. Portion 309, parish Elderbury, 159 acres. HF1919-16. Bought from D.N. Yeoman in 1929, sold F.J. & D.P. Mulligan 1/8/1951. Born UK 1894. Enlisted 14/1/1916, Armidale, SERN 1283 occupation butcher. Sergeant served France invalided and discharged medically unfit TB 1917.

Yeoman, Donald Norman. Portion 308, parish Elderbury, 152 acres. HF1919-17. Sold to Clifford Wheaton 1929. Unable to identify, but as these farms were reserved for returned soldiers, he must have served, or else was a close relative of the deceased soldier.

The Devil's Pinch soldier settlement under the Crown Lands Act

Allingham, Eric John: Portion 145, parish Tilbuster, 1382 acres. HF20-8. Converted to CP28-54. Bought adjoining portions 1, 90 and 105 by 1928. Sold in 1928 to R. Shorter. Born Armidale 1892. Enlisted British Army 1915. Served Palestine and France, invalided back to England then to Australia with malaria 'Eric J Allingham', Canterbury Commons, <http://www.canterburycommons.net>, accessed 30 April 2016. Given permission to live on portion 100, Tilbuster, owned by his uncles. Converted his block in 1928 and sold. By 1930 he was living on *Springmount* which his cousin had purchased in 1926.

Collins, Albert Thomas: Portion 144, parish Tilbuster, 1063 acres. HF20-1. Sold to A. A. Strahle in 1925. Born Black Mountain 1898. Enlisted 27/12/1916, Armidale, SERN 3359, occupation farmer. Served France, gunshot wound to right arm 1917, repatriated April 1918. Applied to sell his block to J.M. White in 1921, but was refused permission, granted an advance of £500 in 1928.

John Percy Prior: Portion 207, parish Exmouth, 1522 acres. HF20-5. Sold to S.D. Yeoman in 1926. Born Guyra 1886. Enlisted 17/4/1916, Armidale, SERN1309, occupation labourer. Served Egypt, invalided home suffering from 'debility'.

Smith, H. L.: Won portion 145, parish of Tilbuster in the initial ballot but either declined to accept it or abandoned it soon after.

White, Augustus Francis: Portion 208, parish Exmouth, 1490 acres. HF20-2. Subdivided into three portions in 1940 and sold to R. Shorter, 1942, S. Godfrey 1942 and C. MacKay 1947. Born Black Mountain 1894. Enlisted 5/1/1916, Armidale, SERN LIEUT. He had trained as school teacher but failed medical. Served France, awarded Military Medal, discharged with heart problems 1919.

Other soldiers' farms in the county of Sandon acquired under Crown Lands Act

Archibald, Robert Athol: Portion 405, parish Falconer, 72 acres. HF17-05. Granted £200 assistance 1917, £125 in 1919. Part resumed for Guyra-Dorrigo railway, 1933. Portion 404, parish Falconer, 65.5 acres. HF19-3 added as additional HF. Born Guyra 1893. Enlisted 14/10/1915, Holsworthy, SERN1532, occupation labourer. Discharged 1916 due to deafness and defective vision.

Burnham, Thomas: Portion 559, parish Uralla, 70 acres. HF21-6. Sold to M.P. Shanahan 1928. Father of Richard Burnham who was discharged as medically unfit, so presumably was able to obtain this block as a close relative. Born Armidale 1897. Enlisted 27/6/1917, Armidale, no SERN.

Chinnery, Victor William Arthur: Portions 940-949, parish Armidale, 281 acres. HF20-4. Formerly the Armidale town common. Sold to G.M. Parsons 1927. Address 1925 *Mulwarree*, Tilbuster Creek ('Large egg record', *Armidale Chronicle*, 10 October 1925, p. 4). Born Tarago 1897. Enlisted 6/10/1915, Goulburn, SERN 5000. Served in France, gassed. Father a squatter at Goulburn ('Personal', *National Advocate*, 27/3/19, p. 2).

Dorrington, Leonard George: Portion 18, parish Devon, 230 acres. Returned Soldiers Special Holdings area 249 NSWGG, 4/7/1919, p. 3762, Lease in perpetuity. Block was previously a special lease for a

mining-related activity. Born 1886. Enlisted 14/2/1916, Armidale, SERN 1821, occupation labourer. Served in France wounded 1917.

Fuller, John William: Portion 34, parish Devon, 176 acres. HF21-7. Previously RSSH19-5. Declared bankrupt 1948. Father of Allen Edward Fuller, who was born Armidale 1898. Enlisted 17/1/1916, Armidale, SERN11870/1120. Discharged in 1916 'as unable to become an efficient soldier'.

Halloran, Herbert Samuel John: Portions 30 and 59, parish Metz, 180 acres. HF21-2. Sold to A.J. Mulligan 1927. Born Rockvale 1894. Enlisted 6/6/16, Armidale, SERN2446 occupation labourer. Served France wounded in action 1918, repatriated 1918.

Johnson, Alfred: Unknown portion, parish Armidale, 24 acres. RSSH17-1. SERN1727, born Armidale 1895, enlisted Armidale 9/8/15, occupation drover. Discharged in Egypt as medically unfit due to deafness 4/5/16. On 28/7/17 his father wrote to the Dept advising that his son wished to withdraw from this block.

Love, William John: Portions 89-91 parish Gyra, 106 acres. HF20-1. Portion 92, 36 acres. HF18-1. RSSH 'Notification setting apart Crown lands ...' NSWGG, 19/3/1920, no. 51, p. 1841. Sold in 1928. Born Armidale 1893. Enlisted 20/7/1915, Liverpool, SERN2490. Served France, severe gunshot wound to face, discharged 1917. Granted pension 15/- per week. Son of Thomas Love, *Dairy Hills*, Tilbuster.

Miller, George Thomas: Portion 34, parish Devon, 176 acres. RSSH19-5, Returned Soldiers Special Holding area 249 NSWGG, 4/7/1919, p. 3762, Lease in perpetuity. Previously a special lease for some mining-related activity. Forfeited due to an adverse report in 1920 and allocated to J.W. Fuller in 1921. NSWGG, 26/11/1921, p. 7016. Born Uralla 1900. Enlisted 21/5/1918, Sydney, SERN 67905. Living in Moonbi in 1934 when he wrote to ask for copy of service record as he wished to apply to the Armidale Land Office for land. 'Obituary. Mr G.T. Miller', *Uralla Times*, 20 December 1951, p. 5. States he had a poultry farm at Moonbi until 3 years earlier.

Mitchell, David Coventry: Portion 402, parish Falconer, 116 acres. HF17-8. Sold to Archibald Francis Rae 1919 with consent of Minister. Born Guyra 1897. Enlisted 18/7/1915, Liverpool, SERN2516, occupation labourer. Reached Egypt but contracted measles resulting in rheumatism and endocarditis, discharged 1916.

Archibald Thomas Rae: Portion 403, parish Falconer, 103a. HF19-2. Bought portion 402 from D.C. Mitchell 1919. Sold to H.E. Williams 1927. Born Armidale 1895. Enlisted 1/8/19 15 Newcastle SERN3105. Served France wounded in action 1917.

Wells, Loyal William: Portions 406-7, parish Falconer, 103 acres. HF17-1 and HF18-5. Portion 409, parish Falconer 99.5 acres. HF20-9. Born Ashford 1894. Enlisted 3/7/1915, Liverpool, SERN3128, occupation labourer. Served Egypt, discharged 1916 suffering from TB. Capital value reduced from £184 to £126 in 1936.

Soldiers' farms in the county of Sandon acquired under Closer Settlement Promotion Act

Andrews, James:.. Portion 962, parish Armidale, 87 acres. Sett Pur 20-3, Wheaton's Farm. Born Boorolong 1891. Enlisted 17/12/1914, Liverpool, SERN1502 occupation labourer, Served Gallipoli, but suffered from chronic ear problems and served most of the war in the Railway Brigade in France.

Bigg, Edward Lionel: Portions 2, 44, 45, 46, 57, 58, 100, parish Hillgrove, 666 acres. Sett Pur21-4, Biggs Farm. Born Hillgrove 1893. Enlisted 28/8/1914, Roseberry Park, SERN LIEUT 512, occupation grazier. Served Gallipoli, wounded, and France.

Craigie, Robert Furnifull: Portions 116, 117, 119, 125, 107, parish Enmore, 834 acres. Sett Pur 1920-5 surrendered 1938, NSWGG, 14/4/1938, no. 58, p. 1561. He also obtained about 3400 acres of Crown lease adjoining his farm, but these were also declared forfeit in 1937. Born Armidale 1884. Enlisted 7/3/1916, no SERN, occupation grazier and farmer. Captain 5th Light Horse with ten years in 6th Light Horse. Served France, hospitalised several times with asthma, invalided home 27/1/1918. By 1931 he was living in Armidale ('Land application', *Armidale Express*, 14 September 1931, p. 4). The property and an adjoining Crown lease which he also held were declared forfeit in 1937. By 1940 he was working

as a valuer, and living in Faulkner Street, Armidale. He claimed to have been a valuer for the Dumaresq Council for many years and had owned a property at Enmore for 20 years ('Enmore land', *Armidale Express*, 14 June 1940, p. 3). He is listed in electoral rolls from 1930 to 1937 as living at *Spring Camp* Enmore and also at an Armidale address in 1930, and always from 1943.

Ind, Charles: Portions 161 and 163, (renumbered p. 328). parish Butler, 76 acres. Sett Pur.19-1. Born UK 1874. Enlisted Liverpool, SERN90 occupation veterinarian. Served veterinary hospital Calais. Land surrendered by Johnson, 'Notification of surrender of land to the Crown ...', *NSWGG*, no. 12, 16 January 1920, p. 356.

McDonnell, Patrick Joseph: Portion 18, parish Donald, 100 acres. Sett Pur20-10. TT5547-47. Northey's Settlement Purchase Area. Reserved for McDonnell *NSWGG*, 22/4/1921, p. 2496. Forfeited 1923 *NSWGG*, 30/11/1923, p. 5595. Born Rockvale 1891. Enlisted 20/3/16, Armidale, SERN2923. Served France, wounded and gassed 1918. Son of John McDonnell, landowner at Rockvale.

Scotton, Elmer: Portions 95, 231-2, 23, parish Arding, 242 acres. Arding parish map, Sett Pur 20-1. 'Gazette notices', *Armidale Express*, 30 January 1920, p. 2. Born Singleton or Bundarra 1892. Enlisted 23/3/1915, Armidale, SERN2835 occupation grazier. Served Egypt, France, wounded in action 1917 granted pension £1 per week.

Stannard, Frank: Portion 77 parish Boorolong, 431 acres, Bells (9) Farm, Sett Pur 20-11. Born UK 1893. Enlisted 1/3/1916, Armidale, SERN 951, occupation labourer. Served France wounded in action.

Tarr, George Leslie: Portions 82, parts 180 and 183, parish Wentworth, 100 acres. Sett Pur 20-4, Whites (7) Farm. Born 1895 Armidale. Enlisted 19/1/1916, Armidale, no SERN, occupation labourer. Served France, Military Medal. Lieutenant. He later added several adjoining blocks.

APPENDIX K: SECOND WORLD WAR VETERAN SETTLERS IN THE COUNTY OF SANDON

Notes

This listing includes the servicemen who could purchase parts of *Mihi* outright after one veteran, Robert Dutton, was granted one block under the Promotion system, but two other applicants were refused. The vendor, Harold Cordingley, then sought permission to sell the remaining blocks to the two applicants for the refused blocks (Edward and Harold Waters), his sons (Alban and Harold Cordingley), his daughter Jean (married to John Creighton, a veteran) and his son-in-law (Henry Thackway, a First World War veteran). Permission was required as the legislation prevented the sale of any land suitable for war service settlement. It was granted primarily because all six men were veterans, and therefore they are listed here although technically they did not receive land under the WSLs scheme. See NSW Archives Mihi Closer Settlement Estate File, series 8051, container 15/4858. For other sources, see Appendix J.

Abbreviations

CSL: Closer settlement lease.
TT: Torrens title.

Names

Belson, Alfred Henry (1914-1984): Part *Urandangie*. Portion 124, parish. Wentworth, 1162 acres, capital value £5541, rent £138 10s 6d, fencing, £225 7s 9d. CSL49-1. Sold to R.J. Williams 1963. Born Quirindi, 6 October 1914. enlisted Paddington NSW, service number NX24310.

Brodbeck, Lyle Henry (1920-1999): Part *Saumarez*. Portion 221, parish Dangarsleigh, 1063 acres, capital value £1349, rent £337 8s 3d, improvements £717. CSL57-1. Sold to W.A. and J. Wilkinson 1973. Born Barraba, NSW, 8 Dec 1920. Enlisted Paddington, NSW, service number NX93600.

Cordingley, Alban Thomas (1903-1985): Part of *Mihi*, 2548 acres. Bought from his father for £3,822 after permission granted to sell. Sold to B.A. Lawrie in 1957 (as per TT6736-158). Enlisted Paddington, NSW, service number NX37084.

Cordingley, Harold Windsor (1908-1973): Part of *Mihi*, 2495 acres. Bought from his father for £3,742 after permission granted to sell. Was still in his family in 1967 (as per TT7190-222). Enlisted Paddington, NSW, service number NX20930.

Creighton, John Leslie Fitzmaurice (1900-1968): Part of *Mihi*, 1539 acres. Sold by his father-in-law to his wife **Jean**, after permission was granted to sell. Sold to G.R. and V.C. Connah 1959 (as per TT6736-161). He was said to have been a First World War veteran, and he served as a flying officer in the Second World War, service number 262431.

Dunne, William James (1921-1995): Part *Gostwyck*. Portion 236, parish Mihi, 1430 acres, capital value £1430, rent £361. CSL59-5. Born Narrabri. Enlisted Narrabri, service number N168291.

Dutton, Robert Charles (1910-1971): Part *Mihi*. Portion 209, parish Lawrence, 1991 acres, capital value £8000 approx., rent £215 approx., fencing and yards £215, buildings £212, CSL51-1. Passed to his wife Elsie Dutton, 1968. Born Quirindi. Enlisted Paddington, NSW, service number NX57305.

Edwards, Clarence Ashley Claude (1910-1999): *Eidsvold*. Portion 178, parish Tiverton, 1550 acres, capital value £5437, rent £135 18s 6d, fencing and yards £410, water supply £30, buildings £948. CSL49-12. Sold to P. David 1960. Born Armidale. Enlisted Paddington, NSW, service number NX48290.

Hawkins, George: Part *Wollun*. Portion 295, parish Sandon, 1755 acres., capital value £7703, rent £192 11s 6d, improvements £666 9s. Sold to P.W. Street 1958.

Hoy, David Stanley (1917-2005): Part *Gostwyck*. Portion 201, parish Gostwyck, 1373 acres, capital value £14,232, rent £355 16s. CSL59-3. Sold to A.G.M. and D.W. Frazier 1973. Born Walcha, service number NX133324.

- Lynch, Venard James:** Part *Saumarez*. Portion 220, parish Dangarsleigh, 1062 acres, capital value (1975) \$27,066, rent \$676. Sold to I.J. Lynch 1964. Born Wyalong, enlisted Paddington, NSW, service number NX52858.
- Mathewson, David Andrew (1910-19??):** Part *Springmount*. Portion 123, parish Springmount, 1473 acres, capital value £5998, improvements £107. CSL48-3. Sold to R.J. Heagney 1950. Born Lithgow, served in the Air Force, service number 15013.
- McCarthy, William John Patrick:** Part *Gostwyck*. Portion 222, parish Dangarsleigh, 1120 acres, capital value £14,374 rent £359. CSL59-1. Sold to N.R. Harvey 1973. Born Warrnambool, served in the Air Force, service number V55761.
- Mills, Edward Roy (1912-1972):** Part *Springmount*. Portion 121, parish Wentworth 1480 acres (including some closed roads), £5905 plus £166 £6071 improvements £198. CSL48-1. Died Armidale 1972, still owning the block. Born Tottenham, service number NX57166.
- Mills, Jack Eric (1914-)::** Part *Springmount*. Portion 122, parish Springmount. 1468 acres, capital value £5945, improvements £83. CSL48-2. Sold to G.L. and J.B. Smith 1963. Born Tottenham, service number NX136970.
- Ponton, Arthur Hilton (1911-1980):** Part *Gostwyck*. Portion 202, parish Gostwyck, 1207 acres, capital value £14,034, rent £350 17s. CSL59-4. Sold to T.R. Low 1969. Born Tingha, enlisted Liverpool, NSW, service number NX148120.
- Read, William Thomas:** Part *Wollun*. Portion 296, parish Sandon, 1675 acres, capital value £7352, annual rent £183 16s, improvements £2171 18s, fencing £226 18s. Sold to E.L. Liddle 1962. Possibly William Thomas Read (1918-) born Edgecliff, but on enlistment was a jackaroo on *Kings Plain* near Glen Innes, service number 402998.
- Shanahan, Frances Patrick (1910-1981):** *The Park*. Portion 177, parish Tiverton, 2708 acres, capital value about £6392, annual rent about £159 16s, improvements £1365. CSL49-2. Sold to R.B. Coddington 1962. born Uralla, enlisted Uralla, service number N317,
- Thackway, Henry William (1893-1953):** Part of *Mihi*, 2332 acres. Bought from his father-in-law for £3,498 after permission granted to sell. Transferred to his widow in 1953 (as per TT6736-162), but how long it remained in his family is unknown. First World War veteran but listed here as he obtained land under a Second World War arrangement. Service number 12106, enlisted in Liverpool, NSW in 1915 in the Field Ambulance, but was repatriated in 1917 due to chronic bronchitis.
- Vickery, Noel Herbert (1922-1965):** Part *Gostwyck*. Portion 237, parish Mihi, 1213 acres, capital value £14,282, rent £357. CSL59-2. Sold to A.D. Elks 1973. Born Uralla, enlisted Murgon, Qld, service number NX148867.
- Wallis, Leslie Walter (1912-2000):** *Romani*. Portions 14 and 28, parish Sobraon, 1506 acres, capital value £8394 annual rent £209 17s, fencing £1873 10s, water supply £30, buildings £2457, CSL1956-4. Sold to D.J. Bell 1964. Born Grafton, enlisted Armidale, service number N122655.
- Waters, Edward Francis Joseph (1921- ?):** Part of *Mihi*, while denied Block C under the Promotion scheme, was given permission to buy it (1632 acres) and an additional 275 acres later. He also held a Crown lease of 4,465 acres. It was still in his family in 1988 (as per TT6335-12). Born in Armidale and was presumably related to Harold Keith Waters, served in the Army, service number N296547.
- Waters, Harold Keith (1921-?):** He applied for Block B of the *Mihi* subdivision but was refused, only to be granted permission to purchase it outright. It was 1527 acres and cost £5872. It seems to have remained in his family for an extended period (as per TT3048-142). Served in the Air Force, service number 443822.
- Wise, John Clarke (1923-1997).** Part *Wollun*. Portion 297, parish Sandon, 1685 acres, capital value £7395, annual rent £184 17s 6d, fencing £267 8s. Sold 1963 to F.E. and L.L. Leak.

APPENDIX L: REVOCATION OF RESERVES IN THE COUNTY OF SANDON, 1900 TO 1907

Notes

The following is a small sample of reserves which were revoked in the county of Sandon from 1885 to 1965. It is drawn from:

Revocation of reserves, University of New England and Regional Archive, series 33/5411.

This table comprises notices clipped from the *New South Wales Government Gazette* from 1900 to 1907. Some additional notices from newspaper have also been noted. The location for each block is as recorded in the *Gazette* or newspaper notice.

Abbreviations

ACP	Additional conditional purchase
CP	Conditional purchase
CL	Conditional lease
FR	Forest reserve
NSWGG	<i>New South Wales Government Gazette</i>
TS&C	Travelling stock and camping reserve
TSR	Travelling stock reserve
WR	Water Reserve

NSW GG Date	Area	Location
12/5/00	670	Within <i>Springmount</i> , part of timber reserve 881, parish of Wentworth, 670 acres. <i>Armidale Chronicle</i> , 26 May 1900, p.7.
2/6/00	160	Parish of Enmore, within extension of Guyra River goldfield temporary reserve, within F.R. White's annual lease 93-17.
9/6/00	314	Within <i>Rockvale</i> resumed area, parish of Clevedon part of 14,111 Sandon goldfield reserve. Contracted to be granted by way of exchange so not available for selection.
26/5/00	96	Parish of Donald, Cameron's Creek goldfield, S3531-1660 to be exchanged so not available for selection.
25/6/00	176	Parish of Clevedon. Timber reserve to be exchanged, thus not available for selection.
25/6/00	320	Parish of Davidson. Timber reserve to be exchanged, thus not available for selection.
25/6/00	120	Parish of Davidson. Timber reserve to be exchanged, thus not available for selection.
25/6/00	115	Parish of Clevedon. Timber reserve to be exchanged, thus not available for selection.
25/6/00	240	Parish of Springmount. Timber reserve to be exchanged, thus not available for selection.
4/7/00	417	Parish of Donald, set apart as special area, now revoked and available for CP or CL.
11/8/00	103	Parish of Enmore, WR no. 135, S1197-1660.
11/8/00	103	Parish of Enmore, WR498, portion 68.
11/8/00	183	Parish of Enmore, portions 56,57,68, part of Guyra River goldfield.
22/9/00	259	<i>Tilbuster</i> resumed area part TSR22252, to be exchanged for TSR31522 in lieu, parishes of Exmouth and Tilbuster.
3/11/00	85	WR 445 within F.R. White's annual lease 93-48, parish of Lawrence. Reserved for sale.
18/1/01	55	Parish of Yarrowyck, TSR376, within <i>Yarrowyck</i> resumed area.
9/2/01	40	Parish of Harnham, TSR377 'drift way', portion 178, for auction sale.

NSW GG Date	Area	Location
	215	TSR 492 within <i>Terrible Vale</i> resumed area, portions 178&179, parish of Harnham. auction sale, <i>Armidale Express</i> , 9 February 1901, p. 6.
	20	WR526, <i>Terrible Vale</i> resumed area, Parish of Harnham, portion 179, for auction sale. <i>Armidale Express</i> , 9 February 1901, p. 6.
16/2/01	900	Within <i>Enmore</i> resumed area, Guyra River goldfield, ACP or CL, Parish of Enmore.
30/3/01	65	Parish of Ferryman, temporary forest reserve.
	750	Parish of Ferryman, temporary forest reserve.
13/4/01	89	Parish of Falconer, portions 246 & 247, for auction sale.
18/5/01	100	Parish of Eastlake, within W. Thorley's annual lease, WR519, for auction sale.
	100	Parish of Eastlake, within W. Thorley's annual lease, WR557, for auction sale.
28/9/01	256	Parish of Metz, portion 229 ,was special area.
2/11/01	1610	Parish of Springmount & Parish of Tilbuster, previously set aside for homestead selection. Only a small amount available as most has been alienated.
9/11/01	1400	Parish of Wentworth, FR881, within <i>Springmount</i> resumed area, available for ACP or CL.
7/12/01	160	Parish of Sobraon and Parish of Hardinge, FR1132, available for ACP or CL.
26/3/02	230	Parish of Mihi, WR10641, available for CP.
3/5/02	180	Parish of Dumaresq, WR417, available for CP.
10/5/02	257	Parish of Metz, portions 114,115,118,175, camping reserve 34358.
10/5/02	1304	Parish of Metz, reserve 11780, for suburban settlement but notified as classification reserve.
10/5/02	435	Parish of Metz, Guyra River goldfield, but notified as classification reserve.
7/6/02	20	Parish of Wollomumbi, partly in K. Finlayson and T. Sisson's annual leases, for a roadway.
21/6/02	40	Parish of Enmore, Guyra River goldfield, set apart for homestead selection.
30/7/02	45	Parish of Springmount, Puddledock goldfield, set aside for homestead selection.
18/10/02	70	Parish of Sandon, set aside for public purposes within <i>Terrible Vale</i> resumed area, for homestead selection.
22/11/02	800	Parish of Duval, ACP or CL.
30/5/03	202	Parish of Enmore, WR498, included in TS & C reserve.
2/9/03	70	Parish of Sandon, within <i>Terrible Vale</i> resumed area, adjoins railway, for ACP or CL.
24/10/03	110	Parish of Enmore, camping reserve 195.
21/11/03	45	Parish of Enmore, Guyra River goldfield. Portion 66.
21/11/03	340	Parish of Enmore, Guyra River goldfield, adjoins portions 75-78.
21/11/03	680	Parish of Enmore, Guyra River goldfield, near portion 29.
21/11/03	55	Parish of Enmore, Guyra River goldfield, near portion 101.
28/5/04	170	Parish of Albert, Boorolong goldfield, ACP or C.L
15/7/05	1370	Parish of Falconer & Elderbury, was reserved from lease for village and suburban lands at Guyra.
19/8/05	151	Parish of Enmore, Guyra goldfield portion 98 and Timber reserve.
4/11/05	942	Parish of Enmore, Guyra goldfield, portion 98 and Timber reserve. For some reason these two have been reserved twice, once for forest and once for goldfield. Available for ACP & CL.
11/11/05	260	Parish of Enmore, Guyra goldfield portion 98 and Timber reserve. For some reason these two have been reserved twice, once for forest and once for goldfield. Available for ACP & CL.
11/11/05	354	Parish of Enmore, Guyra goldfield portion 98 and Timber reserve. For some reason these two have been reserved twice, once for forest and once for goldfield. Available for ACP & CL.
9/12/05	270	Parish of Donald, Camerons Creek goldfield, available for ACP & CL.
23/12/05	1000	Parish of Yarrowyck, Boorolong goldfield, gazetted 10/4/1889, available for ACP & CL.
2/5/06	50	Parish of Gostwyck, to be auctioned.
15/8/06	40	Parish of Mihi, portion 77, for auction.
15/8/06	354	Parish of Gostwyck, portions 187 & 188, was special area.
12/9/06	320	Parish of Dumaresq, within Bourolong Resumed area, Camping and water reserve 134.

NSWGG date	Area	Location
12/9/06	130	Parish of Donald, C&TS4311, available for ACP&CL.
12/9/06	975	Parish of Enmore, Timber reserve 28770, available for ACP&CL
12/9/06	385	Parish of Donald, was part of Armidale population area, now available for ACP&CL.
27/11/06	520	Parish of Armidale, was temporary common.
12/12/06	170	Parishes of Cooney & Tiverton, available for ACP &CL.
12/12/06	230	Parishes of Cooney & Tiverton, available for ACP &CL.
12/12/06	80	Parish of Tilbuster.
12/12/06	180	Parish of Tilbuster.
3/1/07	105	Parish of Butler, WR17045.
17/1/07	2700	Agricultural school reserve, no 15695.
27/2/07	1055	Parish of Yarrowyck, WR28, available for ACP.
27/2/07	1070	Parish of Yarrowyck, Boorolong goldfield, available for ACP.
10/4/07	460	Parish of Elton, FR35700.

APPENDIX M: CONDITIONAL PURCHASE APPLICATIONS, COUNTY OF SANDON, 1885 TO 1914

Notes

The details in the following tables are drawn from:

Crown Land Agents Office, Armidale, Conditional Purchase Register, University of New England and Regional Archives, series 14455, 33/5137-5165.

This register records applications for conditional purchases within the Armidale Land District, which extended beyond the county of Sandon. From it those applications for portions in the county of Sandon were extracted. Of the details recorded by the Land Agent, the following were transcribed: name and place of residence of the applicant; parish, acreage and location of the portion being selected; section under which the selection of the Act was made; other selections in the series if applicable; the dates of application and confirmation; and details of transfer of title up to the date of final payment. No attempt was made to record the payments made or correspondence, the notes for which are voluminous. Entries for forfeited selections are coloured pink and those for disallowed and withdrawn selections are blue. Where the reason for a portion to be transferred from one person to another was recorded, this has been noted as S (sold), M (mortgaged) DM (discharged mortgage) either before or after the person's name.

Scans of every surviving parish map are available at the NSW Land and Property Information website <http://images.maps.nsw.gov.au/>, and all were consulted in attempting to identify the location of selections. This proved to be a difficult task for several reasons. Where the portion had already been surveyed (for instance, it might have been a previously forfeited selection) the portion number was noted. Otherwise, there was a description such as 'starting from the south-west corner of portion 57, thence along the western boundary of that portion to the road'. Some of these have proved impossible to identify. The Lands Department has followed the regrettable practice of re-using portion numbers which had become obsolete, for instance if a subsequent subdivision occurred such as that at the northern part of the Gostwyck estate. Many portions have disappeared within soldier settlement blocks formed by resumptions, as happened in the Kentucky area. Where a portion proved to be impossible to identify, the entry in the column 'portion no.' is blank.

The following abbreviations are used for the banks and other lending institutions:

AJSB	Australian Joint Stock Bank
AMP	Australian Mutual Provident Society
BNSW	Bank of NSW
CB	Commercial Bank
CBS	City Bank of Sydney
CBCS	Commercial Bank Co of Sydney

Selections could be made under different sections of the *Crown Lands Act 1884*. Section 26 was for original conditional purchases, section 42 for additional conditional purchases. Some were recorded as section 24/26 which was taken to be an original selection. Section 47 selections were non-residential. Later the notation was 'original' (here 'or') or 'additional' ('add'). If under section 42 or additional applications, the applicant was required to state the CP number of the base selection. As time went on, the CP numbers for additional conditional purchases were added to the record for the base selection as in 85-008 below.

The registers sometimes recorded the reason for a transfer of a selection, and where given these have been noted here, by abbreviation, either before or after the name of the person to whom the selection was transferred as follows:

M	Mortgage
RM	Removal (i.e. discharge) of mortgage
S	Sale

Table 1: Conditional Purchase Applications 1885 to 1889

CONDITIONAL PURCHASE NUMBER	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA ACRES	PARISH	DATE OF CONFIRMATION BY BOARD	PORTION	NOTES AND SUBSEQUENT SALES	SERIES
85-001	Dutton	Archibald Francis	Guyra	6/8/85	42	47	Falconer	20/11/85 and 12/8/86	171	LP Dutton and A Dutton 1907 LP Dutton 1908 CBCS 1908 LP Dutton 1915 BNSW 1915 Balance paid 1918	84-428
85-005	Smith	Joseph	Yarrowyck	6/8/85	42	100	Yarrowyck	20/11/85 final 13/8/86	152	F, G & J Manuel 1890 F&G Manuel 1891 G Manuel 1901 BNSW 1905 G Manuel 1909 JM, G & JS Moffatt 1909 Balance paid 1918	84-125, 398
85-007	Kelly	James	Armidale	6/8/85	26	640	Gara	15/12/85 final 13/8/86	176, 182, 280, 281	(Improvements £150) M Herrmann 1891 J Kelly 1891 CG Wilson 1891 J Kelly 1895 RT Vyner 1895 TJ Wright 1895 Balance paid 1919	
85-008	Ryan	John	Armidale	6/8/85	26	50	Exmouth	30/11/85 final 13/8/86		(Forfeiture of Ann Baldwin's CP 100) (Improvements £30) Commercial Bank 1891 J Ryan 1892 Bank of NSW 1892 AF & WH Warner Tilbuster 1901 City Bank of Sydney 1901 AF & WH Warner 1905 City Bank of Sydney 1905 AF Warner 1907 JA Chisholm 1907 Bank of NSW 1907 WH, G & GT Chisholm 1918 J Braund 1911 Commercial Banking Co of Sydney 1911 J Braund 1916 GK Bennett Randwick 1916 Commercial Banking co of Sydney 1916 GK Bennett Armidale 1916 JA Smith Roseville 1916 BNSW 1916 JA Smith Roseville 1918 WH, C & GR Allingham 1918 BNSW 1918 Balance paid 1919	95-16 22-33
85-009	Faulkner	John	Yarrowyck	6/8/85	26	40	Yarrowyck	20/11/85 final 13/8/86	2	CG Wilson 1891 J Faulkner 1894 EE Adams 1895 H Cameron 1899 Australian Joint Stock Bank 1900 EC Thorpe 1919 Balance paid 1919	
85-012	Starr	Thomas John	Spitzbergen	6/8/85	26	275	Tiverton	20/11/85 final 21/9/86	131	TJ Wright, Starr and Annie (widow) 1903 J Cochran Kellys Plains 1903 Balance paid 1909	86-108
85-013	Ryan	Joseph Edward	Springmount, Black Mountain	6/8/85	42	201	Falconer	20/11/85 final 13/8/86	164	CBCS 1891 C Mott Warialda 1899 Balance paid 1918	78-81 82- 209,219 84-244
85-014	Ryan	Charles George	Springmount Black Mountain	6/8/85	42	221	Wentworth	20/11/85 final 24/3/87	69	CBCS 1891 C Mott Warialda 1899 Balance paid 1918	86- 4,167
85-015	Bell	Reuben	Black Mountain	6/8/85	42	217	Exmouth	20/11/85 final 13/8/86	76	Commercial Bank 1889 R Bell 1900 Crown Grant to R Bell 1901	76-177 84- 208,217
85-	McLeod	Angus	Rosewood	6/8/85	26	400	Exmouth	20/11/85	66	J.A, W & R Richardson 1893	10-209

CONDITIONAL PURCHASE NUMBER	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA ACRES	PARISH	DATE OF CONFIRMATION BY BOARD	PORTION	NOTES AND SUBSEQUENT SALES	SERIES
016			Black Mountain					final 13/8/86		J&L McLean 1899 CBS 1899 J&J McLean 1910 BNSW 1911 Crown Grant to BNSW 1918	
85-017	McCully	Joseph	Puddledock	6/8/85	26	129	Donald	11/6/86 final 13/8/86	161 & 165	Forfeited 1893 Payments made in 1889 and 1890	
85-019	Gilmore	John Bell	Black Mountain	6/8/85	42	53	Falconer	20/11/85 final 13/8/86	60	AJS Bank 1892 JB Gilmore 1897 AJSB 1902 JB Gilmore 1906 CBS 1906 CBS 1906 JB Gilmore 1910 A Yeoman Black Mountain 1910 BNSW 1911 Balance paid 1918	86-44 14-5 16-32
85-025	McCleneghan	Alexander	Pint Pot Creek, Armidale	6/8/85	42	70	Urotah			disallowed 26/10/85 as less than 40 acres available	66-60 78-164
85-031	Johnstone	Thomas Norman	Armidale	6/8/85	42	130	Duval	20/11/85 final 13/8/86	38	GP&RT Hall 1890 GP Morse 1893 AF&WH Warner 1901 CBCS 1902 AF & WH Warner 1905 WH Warner 1905 CBS 1905 Balance paid 1919	65-22 80-249
85-033	Rixon	Frederick	Uralla	6/8/85	42	240	Arding			Disallowed less than 40 acres available for CP 19/11/87	77-259
85-034	Simpson	William	Black Mountain	6/8/85	42	116	Exmouth	20/11/85 Final 13/1/87	73	A Crossman 1891 W Simpson 1892 AJSB 1892 A Menzies 1901 Balance paid 1919	78-51
85-038	Montague	Henry	Boorolong	6/8/85	42	40	Falconer	19/12/87 final 13/8/86	27	(Improvements £7 10s) AF Dutton 1887 LP & AP Dutton 1909 LP Dutton 1908 CBCS 1908 LP Dutton 1915 BNSW 1915 Balance paid 1918	81-264
85-039	Roan	Ruben	Black Mountain	6/8/85	26	640	Exmouth	20/11/85 final 5/9/87	74	AW, R, HF & EG Blaxland 1894 R Roan 1899 J Dutton Black Mountain 1899 BNSW 1899 £158 2s 5d still owing 1920	
85-041	Ross	Horace Duncan Hale	Greylands Walcha	6/8/85	26	200	Eastlake	19/12/85 final 18/8/86	78	(forfeited CP A Redmond) TH Ross 1892 CBCS 1892 TH Hall Walcha 1892 W Thorley Walcha 1899 CBCS 1899 CM Marsh Walcha, CS Thorley 1899 CS Thorley & CE Maltby 1908 Balance paid 1918	86-158 91-224
85-045	Collins	Thomas	Boorolong	6/8/85	26	50	Exmouth	30/11/85	58	JT Mulligan Guyra 1905 CG Wilson 1891 JT Mulligan 1905 BNSW 1907 JT Mulligan 1908 W Yeoman Black Mountain 1908 CBCS 1908 W Yeoman 1913 BNSW 1913 balance paid 1922	
85-046	Doak	Robert	Castledoyle	6/8/85	42	99	Tiverton	20/11/85 final 21/9/86	132	CG Wilson 1886 R Doak 1889 Balance paid 1915	73- 72,76- 266 80-

CONDITIONAL PURCHASE NUMBER	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA ACRES	PARISH	DATE OF CONFIRMATION BY BOARD	PORTION	NOTES AND SUBSEQUENT SALES	SERIES
											209,218, 258, 274.82-175,198
85-050	Collins	Sharon	Black Mountain	6/8/85	26	40	Boorolong	20/11/85 final 13/8/86	15	City Bank 1887 S Collins 1905 BNSW 1905 S Collins 1917 Grant Collins 1919	78-374 83-181
85-051	Parry	Peter	Springmount	6/8/85	26	80	Wentworth			Disallowed as portion 78, parish of Falconer, AF Dutton 26/10/85.	
85-053	Allingham	William Henry	Burying Ground Creek	20/8/85	26	139	Gara	12/4/86 final 13/8/86	148	BNSW 1918 Crown Grant to BNSW 1919	85-195 90-260. 92-130
85-055	Russell	George William	Black Mountain	20/8/85	42	40	Falconer	4/3/86 final 13/8/86	36	(Improvements £7 5s) J Hutton Black Mountain 1901 Crown Grant to J Hutton 1919	82-267 83-37 84-382
85-057	Pleffer	Walter Pearson	Black Mountain	20/8/85	42	150	Exmouth	20/11/85 final 13/8/86	68	BNSW 1890 WP Pleffer 1890 HG Price Armidale 1890 BNSW 1890 GHJ Price 1900 AJSB 1900 Reuben Bell Saumarez Ponds 1901 RW Yeoman Black Mountain 1906 Balance paid 1919	84-243 88-45 90-24
85-058	Ryan	Charles George	Springmount	20/8/85	42	151	Wentworth	20/11/85 31/5/87	64	CBCS 1891 C Mott 1899 Balance paid 1919	71-63,68 74-369,370, 249,252 82-177,184, 208 84-260
85-059	Ditton	John	Black Mountain	20/8/85	42	50	Falconer	19/12/85 13/8/86	29	(forfeited CP of J Sullivan) AW Simpson 1886 C Wilson 1900 R Ditton 1905 Crown Grant to R Ditton 1906	77-499 78-19,20
85-061	Williams	Ralph Alexander	Boorolong	20/8/85	42	60	Falconer	20/11/85 final 13/8/86	169	Bank of NSW 1896 RA Williams 1902 S C Mott Springmount 1902 Crown Grant to C Mott 1919 TT2964-15 S James Williams Jnr 1920	82-93 83-26,149 84-242
85-064	Collins	Sharon	Black Mountain	20/8/85	42	100	Boorolong	20/11/85 13/1/87	16	City Bank 1887 S Collins 1905 Bank NSW 1905 S Collins 1917 £4 15s owing 1920	78-374 83-181 85-50
85-065	Handebo	William Nicholas	Black Mountain	20/8/85	42	50	Exmouth	20/11/85 final 13/8/86	77	J Trim Boorolong 1886 WN Handebo 1888 J. McGovern 1888 B McGovern Guyra 1891 JT McGovern 1903 CBS 1905 JT McGovern 1913 Bank of NSW 1913 LH Williams 1916 Bank of NSW 1916 Crown Grant to BNSW 1919	81-262
85-066	Ryan	Ellen Mary	Black Mountain	20/8/85	26	100	Springmount	20/11/85 final 13/8/86	77	Forfeited 14/5/88	
85-067	Moore	John	Armidale	20/8/85	42	80	Dumaresq	19/12/85 13/8/87	142 140	GP Hall, Blairmore Aberdeen & TH Ross Greylands Walcha 1886 W Armstrong Armidale 1888 City Bank 1888 W Armstrong 1899 Permanent Trustee Co of NSW 1903 R Moorehead Armidale 1905	78-308,779

CONDITIONAL PURCHASE NUMBER	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA ACRES	PARISH	DATE OF CONFIRMATION BY BOARD	PORTION	NOTES AND SUBSEQUENT SALES	SERIES
										Bank of NSW 1905 R Moorhead 1916 Crown Grant to R Moorhead 1919	
85-068	Dutton	Archibald Francis	Guyra	20/8/85	42	60	Wentworth			Disallowed as within Ryan's CL 85-114 19/11/85	Crown grant 1858 74-383 76-158 84-251,283
85-071	Haynes	Lot jnr	Boorolong	20/8/85	42	60	Exmouth	20/11/85 final 13/8/86	63	J & J McLean Black Mountain 1911 Bank of NSW 1911 Balance paid 1919	84-159
85-074	Holt	James	Black Mountain	20/8/85	42	40	Exmouth	20/11/85 final 5/9/87	75	AJSB 1890 Crown grant to AJSB 1907	84-510
85-075	Chapman	James	Boorolong	20/8/85	42	100	Falconer			Disallowed previous CP 85-13 JE Ryan 29/10/85	76-302 83-311,84-263
85-077	Ward	Mary Ann	Pint Pot Creek	20/8/85	26	100	Metz	8/2/86 31/5/87	139	JT Sisson Armidale 1906 J Moffatt Cooney Creek 1908 Balance paid 1919	86-81,148
85-079	Kiefer	George Gottlob	Castledoyle	20/8/85	42	40	Tiverton	8/2/86 13/1/87	20	(Improvements 2 acres ploughed, and trees felled) TJ Wright Armidale 1886 J Leary Armidale 1895 J Cook Castledoyle 1905 CG Wilson 1910 Balance paid 1919	81-209
85-080	Gardner	Thomas Henry	Hillgrove Mine	20/8/85	26	40	Metz	8/2/86 31/5/87	136	Forfeited 1889 Land Board Minutes 13/12/88 reported to Minister that conditions under S39 had not been fulfilled (i.e. residency)	
85-082	Clarke	Thomas Philip	Reaburn	20/8/85	42	69	Wentworth	20/11/85 final 13/8/86	62	AC Nowland Falconer 1904 Crown Grant to AC Nowland 1919	70-102 81-60 83-93,160 84-18,232
85-083	McIntyre	Catherine	Gara	20/8/85	47	160	Hillgrove	19/12/85 13/8/86	73 & 74	Improvements £42 fencing) Balance paid 1919	
85-084	Wark	William	Black Mountain	20/8/85	42	40	Falconer	20/11/85 21/9/86	172	AF Dutton Guyra 1887 LP & AP Dutton 1908 LP Dutton 1908 CBS 1908 LP Dutton 1915 Bank of NSW 1915 Balance paid 1919	
85-090	Wotten	George	Black Mountain	27/8/85	42	49	Exmouth	20/11/85 final 13/8/86	69	AJSB 1889 EM Kemp Armidale 1893 JF Mulligan Boorolong 1905 Bank of NSW 1903 JT Mulligan 1905 JG Bell Black Mountain 1905 CBS 1906 JG Bell 1908 BJ Bell 1908 CBS 1908 BJ Bell 1909 JT Bell 1909 CBS 1909 Balance paid 1916	84-218 90-26
85-091	Heagney	Patrick	Armidale	27/8/85	26	187	Wentworth	20/11/85	87	J Newberry Guyra 1916 AF Dutton Guyra 1891 P Heagney 1896 AF Dutton & WA Wilson 1896 LP Dutton Guyra 1917 Crown Grant to LP Dutton 1919	90-472
85-092	Glass	Alexander	Gara	27/8/85	26	160	Metz	8/2/86 18/11/87	182	(Improvements £40 chain of fences valued at 12s per chain) Mercantile Bank of Sydney	ACP 09-148

CONDITIONAL PURCHASE NUMBER	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA ACRES	PARISH	DATE OF CONFIRMATION BY BOARD	PORTION	NOTES AND SUBSEQUENT SALES	SERIES
										1890 CBS 1900 Crown grant to CBS1905	
85-096	Wright	James	Armidale	27/8/85	42	80	Dumaresq		131 & 140	Disallowed CP by J Moore 29/10/1885	76-230
85-098	Vidler	George	Black Mountain	27/8/85	26	129	Exmouth		64	CG Wilson 1890 JB Dawson 1893 W Edmonds Black Mountain 1903 CE Edmonds 1907 C Dawson Wyndella 1907 L Souter Black Mountain 1908 CBS 1908 L Souter 1918 BNSW 1918 Balance to 1918	90-25
85-099	Vidler	Adam	Black Mountain	27/8/85	26	100	Exmouth	20/11/85 final 13/8/86	61	A Menzies Black Mountain 1892 Crown Grant to A Menzies 1917	10-161
85-101	Lauder	James	Black Mountain	27/8/85	26	50	Exmouth	7/1/86 13/8/86	59	Forfeited 1887	
85-104	Rogers	Charles	Castledoyle	3/9/85	26	100	Metz		365	Disallowed CP James Glass 29/10/1885	
85-109	Youman	John	Black Mountain	3/9/85	42	40	Boorolong	7/1/86 4/5/88	19	BNSW 1911 Crown Grant to BNSW 1919	85-24
85-114	Owens	John	Armidale	10/9/85	26	60	Tilbuster	8/2/86 23/9/86		Forfeited 1888	
85-115	Kirkwood	Robert	Armidale	17/9/85	26	76	Springmount	8/2/86 21/9/86	83	Forfeited 1888 M Heafey CL 90.365	
85-116	Hillard	William Charles	Armidale	17/9/85	42	50	Gara		204	1886 Disallowed part of CP HE Biggs 11/5/1886	75-90 78-299,108 84-40
85-117	Taylor	John	Yarrowyck	17/9/85	26	50	Yarrowyck	7/1/86 10/1/87	25	H Cameron Yarrowyck 1901 AJSB 1905 EC Thorpe 1919 Balance paid 1919	84-10
85-118	Schaefer	Thomas	Armidale Gully	17/9/85	42	100	Wentworth & Lagune (county of Clarke)	7/1/86 23/9/86	37 (W) 45 (L)	City Bank 1889 T Schaefer 1902 JC L & H Schaefer 1902 CBS 1905 JC & H Schaefer 1912 JC Schaefer 1912 CBS 1912 Balance paid 1919	84-182,194
85-119	Dutton	Archibald Francis	Guyra	17/9/85	42	40	Exmouth	13/5/86 13/8/86	113	Lapsed CP 81-128 granted to E Whalan LP & AP Dutton 1908 LP Dutton 1908 CBS 1908 Crown Grant to CBS 1910	74-237 76-14 78-579 84-432
85-120	Cochrane	John & Thomas	Castledoyle	24/9/85	42	125	Tiverton	7/1/86 13/1/87	139	BNSW 1904 JT Cochrane 1908 MRHK Smith & others mortgage 1908 JT Cochrane 1918 BNSW 1918 Balance paid 1920	84-421 91-2
85-121	Moore	John	Armidale	1/10/85	42	54	Tiverton	8/2/86 13/8/86	61 & 73	R Davies Armidale 1888 TJ Starr 1892 BNSW 1892 TJ Wright, A Starr 1903 J Cochrane 1903 Crown Grant to J Cochrane 1909	77-471 78-416,549, 606

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85-123	Harper	Ivan Glendower	Black Mountain	16/10/85	42	54	Falconer	8/2/86 12/8/86	174	W Harper 1890 BNSW 1890 W Harper 1895 GL Skene & RT Neil 1895 CG Wilson 1895 RT Neil & GL Skene 1899 CG Wilson 1900 GL Skene 1902 WJ McLean & A Yeoman Black Mountain 1902 CBS 1902 Crown Grant to CBS 1910	84-234,241, 272,320
85-125	Robson	George Hugh	Armidale	16/10/85	26	150	Tiverton		61, 73, 74	Withdrawn as applied for by J Moore 14/1/86	
85-126	Muldoon	Arthur	Armidale	16/10/85	42	100	Donald			Withdrawn as on Thalgarrah leasehold 14/1/86	77-253 78-226
85-127	Moore	John	Armidale	8/10/85	42	80	Tiverton	13/8/86	71 & 88	(Improvements £29 6s) R Davies Armidale 1888 TJ Starr Armidale 1892 BNSW 1892 TJ Wright Armidale 1903 TJ Wright, J Starr & Annie (widow) 1903 J Cochran Kellys Plains 1903 Crown Grant to J Cochran 1909	77-471 78-416,549, 606 85-121
85-130	Harvey	Richard Isiah	Armidale	8/10/85	42	100	Tiverton			Disallowed as in J Elliott's CL 8519/12/1885	74-368 76-194 78-328,372 79-143 82-197 84-277
85-132	Moore	John	Armidale	15/10/85	42	50	Tilbuster	25/11/87	107	Appears to be encroachment on leasehold, area reduced 26/11/87 JM Heagney Armidale 1890 C Heagney 1914 Crown Grant to C Heagney 1920	79-179 84-31
85-135	Williams	James Jnr	Puddledock	22/10/85	42	40	Tilbuster	25/11/87	13	AJSB 1889 Balance paid 1909	78-596,609, 638 82-196,200
85-136	Dutton	Archibald Francis	Guyra	22/10/85	42	40	Wentworth			Refused 1886 as freehold applied for 14/1/86	Crown grant 1858 74-383 76-158 84-251,283 85-68
85-139	Howe	John Jnr	Guyra	22/10/85	42	40	Falconer	11/5/86 13/8/86	38	CP forfeited by TJ Williams AF Dutton Guyra 1887 LP & AP Dutton 1907 LP Dutton 1908 CBS 1908 LP Dutton 1915 BNSW 1915 Balance paid 1918	81-311
85-140	Lewis	William	Armidale	22/10/85	42	300	Gara		206	Disallowed previous CP 1886 19/3/86	77-432 78-750 84-71
85-145	McMillan	John	Castledoyle	5/11/85	42	60	Tiverton	20/2/86 21/9/86	137	CB 1886 J McMillan 1903 J Cochran Kellys Plains 1903 BNSW 1903 J Cochran Mt McDonald 1909 Balance paid 1912	80-419 81-43,248
85-146	Ryan	Johanna Mary	Armidale	5/11/85	47	97	Tiverton	20/2/86 29/9/86	96	Applied for by Patrick Kelly 1884 and declared void CG Wilson 1891 JJ McKeon Armidale 1891 C Rogers Castledoyle 1903	

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85-156	Johnstone	Thomas	Armidale	12/11/85	42	120	Duval	20/11/85 final 13/8/86	142	Balance paid 1917 (Improvements Shingle hut £25 fencing & yards £36 10s) GP Hall Aberdeen & TH Ross Walcha 1886 GP Morse 1893 AF & WH Warner 1902 CBS 1904 AF & WH Warner 1905 WH Warner 1905 CBS 1905 Crown Grant to CBS 1919	75-20 78-80
85-157	Mcmillan	John	Armidale	12/11/85	42	80	Tiverton	20/2/86 21/9/86	133	CB 1886 J McMillan 1903 J Cochran Kellys Plains 1903 BNSW 1903 J Cochran 1909 Balance paid 1912	80-419 81- 43,248 85-145
85-161	Howe	John	Guyra	19/11/85	42	300	Falconer	20/2/86 25/3/87	185	AF Dutton Guyra 1887 PL & AP Dutton 1907 PL Dutton 1908 CBS 1908 LP Dutton 1915 BNW 1915 Balance paid 1918	81-311 85-139
85-166	Dutton	Archibald Francis	Guyra	26/11/85	42	60	Exmouth			Disallowed 3/8/1886 no land available	74-207 76-14 78-579 84-432 85-119
85-170	Starr	William Henry	Guyra	3/12/85	42	40	Falconer			Disallowed 1/12/1886 no land available	77-379 83-168
85-174	Dutton	Archibald Francis	Guyra	3/12/85	42	41	Falconer			Disallowed as applicant holds as lease 20/2/1886	84-428 85-1
85-175	Parry	Peter	Guyra	3/12/85	26	60	Falconer	4/3/86 13/1/87	180	G Moore Guyra 1892 Crown Grant to G Moore 1906	
85-182	Moore	Stephenson Jnr	Guyra	10/12/85	42	84	Falconer	4/3/86 10/1/87	176	CB 1887 S Moore 1889 J Miller Armidale 1889 W Miller & WM Harris 1889 H Nowland Guyra 1901 CBS 1902 H Nowland 1906 JB Gilmour Black Mountain 1906 CBS 1906 Crown Grant to CBS 1911	82- 150,213 84-155
85-183	Taylor	John	Yarrowyck	10/12/85	42	40	Yarrowyck			AJSB 85 but disallowed because converted lease JA Antill 20/2/1886	77-165 78-440 80- 334,342
85-185	McCrossin	James	Uralla	17/12/85	26	640				Within reserve 2. Withdrawn 20/2/1886	
85-187	McMullen	James	Guyra	17/12/85	42	42	Falconer	4/3/86 14/1/87	178	AJSB 1887 J Connor Guyra 1904 CBS 1904 J Connor Murwillumbah 1906 TEC & NW Sole Guyra 1906 Crown Grant to WA Stokes 1910	80-38 83- 13,20 84-26 85-187
85-188	Marsh	Charles McLeod	Uralla	24/12/85	42	120	Salisbury	13/3/86 12/8/86	100	CP forfeited by J Jones Note on division map: forfeited 13/8/85 J MacDonald Tamworth 1886 CM Marsh 1895 EC Blomfield Salisbury 1895 CBCS 1895 EC Blomfield 1896 Union Bank of Australia 1896 EC Blomfield 1898 AA Dangar Whittingham 1898 Crown Grant to AA Dangar 1907	75-288 76- 89,92,44 8

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85-189	Marsh	Emma Jane	Uralla	24/12/85	47	139	Eastlake		80	CP forfeited by WC Burraston Disallowed as a married woman not living apart from her husband and not having any order of court for the protection of her separate property 19/3/1888	
85-191	Marsh	Philemon George	Uralla	24/12/85	26	320	Salisbury	4/3/86 18/12/88	156 & 158 (123)	(Improvements £60 fencing dam work £30, hut £30, subdivision fence £5 12s) Forfeited 1890 NB 123 selected by J McDonald 87-90 But also see 1888-109 J Ryan and 1888-009 D Walsh disallowed as already allocated here. Perhaps it took a long time for his forfeit to be recorded.	
85-192	Johnson	Niel	Black Mountain	24/12/85	42	40	Wentworth	4/3/86 13/1/87	21	CP forfeited by P Charlston AJSB 1890 C Nott 1902 Crown Grant to Nott 1919	84-93,102,1 21,479
85-194	Allingham	William Henry	Armidale	24/12/85	42	43	Gara	4/3/86 25/11/87	93	BNSW 1918 Crown Grant to BNSW 1919	85-53, 194
85-195	Hillard	George	Armidale	24/12/85	42	97	Gara	4/3/86 25/11/87	146 & 147	WC Hillard 1898 S Hillard 1897 Balance paid 1919	62-43,65-58 77-467,81-295 82-123
85-197	Ryan	Joseph Edward	Black Mountain	31/12/85	42	158	Falconer	20/1/88	193	Improvements fencing £40 Disallowed as on leasehold but Minister for Lands upheld CP July 1886 CBCS 1891 C Mott 1899 Balance paid 1919 TT3012-168 S W Allingham 1926	78-81 82-209,219 84-244 85-13
85-198	McCrossin	James	Uralla	31/12/85	26	640	Devon			Disallowed as on goldfields reserve 19/3/86	
86-003	Wright	John	Armidale	14/1/86	42	300	Tiverton	13/5/86 16/11/87	146	CBS 1897 J Wright 1900 CJ & PJ Post Uralla 1900 S Cochran Mt McDonald 1905 S Cooper 1907 Balance paid 1915	81-237 83-88
86-004	Ryan	Charles George	Black Mountain	21/1/86	42	60	Wentworth			Disallowed as in CP 14/7/86	85-14
86-007	Dutton	Archibald Francis	Guyra	21/1/86	42	263	Falconer	12/3/86 25/3/87	188	LP & AP Dutton 1908 LP Dutton 1908 CBS 1908 LP Dutton 1915 BNSW 1915 Freehold 1918	78-67, 681
86-008	Wright	Frederick Wentworth	Guyra	21/1/86	26	229	Falconer	13/1/87	184	AF Dutton & WA Wilson Guyra 1889 Crown grant to Dutton & Wilson 1899	91-256 11-621
86-009	McDonald	Alexander	Armidale	11/2/86	26	480	Elton	20/8/86	134 & 135	(forfeited CP 1885-19) GA Cruikshank Inverell & T Baird Dubbo 1891 Camden Park Estate 1903 AH Belfield Armidale 1906 CBCS 1906 AH Belfield 1910 PL Belfield 1910 CBCS 1910 Balance paid 1919	86-50 06-108
86-010	Marshall	William	Armidale	11/2/86	26	435	Gara		62, 61, 179, 146	Improvements Fencing £40 Garden and fence £10 Disallowed land owned by HC Bigg 19/3/86	

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86-011	Jenkins	George Henry Vaughan	Armidale	11/2/86	42	80	Clevedon	14/11/87	124	T Baird Dubbo & GA Cruikshank Inverell 1888 GHV Jenkins 1896 AMP 1896 Crown Grant to AMP 1900	79-167 83-140,186 02-163
86-015	Moore	John	Armidale	27/1/86	42	50	Tiverton	12/3/86 15/6/87	73	Forfeited CP R Davies Armidale 1888 TJ Starr Armidale 1892 BNSW 1892 TJ Wright 1903 TJ Wright & TJ & A Starr 1903 J Cochran Kellys Plains 1903 Crown Grant to J Cochran 1909	1887-471 1878 416, 549,606 1885-121,127
1886-17	Ladergan	William	Black Mountain	18/2/86	42	50	Wentworth	13/5/86 14/6/87	67	J Ladergan 1888 CG & EM Ryan Green Hills 1904 HR Gibson Armidale 1913 CG & EM Ryan 1913 HR Gibson 1915 BNSW 1915 Crown Grant to BNSW 1917	78-521
86-019	Bailey	Andrew Jnr	Rocky River	25/2/86	42	208	Saltash	13/5/86 8/9/87	16	City Bank 86 A Bailey 1888 SC Cooper Rocky River 1888 Commercial Bank 1888 SC Cooper 1889 BNSW 1889 Freehold 1919	76-543
86-020	Moore	Samuel	Guyra	25/2/86	26	80	Falconer			Disallowed within in W. Moore's lease 6/4/1886	
86-021	Tolley	Walter	Yarrowyck	25/2/86	42	80	Saltash	13/5/86 16/11/87	157 and 158	Forfeited 1888 Reversed 1889 HG Marsh 1889 CB 1890 B,WT,JM & G Moffatt 1909 Balance paid 1917	83-44
86-022	Manuel	James And Francis	Yarrowyck Armidale	25/2/86	42	100	Yarrowyck	13/5/86 26/11/87	45	BNSW 1886 J & F Manuel HG Marsh Yarrowyck 1887 CBCS 1887 Forfeited 1891	76-310
86-030	Faint	William	Kellys Plains	18/3/86	26	227	Dangarsleigh	20/8/86	193 194 195 196	CG Wilson Armidale 1895 W Faint 1906 WC Faint 1907 W Faint 1907 WC Faint Big Ridge Uralla 1909 KE McMillan Big Ridge Uralla 1909 BNSW 1909 KE McMillan 1911 Govt Savings Bank of NSW 1911 Balance paid 1919	
86-032	Marshall	William Snr	Armidale	25/3/86	47	160	Gara	11/8/86	179	Improvements Fence £24 Garden £8 H Weaver (executor of will) Crown Grant to H Weaver 1898	
86-033	McClenaghan	Alexander	Armidale	25/3/86	42	336	Urotah			Withdrawn, Armidale Local Land Board notice 4/6/1886	66-61,69,67 -15 69-33,80-189
86-042	Moore	James Thomas	Guyra	1/4/86	26	45	Falconer	25/3/87	177	AJSB 1891 JT Moore 1891 M Kenny (?) Guyra 1891 AJSB 1891 H Nowland Guyra 1901 CBS 1902 H Nowland 1906 JB Gilmour Black Mountain 1906 CBS 1906 Crown Grant to CBS 1912	

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86-050	McDonald	Alexander	Armidale	15/4/86	42	40	Elton	30/12/87	75	GA Cruikshank Inverell & T Baird Dubbo 1891 Camden Park Estate 1903 AH Belfield 1906 CBCS 1906 AH Belfield 1910 PL Belfield 1910 CBCS 1910 Freehold 1919	86-9
86-052	Bigg	Henry Edward	Armidale	15/4/86	42	100	Gara	20/8/86	186	G Lewis is removing his improvements Legalised by Act of Parliament being improperly confirmed 1888) AE Bigg 1894 J Gordon & RJ King Young 1895 AE Bigg 1905 BNSW 1905 Freehold 1918	77-432 78-950 84-171
86-055	Ladergan	William	Black Mountain	15/4/86	42	67	Wentworth			Disallowed as no land available 11/6/1886	69-157
86-061	Oates	Thomas	Guyra	22/4/86	42	70	Wentworth & Lagune			Improvements House £30 Garden £15 Shed £15 Stockyard and pig pen £10 Dam £10 Cultivation paddocks £30 Disallowed vagueness of description and within leasehold area 11/6/86	84-127
86-063	Finlayson	Kenneth	Armidale	22/4/86	42	93	Wollomombi			Refused on leasehold land 11/6/86	66-45 80- 277,295, 456 84-108
86-064	Jenkins	George Henry Vaughan	Armidale	22/4/86	42	200	Clevedon	12/1/87	167	Baird & Cruikshank 1888 GHV Jenkins 1896 AMP 1896 Crown grant to AMP 1900	79-167 83- 140,186 86- 11,64 02-163
86-074	Cundy	Thomas	Wollomombi	6/5/86	26	40	Wollomombi & Urotah	14/11/87	18	T Sisson Hillgrove 1894 JB Sperling Armidale 1900 T Sisson 1900 R Blaxland Armidale 1902 JB Sperling 1904 EAV Coventry Armidale 1904 Balance paid 1919	69-195
86-075	Sims	John	Greenbank Uralla	6/5/86	26	40	Saltash	2/9/87	17	ES Sims 1918 Balance paid 1919	07- 16,109 12-8
86-078	Moore	Samuel	Guyra	13/5/86	26	85	Falconer			Disallowed within crown lease 85-34 15/6/86. Reversed by Land Board 5/1/87. Refused by Minister on application of Richard Gallagher 7/4/87	
86-080	Schaefer	Charles	Armidale Gully	13/5/86	42	165	Clevedon	20/8/86	77	H. Schaefer 1900 CBS 1905 H Schaefer 1912 JC Schaefer 1912 CBS 1912 JC Schaefer 1925 AMP 1925 Balance paid 1925	77-92
86-081	Ward	Mary Ann	Hillgrove	13/5/86	42	50	Metz			Disallowed as being embraced in former application 15/6/86	85-77
86-082	McIntyre	Duncan	Armidale	13/5/86	42	100	Hillgrove	31/5/87	63	J, A McIntyre & J Moore (executors) 1905 Balance paid 1919	(page torn)
86-086	Finlayson	Kenneth	Armidale	20/5/86	42	100	Wollomombi	16/11/87	16	J,R & KA Finlayson 1909 Balance paid 1919	66-46 70- 82,84- 268
86-090	Armstrong	Selena Maria Elizabeth	Eversleigh	27/5/86	26	87	Duval	20/8/86	106 and 111	W Armstrong 1898 CG Wilson 1899 Permanent Trustee 1905	

CONDITIONAL PURCHASE NUMBER	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA ACRES	PARISH	DATE OF CONFIRMATION BY BOARD	PORTION	NOTES AND SUBSEQUENT SALES	SERIES
										R Moorhead 1905 BNSW 1905 R Moorhead 1916 Crown Grant to R Moorhead 1919	
86-091	Harper	William Douglas	Armidale	27/5/86	42	53	Duval		105	Disallowed as within ACP Johnstone and Belfield 18/6/86	62-40
86-092	McNeil	Duncan	Uralla	27/5/86	26	41	Saltash		23	Disallowed within School Reserve 16/7/86	
86-102	Bindley	Alexander	Castledoyle	17/6/86	26	50	Tiverton	15/11/87	143	GW Dight & R Blaxland Armidale 1893 A Bindley 1900 GJ McDonald Armidale 1900 D&GJ McDonald 1913 Balance paid 1919	14-31
86-104	Wright	Margaret	Armidale	1/7/86	47	79	Saumarez	10/8/86	275	Cancelled CP of TJ Wright W Wright 1892 Crown Grant to W Wright 1897	
86-108	Starr	Thomas John	Castledoyle	8/7/86	42	40	Tiverton			Disallowed not adjoining former series 18/11/87	85-12
86-109	Finlayson	Kenneth	Armidale	8/7/86	42	100	Wollomombi			Disallowed as separated from former series by leasehold area of pastoral holding of Wollomombi 11/11/87	70-30 72- 20,120,1 34 77- 134,367, 375 80-337 81-2,7
86-112	Wright	John	Armidale	15/7/86	42	52	Tiverton	16/11/87	148	CBS 1897 J Wright 1900 CJ & PJ Post Uralla 1900 S Cochran Mt McDonald 1905 Balance paid 1915	81-237 83-88 86-3
86-113	Williams	Peter	Black Mountain	22/7/86	26	160	Exmouth	24/3/87	80	BNSW 1891 P Williams 1898 Balance paid 1919	
86-114	Fearby	William	Uralla	22/7/86	42	58	Saltash			Withdrawn 21/9/86	74- 126,164 78-557
86-115	Wright	Thomas John	Armidale	22/7/86	42	120	Tiverton			Disallowed as under lease by George Schaefer 1/12/86	81-209 85-79
86-116	Dawson	Elis Hare	Armidale	22/7/86	42	40	Dumaresq			Refused in Belfield's leasehold 15/4/87	75-18 81-64
86-117	Martin	William Jnr	Saumarez Ponds /Eversleigh	29/7/86	26	320	Elton		28	(Improvements £66) Disallowed land not available 21/9/86	
86-122	Wright	John	Armidale	12/8/86	42	40	Tiverton	16/11/87	147	CBS 1897 J Wright 1900 CJ & PJ Post Uralla 1900 S Cochran Mt McDonald 1905 S Cooper (i.e. S Cochran now married) 1910 Balance paid 1915	81-237 83-88 86- 3,112
86-125	Munday	John	Eversleigh	19/8/86	26	320	Elton		80	Disallowed land not available 11/9/86	
86-126	Menijes	John	Uralla	26/8/86	42	80	Lawrence		89	Disallowed no land available 1/12/86	75-129 77-376 78- 135,480
86-127	Menijes	John	Uralla	26/8/86	26	183	Lawrence	3/3/87	74	AJSB 1893 A Menzies Salisbury Plain 1900 Crown Grant to A Menzies 1909	87-4
86-129	Gallagher	Richard	Guyra	9/9/86	26	100	Falconer	31/5/87	190	Balance paid 1917	
86-133	Dutton	Sophia Hume	Guyra	16/9/86	42	40	Falconer	25/3/87	146	LP Dutton 1907 CBS 1908 LP Dutton 1915 BNSW 1915 Balance paid 1918	84-429
86-134	Fearby	William	Uralla	16/9/86	42	58	Saltash			BNSW 1886 Disallowed original CP is	74- 126,164

CONDITIONAL PURCHASE NUMBER	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA ACRES	PARISH	DATE OF CONFIRMATION BY BOARD	PORTION	NOTES AND SUBSEQUENT SALES	SERIES
										freehold 1/12/86	78-557
86-138	McCully	Mary Elizabeth	Puddledock	30/9/86	42	47	Tilbuster	8/3/87		CB 1888 ME McCully 1890 Union Bank of Australia 1890 M Read 1895 J & SH Read 1898 J Read 1903 BNSW 1904 J Read 1916 Balance paid 1918	73-117 79-476
86-147	Oates	Thomas	Guyra	28/10/86	42	70	Wentworth & Lagune (Clarke)			Disallowed within CP 84-127 15/6/87	84-127
86-148	Ward	Mary Ann	Hillgrove	28/10/86	42	60	Metz	17/11/87	Probably 145	Forfeited 3/1891 ACPI0-182 LC Rowland	85-77
86-158	Ross	Horace Duncan Hall	Walcha	4/11/86	42	250	Eastlake	30/12/87	87	T H Ross 1892 CBCS 1892 W Thorley Walcha 1899 CBCS 1899 CM Marsh Sydney & CS Thorley (trustees) 1905 CS & CE Thorley 1908 Balance paid 1918	85-41 91-224
86-159	Ladergan	William	Black Mountain	4/11/86	42	156	Wentworth			Disallowed within leasehold area 5/1/87	69-157
86-167	Ryan	Charles George	Black Mountain	4/11/86	42	40	Wentworth	24/3/87	26	CBS 1891 C Mott Warialda 1899 Balance paid 1919	71-63,68 74-369,370 79-249,252 82-77,184,2 08.260 85-58
86-172	Crapp	William	Uralla	11/11/86	26	320	Saltash			Disallowed converted pre-lease G Weston 3/1/1888	
86-174	Brakin	John	Armidale	16/12/86	26	395	Tiverton	17/6/87	82 83 85	83 & 85 declared void 3/12/86 CBS 1891 J Brakin 1893 JS Power Armidale 1893 CBS 1893 JS Garlinge Armidale 1902 (formerly JS Power now married) GCL McMillan Armidale 1904 RI Harvey Long Swamp Rd 1909 Govt Savings Bank 1909 RI Harvey 1913 Balance paid 1919	
86-176	Fearby	Frank William	Rocky river	16/12/86	46	90	Saltash	15/11/87	19	W, FW, JT, PW, KF Fearby Greylands 1905 FW, JT, PW, KF Fearby & EEA Gardiner 1919 Balance paid 1920	
86-178	Brakin	William	Rockvale	23/12/86	42	100	Clevedon	14/11/87	81	E Braken 1904 Australian Bank of Commerce 1910 E Braken 1916 R Braken 1916 ABC 1916 Balance paid 1919	77-281 82-237
87-004	Menijes	Alexander	Uralla	6/1/87	42	161	Lawrence	22/6/87	68	AJSB 1893 A Menzies Salisbury Plains 1900 Crown Grant to A Menzies 1909	86-127-183

CONDITIONAL PURCHASE NUMBER	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA ACRES	PARISH	DATE OF CONFIRMATION BY BOARD	PORTION	NOTES AND SUBSEQUENT SALES	SERIES
87-007	Fury	Ellen	Armidale	6/1/87	42	45	Gara	32/3/87	47	J Fury 1899 RT Vyner Armidale 1908 S Hillard Armidale 1909 Balance paid 1919	65-37 66-109 79-191 82-139
87-013	Ladergan	William	Black Mountain	27/1/87	26	53	Wentworth	30/12/87	75	Improvements some fencing J Ladergan 1888 CG & EM Ryan Green Hills Guyra 1904 HR Gibson Armidale 1913 CG&EM Ryan 1913 HR Gibson 1915 BNSW 1915 Balance paid 1919	78-521 86-17
87-017	Bigg	Henry Edward	Armidale	27/1/87	42	40	Donald	29/12/87	193	AE Bigg Swallowfield 1894 J Gordon & RJ King Young 1895 J Gordon 1902 J Gordon and GC King 1902 AE Bigg Thalgarrah 1905 NBSW 1905 Balance paid 1919	76-412 78-460 80-174 84-13
87-018	Murray	Michael	Salisbury	3/2/87	26	320	Sandon	4/5/88	55	BNSW 1901 M Murray 1903 D Sharpe 1903 BNSW 1903 D Sharpe 1909 J Ferris Wollun 1909 CBCS 1912 J Ferris 1915 U Smith Randwick, WC Higginbotham, AW Simpson Armidale 1915 WH Palmer (assignee for bankrupted estate of J Ferris)1918 AW Simpson 1918 BNSW 1918 AW Simpson 1920 RG McCleneghan Wollomombi 1920 BNSW 1920 Balance paid 1924	
87-020	Ryan	Patrick	Salisbury	30/2/87	26	58	Blacknote	22/3/87	308	Auction sale 27/6/86 E Cahill Salisbury BNSW 1900 E Cahill 1908 EW Cahill 1915 Crown Grant to EW Cahill1916	
87-022	Jenkins	George Henry	Armidale	10/2/87	42	40	Clevedon			Refused within WR 881 25/3/87	79-167 83-140, 186 86-11, 64
87-026	Thorley	William	Salisbury	24/2/87	26	40	Eastlake	8/3/88	85	Forfeited 1890 J Ryan CP93-17	
87-031	Thorley	William	Salisbury	24/2/87	42	40	Eastlake	8/3/88	86	CBCS 1899 CM Marsh Sydney, CS Thorley (executors) 1905 CS Thorley & CE Maltby 1909 Balance paid 1918	178-190 79- 155,261 80-200 184-310
87-032	Ryan	John	Salisbury	24/2/87	42	80	Salisbury	23/3/87	89	Void CP of MH Marsh BNSW 1890 P Ryan 1895 W Carlon Salisbury 1895 BNSW 1895	68-50 75-334 76-199 78-231, 757
87-034	Carlon	James	Salisbury	3/3/87	26	142	Salisbury	29/3/87	203 & 157	Ballot took place, TE Buckley unsuccessful land shown open on maps but said by C McLeod to be his CP76-448. Crown Grant to Carlon 1901	
87-035	Cruickshank	George Alexander	Herbert Park	3/3/87	42	266	Donald	12/7/88	195	GHV Jenkins Herbert Park 1896 AMP 1896 Crown Grant to AMP 1900	68- 11,12 73-254
87-	Ryan	John	Salisbury	3/3/87	42	50	Salisbury	26/5/87	107	BNSW 1890	See 87-

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036										P Ryan 1895 W Carlon 1895 BNSW 1895 Balance paid 1919	32
87-037	McCarthy	John	Armidale	3/3/87	26	320	Urotah	4/5/88	14	Forfeited 1890	
87-041	Hamilton	William	Wollomombi	17/3/87	26	320	Wollomombi	4/10/88	4	CBCS 1892 W Hamilton 1901 JH& DJ Williams Boorolong 1901 BNSW 1901 JH&DJ Williams 1903 HF Mitchell Armidale 1903 CBCS 1903 HF Mitchell 1903 EAV Coventry 1903 Balance paid 1915	04-07
87-044	Hargrave	Richard	Harewood Armidale	24/4/87	42	310	Wollomombi	11/3/89	25	AJSB 1894 JB Sperling & FC Morse Hillgrove 1901 AJSB 1901 Sperling & Morse 1904 D McDonald Armidale 1906 BNSW 1906 D McDonald 1914 AO Coventry & 7 others 1917 Crown Grant to Coventry family 1919	178-426 93-17,29
87-046	Blomfield	Edwin Cordeaux	Boorolong	24/3/87	42	121	Blacknote	14/11/87	104	Blomfield executor to estate of MH Marsh CBCS 1895 EC Blomfield 1896 Union Bank 1896 EC Blomfield 1898 AA Dangar 1898 Crown Grant to AA Dangar 1907	77-104 79-86
87-049	Berry	George	Armidale	24/3/87	42	92	Yarrowyck	26/5/87	14	(Improvements fenced by Berry as CP1884-247 disallowed as beyond regulation limit of frontage BNSW 1891 G Berry 1894 J Moffatt Yarrowyck 1894 CBCS 1894 B, WT, JM & G Moffatt 1909 Balance paid 1919	84-247
87-051	Bruen Marsh Estates	Daniel	Puddledock Salisbury	7/4/87 4/9/13	26	120 127	Tilbuster	29/12/87	80	Original selection to Daniel Bruen forfeited 1893, crossed out and second entry added. No entry for payment by Marsh. Then selected by Marsh. Then selected by O'Dea 92-22, unlikely that Marsh Estates would have bought this. [Later note: Charles Marsh did own Guyra at one point, so this could be a stray portion from that time]	
87-052	Ryan	Joseph Edward	Black Mountain	7/4/87	42	40	Falconer	29/12/87	191	CBCS 1891 C Mott Warialda 1899 Balance paid 1919	78-81 82-209,219, 244 85-13,197
87-055	Gardiner	Alexander Henry	Armidale	14/4/87	26	100	Urotah	4/5/88	22	T Sisson Hillgrove 1893 GW Dight & R Blaxland 1893 T Sisson 1900 JB Sperling 1900 T Sisson 1900 R Blaxland Armidale 1902 TJ Sperling 1904 EAV Coventry 1902 Coventry family 1920 Crown Grant to CG Coventry 1922	09-137
87-057	Dutton	Archibald Francis	Armidale	21/4/187	42	80	Falconer	26/5/87	94	(Improvements ring fencing done by him believing it was	69-135 70-7

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										his land). Applied for by him CP84-433 but for 'unaccountable reason' excluded LP&AP Dutton 1907 LP Dutton 1908 CBS 1908 LP Dutton 1915 BNSW 1915 Balance paid 1918	84-433
87-058	Fearby	Paul Wright	Uralla	21/4/87	42	40	Saltash			Disallowed 40 acres not available 12/6/87	76-109 78- 364,560, 389,567 79- 151,188 -564
87-059	Finlayson	Kenneth	Armidale	21/4/87	42	94	Wollomombi	16/11/87	22	J.R & KA Finlayson 1907 Balance paid 1919	66-45 80- 277,295, 456,108
87-060	Finlayson	Kenneth	Armidale	21/4/87	42	100	Wollomombi			Disallowed as excessive frontage to Wollomombi river 27/5/87	69-88 70- 99,98,14 6
87-061	Smith	Charles	Uralla	21/4/87	26	45	Uralla	26/5/87	117	Crown Grant to C Smith 1899	89-91
87-064	Cundy	William	Wollomombi	12/5/87	26	80	Hargrave			Disallowed area not available 13/9/87	
87-065	Finlayson	Kenneth	Wollomombi	19/5/87	42	40	Wollomombi	16/6/87	106	J&D Finlayson, executors 1898 J.R & KA Finlayson 1904 Balance paid 1919	66- 46,70- 82 84- 268,86- 86 87-65
87-070	Cashen	John	Invergowrie	26/5/87	26	200	Elton	4/10/88	77	GA Cruickshank Inverell & T Bank Dubbo 1894 Camden Park Estate 1903 AH Belfield 1906 CBCS 1906 AH Belfield 1910 PL Belfield 1910 CBCS 1910 PL Belfield 1919 EH Belfield 1919 CBCS 1919 Balance paid 1920	06-107
87-071	Finlayson	Kenneth	Wollomombi	26/5/87	42	50	Wollomombi	6/6/88	27	J, R & KA Finlayson 1904 WJ McLennan Kilcoy 1916 BNSW 1916 Balance paid 1920	73-305 77-157
87-075	Blanch	John	Uralla	2/6/87	42	99	Uralla	30/12/87	397	E Blanch Armidale 1901 JR Blanch Uralla 1913 BNSW 1913 Crown grant to BNSW 1918	84-212 CSC 1859
87-077	Egan	John	Armidale	16/6/87	42	91	Hargrave	14/11/87	72	BNSW 1889 J Egan 1896 AJSB 1896 WH Allingham Armidale 1905 AJSB 1905 WH Allingham 1910 W Allingham 1912 Balance paid 1920	79-136 15-8
87-082	Heagney	John Martin	Puddledock	30/6/87	42	120	Springmount	29/12/87	89	GHV Jenkins Armidale 1887 AMP 1896 Crown grant to AMP 1901	75- 240,241 76- 236,244, 253,365, 372 81-132 84-97
87-085	Bourke	Henry	Salisbury	14/7/87	26	520	Devon	4/5/88	13	J Bourke Kentucky 1892 MA Bourke & J Cahill (executors) 1920 Balance paid 1923	10-124

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87-086	Everett	Thomas John	Uralla	14/7/187	26	280	Arding			Disallowed land not available 1/9/87	
87-087	Champion	Charles Henry	Uralla	14/7/87	26	110	Uralla	8/3/88	134	Forfeited 1890 ACP John Fletcher 1890-31	
87-088	Allingham	Christopher	Armidale	14/7/87	26	40	Cooney or Metz			Disallowed within reserve 12/9/87	
87-089	Egan	Martin	Uralla	14/7/87	26	304	Gostwyck	14/11/87	97-8, 109, 112, 119, 126	BNSW 1893 Balance paid 1920	15-15
87-090	McDonald	John	Tamworth	21/7/87	42	263	Blacknote	21/1/88	123,1 24, 380	Includes voided CP84-514 CM Marsh Uralla 1895 GH Green Bathurst 1895 CM Marsh 1895 FA, JW & RL MacDonald(executors) 1895 CM Marsh 1898 AA Dangar 1898 Crown grant to AA Dangar 1907	74-202 77-103
87-091	Hack	Alfred James	Armidale	21/7/87	47	41	Cooney	19/11/89	113	Voided CP J Moore Disallowed land not available 1888 Hack appealed, Armidale Land Board disallowed, matter to go to the Supreme Court (<i>Australian Town and Country JI</i> 29 Dec 1888) <i>Evening News</i> 24 Dec 1888 Hack vs Brereton, Brereton in lawful possession of land before 21/7/1888 when Hack applied for selection. Confirmed 1889 Crown grant Hack 1910	
87-092	Davidson	William Graham	Uralla	28/7/87	26	500	Uralla			Disallowed as land previously selected by GH Champion 5/9/87	
87-097	Rixon	Frederick	East View Uralla	8/9/87	42	170	Arding	18/10/88	117	FJ Rixon Jnr 1893 M Davidson Uralla 1894 F Rixon Jnr 1898 WJ Blake Uralla 1898 HP Rixon 1905 W Rixon 1906 SC Cooper Rocky River 1907 BNSW 1907 Balance paid 1919	77-259
87-098	McCully	Mary Elizabeth	Armidale	8/9/87	42	65	Tilbuster	12/7/88		Disallowed 1896 (not clear why as had paid instalments to 1895)	
87-106	Read	Lily	Armidale	22/9/87	26	40	Donald	1/7/88	36	J & SH Read 1898 SH Read 1903 Crown Grant to SH Read 1921 <i>Cases determined by the Land Court of NSW</i> 1893, p. 179. Armidale Local Land Board recommended forfeiture and conditions of residence and fencing not complied with. Court heard that Read due to a quarrel with her relations, was forced to go into domestic service to earn her living. 'The Court has always held that a selector can leave his selection if it is necessary to make a living'. As only a small amount of fencing not completed, and has been now, the Court recommended a waiver of forfeiture.	88-55 91-154
87-108	Baird & Cruickshank	Thomas George Alexander	Dubbo Inverell	13/10/87	42	320	Clevedon	9/3/88	83	CB 1892 J Gordon & RJ King Young 1895 J Gordon 1902 HE Bigg Thalgarrah 1902	71-96 73-282 16-50

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										HW Curtis Brooklyn Armidale 1902 J Gordon & RJ King 1902 HW Curtis 1911 MLC 1916 Perpetual Trustee 1916 Balance paid 1920	
87-110	Geary	William	Yarrowyck	27/10/87	26	40	Elton	26/11/87 28/2/90	120	JL Mitchell 1893 Crown grant to Mitchell 1906	07-127
87-116	Moore	John	Armidale	24/11/87	42	40	Tiverton	4/10/88	150	R Davies Armidale 1888 TJ Starr Armidale 1892 BNSW 1903 TJ Wright 1903 TJ Wright, A Starr 1903 J Cochran 1903 Crown Grant to J Cochran 1909	74-359
87-117	Heagney	John Martin	Puddledock	24/11/87	26	454	Exmouth	12/12/88	104	C Heagney 1914 Crown Grant to C Heagney 1922	10-749
87-118	Williamson	Thomas	Armidale	1/12/87	26	43	Exmouth	29/12/87	7	J Holohan Armidale 1893 J Tierney Pinch Flat 1894 A Williamson Pinch Flat 1989 CG Wilson 1899 A Williamson 1901 AF & WH Warner 1901 CBS 1904 AF & WH Warner 1905 AF Warner 1905 CBS 1905 AF Warner 1907 JA Chisholm 1907 BNSW 1907 JA Chisholm 1911 J Braund 1911 CBCS 1911 J Braund 1916 GK Bennett 1916 CBCS 1916 GK Bennett 1916 JA Smith 1916 BNSW 1916 JA Smith 1918 WH, C & GR Allingham 1918 BNSW 1918 Balance paid 1919	
88-001	Denton	James Henry	Black Mountain	19/1/88	42	80	Falconer		134,154	Improvements fences, framework of hut Disallowed 15/3/88 within reserve (claimed to be on his reserved land and leasehold)	83-43 84-138
88-002	Austin	William	Armidale	19/1/88	26	350	Arding		91,337,471	Forfeited 21/7/1884 Disallowed land not open for selection 15/3/88	
88-003	Vickery	James	Uralla	19/1/88	42	40	Arding	9/3/88	370	Crown Grant to J Vickery 1904	77-508 78-386, 604, 619
88-005	Carpenter	John Nicholas William Charles Graham	Uralla	16/2/88	26	92	Dangarsleigh	8/5/88	187 & 188	Improvements ringbarking JN Carpenter 1894 FJ White 1895 FJ & JC White 1900 Crown Grant to FJ&JC White 1904	
88-009	Walsh	Denis	Walcha	1/3/88	26	456	Eastlake		156	Improvements old drafting yard of 156 and salt shed on 158 Disallowed previously allowed to Marsh CP85-191 9/5/88	
88-013	Kelly	James	Pint Pot Armidale	29/3/88	42	400	Donald	5/10/88	172	Improvements old fencing and ringbarking £100 BNSW 1889 J Kelly 1899 EA Cooper 1899 P Hanlan 1902 JB Fitzgerald (executor) 1913	77-469

CONDITIONAL PURCHASE NUMBER	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA ACRES	PARISH	DATE OF CONFIRMATION BY BOARD	PORTION	NOTES AND SUBSEQUENT SALES	SERIES
										BNSW 1913 JB Fitzgerald 1919 Balance paid 1920	
88-014	Carlton	William	Salisbury Plains	5/4/88	26	120	Mihi	12/12/88	10	Forfeited CP 5/3/88 Improvements old fencing NB parish map portion 10 is 356 acres, part ACP11-43 Stephen Carlton 11 May 1911 S2375 Claimed 640 acres reduced to 120 acres 14/5/88. Ballot held for land unsuccessful applicants A Carlton, S Carlton, BD Williams, T & H Townsend. PT Shanahan 1922 W Carlton 1922 Crown grant to W Carlton 1922	90-122
88-015	Duffy	Bryan	Armidale	5/4/88	26	640	Mihi		10	Disallowed as land allocated to W Carlton 9/5/88	
88-016	Finlayson	Donald	Forglen Armidale	5/4/88	26	138	Urotah	29/4/89	40	M, D & K Finlayson 1910 KJ Finlayson 1914 Crown Grant to Finlaysons 1921	94-12 08- 8,86,209
88-018	McDonald	Donald	Armidale	12/4/88	26	120	Tiverton	4/10/88	152	J Cochran 1903 Crown Grant to J Cochran 1921	88- 66,71 89- 12,91- 196 99- 73,03- 46 10- 127,128
88-019	Finlayson	Kenneth	Conningdale Armidale	12/4/88	42	40	Wollomombi	29/4/89	77	J&D Finlayson 1898 J,R & KA Finlayson 1904 Coventry family 1916 Balance paid 1920	78-516, 571, 1908-33
88-021	Finlayson	Kenneth	Conningdale Armidale	19/4/88	26	40	Wollomombi	12/12/88	13	Forfeited 1890	
88-023	House	William	Rockwood Uralla	26/4/88	26	50	Lawrence	6/6/88	204	Forfeited 1891	
88-030	McDonald	Donald	Armidale	17/5/88	42	40	Tiverton			Disallowed 8/6/88	
88-033	Carpenter	Job	Uralla	7/6/88	26	53	Dangarsleigh	12/7/88	185	CG Wilson 1894 J Carpenter 1894 FJ&JC White 1894 Crown grant to White Bros. 1904	
88-034	Dutton	Archibald Francis	Guyra	14/6/88	42	100	Falconer	12/7/88	149	PL&AP Dutton 1908 PL Dutton 1908 CBS 1908 LP Dutton 1915 BNSW 1925 Balance paid 1918	88-31 85- 139,161
88-042	Handebo	Edward	Puddledock	21/6/88	26	100	Springmount	3/10/88	79	Listed for auction sale 28/9/88. Balance paid 1921	
88-043	Handebo	Charles Warren	Puddledock	28/6/88	26	74	Springmount	29/4/89	13	Improvements partly ringbarked CW Wilson 1896 HW Fittler 1898 CG Wilson 1898 HW Fittler 1907 DH Teege 1907 CG Wilson 1907 DH Teege 1909 Balance paid 1910	11-63
88-044	Collins	Sharon	Black Mountain	28/6/88	26	150	Boorolong	2/7/89		CBS 1893 S Collins 1893 BNSW 1905 S Collins 1917 R Bell 1924 Balance paid 1924	12-48
88-045	Pleffer	Walter Pearson	Black Mountain	28/6/88	42	50	Exmouth	3/10/88	59	Forfeited by Lauder 1887 Listed for auction 27/2/88 BNSW 1890	84-243 95-57 90-173

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										WP Pleffer 1890 GHJ Price 1890 BNSW 1890 GHJ Price 1900 RW Yeoman 1900 Crown grant to RW Yeoman 1921	
88-046	Cleghorn	William	Uralla	28/6/88	42	135	Arding			Warned that in CP74-273. Refused as application in name of AJSB 29/7/88 Armidale Local Land Board minutes 3/10/88 not holder of ACP at time of application	88-18
88-047	McDonald	Donald			42	40	Tiverton			Not picked up from register, but Land Board 3/10/88 disallowed as ACP not confirmed	
88-048	Cleghorn	William	Uralla	5/7/88	42	106	Arding	2/4/90	119	AJSB 1890 P Long Rocky River 1908 R Noakes Uralla 1909 SC Cooper Rocky River 1917 Crown Grant to SC Cooper 1922	74-48 76-145, 273
88-055	Read	Lily	Armidale	23/8/88	42	40	Donald	3/10/88	160	Forfeited CP of C McLean (Listed for auction 2/11/88) M, J & SH Read 1903 SH Read 1903 Balance paid 1921 <i>Cases determined by the Land Court of NSW 1893, p. 179.</i> Armidale Local Land Board recommended forfeiture as conditions of residence and fencing not complied with. Court heard that Read due to a quarrel with her relations, was forced to go into domestic service to earn her living. 'The Court has always held that a selector can leave his selection if it is necessary to make a living'. As only a small amount of fencing not completed, and has been now, the Court recommended a waiver of forfeiture.	87-106
88-057	Geary	Catherine	Uralla	6/9/88	26	100	Yarrowyck		5	Disallowed as married woman not having a separate estate from her husband Armidale Land Board Minutes 3/10/88	
88-059	Geary	John	Armidale	13/9/88	26	100	Yarrowyck	12/12/88	5	J Moffatt Yarrowyck 1895 CBCS 1895 B, WT, JM, G Moffatt (executors) 1909 WT, JM, G Moffatt (executors) 1920 Crown Grant to above 1922	07-255
88-060	Finlayson	Kenneth	Conningdale Armidale	27/9/88	42	297	Wollomombi	12/12/88	29 & 70	J & D Finlayson (executors) 1898 J, R & KA Finlayson 1907 Crown grant to above 1922	66-46,70-82 84-268, 86-86,87-65
88-066	McDonald	Donald	Armidale	4/10/88	42	40	Tiverton	14/8/89	154	J Cochran 1903	88-18, 71 89-12,91-196 99-73,03-46
88-067	Deiderick	John	Black Mountain	1/11/88	26	80	Exmouth	12/12/88	101	S Cross Armidale 1897 AM Strahle Armidale 1897 S Cross Armidale 1898 AF & WH Warner 1902	

CONDITIONAL PURCHASE NUMBER	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA ACRES	PARISH	DATE OF CONFIRMATION BY BOARD	PORTION	NOTES AND SUBSEQUENT SALES	SERIES
										CBS 1904 AF&WH Warner 1905 AF Warner 1905 CBS 1905 AF Warner 1907 JA Chisholm 1907 BNSW 1907 JA Chisholm 1911 J Braund 1911 CBCS 1911 J Braund 1916 GK Bennett Randwick 1916 CBCS 1916 JA Smith Roseville 1916 BNSW 1916 AL Smith 1920 WH, C&GR Allingham 1920 BNSW 1920 Crown grant to BNSW 1922	
88-069	Frost	Henry	Conningdale Armidale	7/8/88	42	40	Urotah	14/8/89	45	J Trim Armidale 1890 H Frost Hillgrove 1901 KJ Finlayson Forglen 1901 Coventry family 1909 AT Coventry 1923 Balance paid 1923	82-65
88-071	McDonald	Donald	Armidale	13/12/88	42	40	Tiverton	14/8/89	156	H Cochran 1903 Crown Grant to H Cochran 1922	18-66
89-003	Tolley	Walter	Uralla	17/1/89	26	57	Saltash	12/3/89	21	Forfeited 12/12/88 Forfeited 1890	
89-004	Marsh	Herbert	Riverside, Armidale	17/1/89	26	140	Saltash		14 & 158	Forfeited 12/12/88 Disallowed land not available 13/3/89	
89-012	McDonald	Donald	Armidale	14/2/89	42	75	Tiverton	19/11/89	158	Lease 85-55 J Cochran Kellys Plains 1903 Crown Grant to J Cochran 1922	88-18,66,71 91-196 99-73,02-46
89-020	Murray	John Jnr	Wollun Platform	21/3/89	26	210	Sandon	3/4/90	70	BNSW 1911 J Murray Jnr 1919 Balance paid 1922	10-252
89-025	Harvey	Richard Isiah	Castledoyle	21/3/89	42	40	Tiverton	28/3/90	159	A Gallagher Armidale 1906 JL Holland Armidale 1910 BNSW 1910 JL Holland 1912 Australian Bank 1912 JL Holland 1914 NZ Loan and Mercantile Agency 1914 JL Holland Chatswood 1920 AMP 1920 Balance paid 1921	74-368 76-194 78-328,350,372 79-143 82-197 84-277
89-028	Fraser	Duncan	Wollomombi	4/4/89	26	320	Wollomombi	26/2/90	30	Forfeited 1891	
89-033	Sims	James	Wollomombi	11/4/89	26	50	Wollomombi	26/2/90	34	W Hamilton Armidale 1895 JH&WD Hamilton 1901 BNSW 1901 JH&WD Hamilton 1903 HF Mitchell Newholme 1903 CBCS 1903 HF Mitchell 1903 EAV Coventry 1903 E Coventry 1906 Coventry family 1912 AT Coventry 1923 Balance paid 1928	19-217 (?)
89-051	Read	Mary	Armidale	13/6/89	26	40	Donald	15/1/90	184	Forfeited 1891 (no payments)	
89-052	McMillan	John	Armidale	13/6/9	26	42	Tiverton	14/8/89	145	Forfeited June 1890 no payment	
89-054	Walsh	Mary Ann	Uralla	20/6/89	26	54	Salisbury		176	Disallowed previously selected by Mr Marsh 14/8/89 (Unable to identify selection)	

CONDITIONAL PURCHASE NUMBER	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA ACRES	PARISH	DATE OF CONFIRMATION BY BOARD	PORTION	NOTES AND SUBSEQUENT SALES	SERIES
89-056	Finlayson	Kenneth	Armidale	4/7/89	42	130	Wollomombi	15/8/90	41	J, KA & R Finlayson 1889 Coventry family 1916 CG Coventry 1923 Balance paid 1923	78-556, 571 88-40 08-33
89-058	Heffernan	William	Salisbury	4/7/89	26	90	Salisbury		146	Disallowed no land available 14/8/1890	
89-075	Marsh	Herbert Greenup	Yarrowyck	22/8/89	42	53	Saltash	9/5/90	24	CB 1890 B, WG, JM & G Moffatt (executors) 1909 WG, JM & G Moffatt (executors) 1920 Balance paid 1923	83-44 86-21
89-076	Sisson	Thomas	Hillgrove	5/9/89	26	200	Wollomombi	15/7/90	45	CBS 1894 T Sisson 1900 JB Sperling Armidale 1900 T Sisson 1900 R Blaxland Armidale 1902 JB Sperling 1904 EAV Coventry widow 1904 Coventry family 1920 AT Coventry 1923 Balance paid 1923	90-315 96-5 10-265 12-7
89-082	McCully	Mary Elizabeth	Armidale	31/10/89	26	320	Tilbuster		111	Disallowed as applicant did not have certificate of abandonment of former CP. 14/1/1890	
89-088	Bank of New South Wales		Armidale	5/12/189	42	320	Tilbuster		111	Authority for Bank from Mr WM Harris, declaration that original CP held by way of mortgage. Land in excess of allowed for ACP and applied for CP89-82 McCully. Application refused 24/1/1890.	72-98 76-96
89-091	Smith	Charles	Uralla	19/12/89	42	111	Uralla	7/4/91	140	Crown grant to C Smith 1896	87-61

Table 2: Conditional purchase applications 1890 to 1894

The applications for the county of Sandon from 1890 to 1894 were abstracted from the following two series:

- Armidale Lands Office, Conditional Purchase Register, New England and Regional Archives, series 14455, 33/5137-5165.
- Armidale Lands Office, Register of Conditional Purchases for the Land District of Armidale, New England and Regional Archives, series 19465, 33/5185.

Most were abstracted from the first, but as the volumes from mid-1891 to the end of 1892 are missing, the second register was used for that period. All applications are under the 1884 act unless otherwise noted in the column 'Section'. There are two parallel registers as the Lands Department adopted the practice of starting new registers when the previous one was deemed to be full. Only live selections were transcribed to the new register and many details of their previous dealings were omitted.

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
89-172	Harn	William	Daisy Hill	31/7/90	42	48	Harnham	15/6/91	72	D Dawson 1908 Crown grant Dawson 1908	68-6
90-003	Moon	Giles	Guyra	2/1/90	24/26	100	Falconer	10/3/90	182	Crown grant Moon 1906	84-4, 214
90-004	Moore	William	Guyra	2/1/90	24/26	500	Falconer	10/3/90	183	Later subdivided into 183 and 253 AJSB 1890 R Gallagher 1907 CBS 1907 Crown grant AJSB 1903 (part CP90-4) R Gallagher 1920 E Moore 1920	77-62, 109, 78-625, 82-260, 84-96, 185, 508
90-007	Finlayson	Kenneth	Armidale	9/1/90	24/26	76	Wollomombi	10/3/90	23	J&S Finlayson 1898 J,R&KA Finlayson 1907 Balance 1905	66-45, 80-277,295, 456, 84-108, 87-59
90-008	Jenkins	George	Armidale	9/1/90	24/26	199	Springmount	10/3/90	91	AMP 1896 Crown grant AMP 1901	75-240, 241, 76-236,244, 253,365, 372, 81-132,84-97, 87-82
90-009	McCully	Mary	Armidale	16/1/90	26	320	Tilbuster			Refused applicant declined to accept modification 2/4/90	
90-015	Faint	John	Armidale Gully	23/1/90	42	100	Clevedon	15/6/90	153	BNSW 1894 J Faint 1900 WJ,MA, RH & AB McLennan Kilcoy 1900 BNSW 1900 WJ,MA, RH & AB McLennan Kilcoy 1903 BNSW 1914 Balance 1923	84-137
90-016	Bigg	Henry	Armidale	23/1/90	42	82	Donald	20/4/90	194	AE Bigg Swallowfield 1894 J Gordon & RJ King Young 1895 J Gordon 1902 J Gordon & RJ King 1902 AE Bigg Thalgarrah 1905 BNSW 1905 Balance 1905	76-412, 460, 80-446, 84-13, 87-17

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
90-020	Hargrave	Richard	Armidale	13/2/90	42	59	Hargrave	28/3/90	69	Balance apparently paid, no date	75-16,17,164 79-126
90-024	BNSW for Pfeffer	Walter	Armidale	13/3/90	42	173	Exmouth	25/7/90	65	Ballot, unsuccessful applicants T Bell, G Vidler, G Wotten G Price Armidale 1890 BNSW 1890 G Price 1894 H Dawson Boorolong Balance may have been paid 1926	84-243 85-57 88-45
90-028	Gill	Robert	Moonbi	20/3/90	42	167	Clevedon	21/3/90	35	CBCS 1907 M Gill widow 1909 Coventry family 1909 M Gill 1910 Coventry family 1920 DB Coventry 1923 Balance 1923	74-29 84-289, 299
90-031	Fletcher	John	Urundumbie, Walcha	27/3/90	42	110	Uralla	15/5/90	134	Selected by J McMillan 89-52, forfeited 1890 J&W Fletcher Walcha 1891 Union Bk of Australia 1895 J&W Fletcher 1902 J Fletcher Kentucky 1903 Crown grant Fletcher 1907	66-68 69-96 78-699
90-032	White	Frederick	Armidale	3/4/90	42	120	Mihi	7/4/90	208	RW, CW & JH White near Murrurundi & Uralla 1903 CE White 1903 Crown grant to CE White 1905	81-90
90-039	Bruen	Daniel	Armidale	24/4/90	42	100	Tilbuster	30/6/90	110	Forfeited 1893 parish map JE O'Dea part CP93-22	87-54
90-040	Wright	Thomas	Mt Lonsdale Armidale	8/5/90	26	297	Saumarez	25/7/90	278	Ballot, unsuccessful HC Dangar FH Dangar 1897 AA Dangar Whittingham 1898 Crown grant AA Dangar 1907	93-47, 101 92-87 97-43
90-041	Dangar	Henry Cary	Grantham Sydney	8/5/90	42	275	Saumarez		278	Unsuccessful in ballot	
90-045	Allingham	Christopher	Armidale	22/5/90	26	320	Urotah	15/8/90	14	forfeited CP87-37 Ballot H Glass unsuccessful WH Allingham 1896 C Allingham 1912 BNSW 1918 Balance 1922	15-908
90-047	Frazer	John	Invergowrie	29/5/90	42	75	Arding	17/9/90	112	Offered for sale at auction 10/10/88 CE Frazer Invergowrie 1904 JT Frazer 1906 Balance paid 1923	78-585, 605 81-223 88-40 10-201
90-061	McLean	Norman	Salisbury	17/7/90	26	90	Salisbury	5/1/91	146	Forfeited 1892 Parish map: EC Blomfield	
90-062	Fletcher Connal McDonald	John John George	Terrible Vale	17/7/90	42	41	Harnham	5/1/91	136	FG Taylor Terrible Vale 1895 Crown grant Taylor 1904	74-131 81-49
90-064	Moore Blomfield Morse Simpson	George EC J AW	Armidale	17/7/90	42	180	Dumaresq	22/6/91	19, 109, 110	AH Belfield with authority to act as agent Cruikshank & Baird 1891 Camden Park Estate 1903 AH Belfield 1906 CBCS 1906 AN Belfield 1910 AL Belfield 1910 CBCS 1910 AL Belfield 1919 CBCS 1919 Balance paid 1923	78-246, 362
90-065	Ryan	James	Black Mountain	17/7/90	42	40	Falconer	6/1/91	154	CBCS 1894 C Mott Warialda 1899 Balance 1905	83-47 84-138
90-067	McDonald	John	Tamworth	17/7/90	42	40	Harnham		.	Disallowed as no declaration of mortgage was lodged with application 22/9/90	62-59 63-37 73-196 90-417

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
90-069	Blomfield	Edwin	Boorolong	17/7/90	42	128	Dumaresq	5/1/91	161	CBCS 1895 EC Blomfield Salisbury 1896 Union Bk 1896 EC Blomfield 1899 EC Blomfield & HMF Croft 1902 Marsh Estates 1909 Crown grant Marsh Estates 1914	78-56
90-070	Morse Blomfield Moore Simpson	George EC J AW	Armidale	17/7/90	42	130	Albert	11/12/90	25 26	AH Belfield with authority to act as agent Cruikshank & Baird 1891 Camden Park Estate 1903 AH Belfield 1906 CBCS 1906 AN Belfield 1910 VH Belfield spinster 1910 CBCS 1910 Balance 1923	71-44
90-072	Morse Blomfield Moore Simpson	George EC J AW	Armidale	17/7/90	42	130	Elton	11/12/90	126 127	AH Belfield with authority to act as agent Cruikshank & Baird 1891 Camden Park Estate 1903 AH Belfield 1906 CBCS 1906 AH Belfield 1910 EH Belfield 1910 CBCS 1910 EH Belfield 1919 VH Belfield spinster 1919 CBCS 1919 Balance 1923	71-44
90-074	Trim	John the elder	Armidale	17/7/90	42	158	Wentworth			Disallowed land not open to CP at date of application 11/9/90	83-192
90-075	Bourke	Henry	Salisbury	17/7/90	42	43	Blacknote	5/1/91	26	H Bourke jnr 1909 Balance 1923	74-184 78-736 79-79
90-078	Taylor	Frederick	Terrible Vale	17/7/90	42	40	Sandon	27/5/91	60	Taylor mortgagee for J Fletcher, JS Connal & JA McDonald FG Taylor 1895 Crown grant to Taylor 1904	68-15 78-629
90-081	Hargrave	Richard	Harewood	17/7/90	42	100	Hargrave		63	Disallowed does not adjoin original 4/4/1891	76-427 79-161
90-082	Hopkinson	John	Hillgrove	17/7/90	26	271	Hargrave	5/1/91	57	FA Munsie Hillgrove 1902 J Hopkinson 1902 G Hargrave 1902 FA Munsie 1902 Balance 1905	ACP 156
90-087	Gill	Robert	Moonbi	17/7/90	42	70	Clevedon			Withdrawn refunded less survey fee 26/9/90	81-95 84-303, 400
90-088	Walker	James	Sydney	17/7/90	42	65	Devon	1/7/91	15	Walker has authority by way of mortgagee for Hudson JT Walker & AJ Mackenzie 1896 R Hudson Balala 1900 R Vickers Goldsworth, Uralla 1909 CBCS 1919 Balance 1923	74-341 80-319, 333 03-37
90-089	Walker	James	Sydney	17/7/90	42	176	Devon	17/9/90	226 227	Walker has authority by way of mortgagee for Hudson JT Walker & AJ Mackenzie 1896 R Hudson Balala 1900 R Vickers Goldsworth, Uralla 1909 CBCS 1919 Balance 1923	77-106, 209,316 80-144, 217
90-090	Blaxland	Charles	Wollun	17/7/90	42	65	Sandon		468	Original stands in name of CM Marsh and FG Taylor, authority from Blaxland. Disallowed application being informal 24/9/90	75-205, 206 78-733 80-179

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
90-091	Blaxland	Charles	Wollun	17/7/90	42	56	Sandon	5/1/91	408	Balance 1911	75-124 90-434
90-092	Blaxland	Charles	Wollun	17/7/90	42	89	Sandon	5/1/92	417	Balance 1911	75-123 81-202 82-266 84-321
90-095	Morse Blomfield Moore Simpson	George EC J AW	Armidale	17/7/90	42	121	Dumaresq	2/1/91	123 137	AH Belfield with authority to act as agent Cruikshank & Baird 1891 Camden Park Estate 1903 AH Belfield 1906 CBCS 1906 Crown Grant CBCS 1919	74-373 78-249
90-096	McDonnell	John	Rockvale	17/7/90	42	236	Davidson and Clevedon	15/6/91	138	Balance 1917	19-60 20-57
90-097	Morse Blomfield Moore Simpson	George EC J AW	Armidale	17/7/90	42	200	Dumaresq	2/7/91	144	AH Belfield with authority to act as agent Cruikshank & Baird 1891 Camden Park Estate 1903 AH Belfield 1906 CBCS 1906 AH Belfield 1910 AL Belfield 1910 CBCS 1910 AL Belfield 1919 CBCS 1919 Balance 1920	71-120, 121, 122,123 72-94
90-114	Douglas	John	Armidale	17/7/90	26	123	Dumaresq	26/6/91	114	TR Dawson Windella 1895 CBCS 1895 TR Dawson 1896 CBCS 1901 TR Dawson 1907 WT Smith Armidale 1917 TR Dawson 1917 WT Smith 1922 Balance 1923	00-1, 7 07-138 08-20
90-115	Kruse	William	Castledoyle	17/7/90	26	291	Dumaresq	23/7/91	145	Unsuccessful in ballot (1) J Douglas (2) AH Belfield	
90-120	Carlton	Stephen	Salisbury	17/7/90	26	200	Mihi	16/6/91	10	Ballot, unsuccessful applicants HJ Townsend and W Carlton Balance 1923	also selected in 85-89
90-121	Townsend	Henry	Mihi Creek	17/7/90	26	200	Mihi		10	Ballot, unsuccessful	
90-122	Carlton	William	Salisbury	17/7/90	26	200	Mihi		10	Ballot, unsuccessful	
90-130	Morse Blomfield Moore Simpson	George EC J AW	Armidale	17/7/90	42	143	Dumaresq	11/12/90		AH Belfield with authority to act as agent Cruikshank & Baird 1891 Camden Park Estate 1903 AH Belfield 1906 CBCS 1906 AH Belfield 1910 EH Belfield 1910 CBCS 1910 EH Belfield 1919 M Belfield 1919 CBCS 1919 Balance 1923	71-71 78- 599,601
90-131	Hamel	Henry	Saumarez	17/7/90	26	341	Elton		105 106 108	Unsuccessful in ballot, AH Belfield winner	
90-132	Jackson	Charles	Eversleigh	17/7/90	26	138	Dumaresq	3/7/91	147	Won ballot, unsuccessful were T Jones, W Betts, EC Blomfield, W Austin. Balance 1921 Parish map: 147 Elizabeth Jackson ACP 07-85 410a. Assume this was subsumed in larger area, but also marked CL90-89	07-85 10-92 23-23
90-133	Jones	Thomas	Boorolong	17/7/90	26	138	Dumaresq		147	Unsuccessful in ballot	

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
90-134	Betts	William	Dumaresq	17/7/90	26	138	Dumaresq		147	Unsuccessful in ballot	74-52,53,54 76-277
90-135	Blomfield	Edward	Boorolong	17/7/90	26	138	Dumaresq		147	Unsuccessful in ballot	
90-136	Austin	William	Boorolong	17/7/90	26	138	Dumaresq		147	Unsuccessful in ballot	
90-137	Townsend	Edwin	Mihi Creek	17/7/90	26	180	Lawrence		109	Application withdrawn although no. 1 in ballot John Tobin no. 2	
90-138	Tobin	John	Mihi Creek	17/7/90	26	180	Lawrence	25/9/90	109	BNSW 1896 Mary Tobin (widow executor) 1897 FR White 1897 RW, CE & JH White 1903 CE White 1907 Crown grant CE White 1905	07-24 07-27
90-144	Five	John	Alexandria	17/7/90	26	100	Gara			Withdrawn not confirmed within 6 months 4/5/91 Price £2 per acre	
90-145	Blomfield	Edwin Cordeaux	Boorolong	17/7/90	42	40	Harnham		123	Disallowed application unsigned 13/10/90	90-2 73-141
90-146	Kenny	Martin	Armidale	17/7/90	26	71	Dumaresq			Disallowed whole of area not available 13/12/90	
90-157	Fraser	Willena Juliet	Kentucky	24/7/90	42	60	Harnham	24/2/91	176	Crown grant to WJ Fraser 1895 [Applied for as 138 & 139 and vacant land between TRIC R1203 and 99:88 & 138. These nos not on any maps available. Probably subsumed in soldier settlement]	
90-158	Blomfield	Edwin Cordeaux	Boorolong	24/7/90	42	40	Harnham		123	Disallowed as applicant not being the registered holder of the basal CP 13/10/90	70-2 73-141
90-159	McMillan	Thomas George	Big Ridge	31/7/90	26	240	Gostwyck	6/4/91	8,89 90 102-4	A McMillan 1895 AA Dangar 1908 Crown grant AA Dangar 1909	
90-160	Nelsen	Henry	Kentucky	31/7/90	42	212	Kentucky		162-4	Disallowed land not available 29/4/1891	
90-163	Faint	John	Armidale Gully	31/7/90	42	100	Davidson	25/9/90	210 211	BNSW 1894 J Faint 1900 WJ,MA,AB & RH McLennan Kilcoy1900 BNSW 1900 WJ,MA,AB & RH McLennan 1903 WJ, MA & RH McLennan 1903 MA McLennan 1909 BNSW1914 Crown Grant BNSW 1923	1873- 142
90-164	Cruickshank Baird	George A Thomas	Byron Dubbo	31/7/90	42	313	Davidson	26/9/90	118	CBA 1892 J Gordon & RJ King Young & Sydney 1895 J Gordon Young 1903 HE Bigg Thalgarrah 1902 HW Curtis Brooklyn Armidale 1902 J Gordon & GC King1902 HW Curtis 1911 MLC 1911 HW Curtis 1916 Perpetual 1916 Freehold 1924	73-281 16-39 23-7
90-165	Bigg	Henry Edward	Thalgarrah	31/7/90	42	105	Donald	20/1/92	16 189	AE Bigg 1894 G James & RJ King 1895 J Gordon 1902 J Gordon & GC King 1903 AE Bigg 1905 BNSW 1906 Freehold 1924	78-158

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
90-166	McMillan	Verena Alberta	Big Ridge	31/7/90	26	232	Gostwyck	6/4/91	113 114 116 117	A McMillan 1897 AA Dangar 1890 Crown Grant AA Dangar 1909	
90-169	Jones	Thomas	Boorolong	31/7/90	26	320	Boorolong	2/7/91	44	E Hale Boorolong 1896 R Bell 1901 G Bell 1901 BNSW 1901 Balance at 1920 still 133/18/6 payments recorded to 1924	73-189
90-170	Baird Cruickshank	Thomas George Alexander	Dubbo Byron	31/7/90	42	230	Davidson			Withdrawn refund less survey fee 27/9/90	
90-171	Smith	George	Uralla	31/7/90	42	130	Harnham			Disallowed land not available 3/2/91	73-190 74-263, 264
90-182	Ladegan	John	Black Mountain	31/7/90	42	320	Wentworth	1/4/91	76	Later LT Copeland, SP39-12 CG & CM Ryan Green Hills Guyra 1904 HR Gitson Armidale 1913 CG & EM Ryan 1913 HR Gibson 1915 BNSW 1915 HR Gibson 1920 FF White 1920 Balance 1923	69-157
90-183	Mercantile Bank of Sydney			31/7/90	42	162	Metz			Authority of AJ Bean to act as agent Disallowed as no proper authority from mortgagees was lodged with the application 26/9/90	78-540 80-68 81-44
90-184	Morton	Henry	Cooney Creek	31/7/90	42	70	Metz	5/1/91	3	G Morton Hillgrove 1894 Bridget Morton 1895 T Johnstone & AW Simpson 1895 B Morton 1897 M Murphy Hillgrove 1897 Jane Edgar (spinster) Cooney Creek 1901 CG Wilson 1912 J Edgar 1914 WG Anderson Brookside 1914 Balance 10/6/9 at 1920	82-231 84-249 1912-135
90-194	Heafey	Michael	Rockvale	31/7/90	26	200	Davidson			Disallowed application informal and declaration not signed by magistrate 25/9/90	
90-195	Finlayson	Donald	Forglen	31/7/90	42	82	Davidson	1/9/91	141	M,D & K Finlayson (unreadable) KJ Finlayson 1914 AMP 1921 Balance paid 1923	72-60, 40 75-50 80-40 84-339 (others obscure d)
90-196	Gill	Robert Alfred Orville	Moonbi	31/7/90	42	65	Clevedon	6/1/91	165	CBCS 1894 Mary Gill widow 1909 DA Bourke Rockvale 1909 M Gill 1909 Coventry family 1920 DB Coventry 1923 Balance paid 1923	73-263, 264
90-197	Gill	Robert Alfred Orville	Moonbi	31/7/90	42	280	Clevedon		103	Withdrawn refund less survey fee 26/9/90	81-95 84-303, 400
90-198	Gill	Robert Alfred Orville	Moonbi	31/7/90	42	84	Clevedon	15/6/91	150	CBCS 1894 Mary Gill widow 1909 DA Bourke Rockvale 1909 M Gill 1909 Coventry family 1920 DB Coventry 1923 Balance paid 1922	77-29, 505
90-199	McCleneghan	Alexander	Pint Pot	31/7/90	42	100	Davidson	1/9/91	133	Balance paid 1919	77-274, 443 84-269, 329

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
90-200	Baird Cruickshank	Thomas George Alexander	Dubbo Byron	31/7/90	42	42	Clevedon	6/8/90	151	CBA 1892 J Gordon & RJ King Young & Sydney 1895 J Gordon Young 1903 HE Bigg Thalgarrah 1902 HW Curtis Brooklyn Armidale 1902 J Gordon & GC King 1902 HW Curtis 1911 MLC 1911 HW Curtis 1916 Perpetual 1916 HW Curtis 1923 AT Coventry 1923 Freehold 1924	72-73 16-55
90-201	Mercantile Bank of Sydney			31/7/90	42	140	Urotah			Agent for Alexander John bean Disallowed as no proper authority from mortgagees was lodged with application 26/9/90	77-200,301,452
90-202	Mercantile Bank of Sydney			31/7/90	42	62	Urotah			Agent for Alexander John bean Disallowed as no proper authority from mortgagees was lodged with application 26/9/90	73-191 78-494
90-203	Baird Cruickshank	Thomas George Alexander	Dubbo Byron	31/7/90	42	160	Davidson		77	Withdrawn refund less survey fee 27/9/90	
90-204	Baird Cruickshank	Thomas George Alexander	Dubbo Byron	31/7/90	42	160	Clevedon	5/8/91		CBA 1892 J Gordon & RJ King Young & Sydney 1895 J Gordon Young 1903 HE Bigg Thalgarrah 1902 HW Curtis Brooklyn Armidale 1902 J Gordon & GC King 1902 HW Curtis 1911 MLC 1911 HW Curtis 1916 Perpetual 1916 Freehold 1924	77-176 16-36
90-205	Baird Cruickshank	Thomas George Alexander	Dubbo Byron	31/7/90	42	259	Clevedon	12/11/91		CBA 1892 J Gordon & RJ King Young & Sydney 1895 J Gordon Young 1903 HE Bigg Thalgarrah 1902 HW Curtis Brooklyn Armidale 1902 J Gordon & GC King 1902 HW Curtis 1911 MLC 1911 HW Curtis 1916 Perpetual 1916 HW Curtis 1923 AT Coventry 1923 Freehold 1924	73-39 74-393
90-210	Glass	Henry McFarlan	Gara	31/7/90	26	320	Urotah	5/8/91	81	WH Allingham 1897 C Allingham Stockton 1902 BNSW 1918 Balance paid 1923	08-16
90-211	Finlayson	Donald	Forglen	31/7/90	42	160	Urotah	25/9/90	32 33 35 77	M,D & KJ Finlayson 1910 KJ Finlayson 1914 AMP 1921 Balance 1923	77-135, 215, 245 79-109 80- 40,81- 46, 26 83-27
90-212	Allingham	George Robert	Armidale	31/7/90	26	320	Urotah			Application withdrawn Ballot 1) M Glass (2)D Finlayson (3) G Allingham withdrawn (4) KJ Finlayson	
90-213	Finlayson	Kenneth John	Forglen	31/7/90	26	320	Urotah			Disallowed as land not available 13/10/90	
90-214	Glass	George Pickering	Gara	31/7/90	26	320	Urotah	30/6/91	48	CBCS 1896 GP Glass 1898 J Kennedy Armidale 1898 Balance 192	95-18 18-28

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
90-215	Finlayson	Donald	Armidale	31/7/90	42	221	Urotah	25/9/90	44	M,D & KJ Finlayson 1902 KJ Finlayson 1915 AMP 1921 Balance 1923	67-11 81-86
90-216	Oakes	Thomas	Guyra	31/7/90	42	150	Wentworth			Disallowed applied without proper written authority 13/10/90	84-127
90-217	Ladegan	John	Black Mountain	31/7/90	42	50	Wentworth	19/4/91	217	Now part of 118, FA Russell SP39-14 CG & EM Ryan Green Hills 1904 HR Gibson Armidale 1913 CG & EM Ryan 1913 HR Gibson 1915 BNSW 1915 HR Gibson 1920 FF White 1920 Balance 1923	69-156
90-218	Dickson	Henry William	Kelly's Plains	31/7/90	26	333	Metz			Disallowed as land applied for within a Reserve from Sale 13/10/90	
90-219	Mercantile Bank of Sydney			31/7/90	42	72	Metz			Authority of AJ Bean. Ballot (1) HW Dickson (2) MBS Application withdrawn	
90-241	Commercial Banking Co of Sydney			31/7/90	42	75	Boorolong			Disallowed land not available Ballot (1) Rueben Bell (2) Thomas Bell (3)TB Holt(4)ED Holt (5) J Holt [not noted who this application was for] 24/8/91	76-177 84-208, 217 85-15
90-242	Bell	Thomas	Black Mountain	31/7/90	26	100	Boorolong			No 2 in ballot, withdrawn	
90-243	Holt	Thomas Dawson	Black Mountain	31/7/90	26	80	Boorolong			No 3 in ballot, withdrawn	
90-244	Holt	Elizabeth Darling (spinster)	Black Mountain	31/7/90	26	80	Boorolong			No 4 in ballot withdrawn	
90-245	Australian Joint Stock Bank			31/7/90	42	80	Boorolong			No 5 in ballot withdrawn (on behalf of J Holt)	
90-246	Blanch	John Rhuben	Uralla	31/7/90	26	177	Kentucky	9/2/91	125 126	Ballot (1) JR Blanch (2) James Ryan (3) John Ryan (4) Thomas Bishop (5) J Fletcher (6) W Harn J & W Fletcher Kentucky 1895 J Fletcher 1903 Crown Grant J Fletcher 1908	
90-247	Ryan	James	Kentucky	31/7/90	26	130	Kentucky		125 126	No 2 in ballot withdrawn	
90-248	Ryan	John	Kentucky	31/7/90	26	130	Kentucky		125 126	No 3 in ballot withdrawn	
90-249	Bishop	Thomas	Maisters Swamp	31/7/90	26	130	Kentucky		125 126	No 4 in ballot withdrawn	
90-250	Fletcher	John	Kentucky	31/7/90	26	130	Kentucky		125 126	No 5 in ballot withdrawn	
90-251	Harn	John	Kentucky	31/7/90	26	130	Kentucky		125 126	No 6 in ballot withdrawn	
90-260	Allingham	William Henry	Woodlands	7/8/90	42	40	Gara	9/2/91	208	BNSW 1918 Balance 1923	85- 53,194
90-262	Taylor	Frederick George	Kentucky	7/8/90	42	48	Blacknote			Disallowed 8/1/91	74- 107,75- 226 78- 128,80- 452 81-188
90-266	Dickson	Henry William	Armidale	7/8/90	26	320	Mihi			Withdrawn	
90-273	Frost	Robert	Forest Farm Hillgrove	7/8/90	26	40	Urotah	26/6/91	85	Grant to Robert Frost 1923	13-7 20-77

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
90-274	Gill	Robert Alfred Orville	Moonbi	7/8/90	42	70	Clevedon	25/1/92	157	W Brackin 1894 Eliza Brackin widow 1894 ABC 1910 M E Bracken 1916 RM R Bracken 1916 S ABC 1916 M R Bracken RM Freehold 1924	81-96 84-160, 276 92-25
90-288	Salisbury	Charles Pemberton	Armidale	7/8/90	26	137	Davidson	16/6/91	129	Forfeited June 1892 no payments except deposit Ballot (1) Salisbury (2) Jenkins withdrawn (3) M Heafey (4) Jenkins for Cruickshank and Baird CP92-90 Mulligan	
90-289	Jenkins	George Henry Vaughn	Armidale	7/8/90	42	150	Davidson		129	Applied on behalf of Cruickshank and Baird Withdrew application See above for ballot	
90-313	Cruickshank Baird	George Thomas	Byron Dubbo	14/8/90	42	230	Davidson	12/11/91	125	Jenkins agent for C&B GHV Jenkins 1896 AMP 1897 Crown grant AMP 1900	72-180 84-178 90-170 02-164, 165
90-314	Cruickshank Baird	George Thomas	Byron Dubbo	14/8/90	42	160	Davidson	12/11/91	77	CBA 1892 J Gordon & RJ King Young & Sydney 1895 J Gordon Young 1903 HE Bigg Thalgarrah 1902 HW Curtis Brooklyn Armidale 1902 J Gordon & GC King 1902 HW Curtis 1911 MLC 1911 HW Curtis 1916 Perpetual 1916 Freehold 1920	73-130 77-498
90-315	Sisson	Thomas	Hillgrove	14/8/90	42	115	Urotah	26/6/91	87	CBS 1894 T Sisson 1894 JB Sperling 1900 T Sisson 1900 R Blaxland 1902 JB Sperling 1904 EAV Coventry widow 1904 Coventry family 1920 AT Coventry 1923 Balance 1924	89-76 96-5
90-316	Finlayson	Donald	Forglen	14/8/90	42	73	Urotah	3/7/91	89	Pre-lease 75-4 CL 4478 M,D&K Finlayson executors KJ Finlayson 1914 EM Mulligan spinster 1920 Balance 19223	74-89 80- 467,409 81-0 84-503
90-317	Tobin	Kipan	Mihi Creek	14/8/90	26	180	Lawrence		109	Disallowed, land applied for 17/7/90	
90-318	Bank of NSW			14/8/90	42	40	Boorolong	10/11/91	46	Hutton agent for part of his CPL2111 J&J Hutton Black Mountain 1894 J Hutton 1894 BNSW 1899 Balance 1923	82-279
90-328	Blaxland	Charles Ralph	Wollun	14/8/90	42	81	Sandon	12/2/91	419	Crown grant Blaxland 1912	75- 123,81- 202 82- 266,84- 321 90-92

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
90-333	Finlayson	Donald	Forglen	14/8/90	42	46	Davidson	9/2/91	115	M,D&K Finlayson 1902 KJ Finlayson 1914 AMP 1921 Balance 1923	72-106, 107 75-338 77- 187,344 78-149 80- 280,466 84- 339,90- 195
90-335	Blomfield	Edwin Cordeaux	Armidale	14/8/90	42	60	Salisbury			Application tended by CM Marsh, agent original stands in name of Marsh Disallowed 9/12/90.	72-16 74-154 78-284 82-191
90-337	Donoghue	Catherine	Uralla	14/8/90	47	177	Mihi	9/1/91	188	T Donoghue 1903 Honora Carlon 1904 T Donoghue executor 1904 H Carlon Salisbury Plains 1905 Balance 1923	
90-351	Dawson	Joseph Benjamin	Toms Gully	21/8/90	42	248	Boorolong	1/12/91	50	S Dawson & W Higginbotham 1912 SE Bell Deepwater 1917 EA & LJ Dawson & LM Smith 1917 LM Smith Boorolong 1917 JH Williams 1917 Balance 1923	75-24 82-111 84- 113,183, 470 03-12
90-357	Golden	William	Hillgrove	21/8/90	26	40	Urotah	12/5/92	90	T Sisson 1897 JB Sperling Hillgrove 1900 T Sisson 1900 R Blaxland 1902 JB Sperling 1904 T Brown Hillgrove 1904 A McWatters Hillgrove 1908 T Brown 1908 A McWatters 1918 Balance 1923	ACP18- 58
90-360	Waters	Edward	Castledoyle	28/8/90	26	360	Metz	5/1/91	108 211 212	WG Anderson 1898 Balance 1923	06-87
90-364	Egan	John	Hillgrove	28/8/90	26	150	Hargrave	1/4/91	75	AJSB 1896 WH Allingham 1905 AJSB 1905 WH Allingham 1910 W Allingham St Helena 1912 Balance 1923	07-72
90-366	Frazer	Charles Edward	Everton Vale	28/8/90	26	100	Arding	30/6/91	136	Balance 1923	07-161
90-368	Blomfield	Edwin Cordeaux	Boorolong	4/9/90	42	80	Boorolong			No authority lodged Disallowed 9/12/90	
90-370	Martin	William Jnr	Dumaresq	11/9/90	26	251	Elton	6/4/91	136	Ballot (1) Martin (2) AH Belfield (3) AH Belfield (4)E McElroy special area 11604 Balance 1923?	
90-372	Austin	William	Boorolong	11/9/90	26	526	Albert		5	Ballot (1) W Austin (2) AH Belfield (3) Sarah Austin (4)H Hamel jnr (5) H Hamel snr (6) AH Belfield (7) AH Belfield May have been two ballots with (1) W Austin (2) AH Belfield (3) AH Belfield Balance 1923	07-67
90-376	Bracken	James snr	Armidale Gully	11/9/90	42	100	Clevedon			Disallowed land not available 23/9/91	
90-382	Belfield	Algernon Henry	Eversleigh	11/9/90	42	45	Dumaresq	7/4/91	153	Belfield agent for George Phillips Morse, EC Blomfield, John Moore, AW Simpson Cruickshank & Baird 1891 Camden Park Estate 1903 AH Belfield 1906 CBCS 1906 Balance 1918	71-117, 118,119

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
90-399	Gill	Robert Alfred Orville	Moonbi	18/9/90	42	40	Davidson	1/9/91	139	CBCS 1894 MAF Gill executor 1909 WJ McCleneghan 1909 Balance 1923	73-258,288 75-349
90-400	Belfield	Algernon Henry	Eversleigh	11/9/90	42	85	Dumaresq	7/4/91	152	Belfield agent for George Phillips Morse, EC Blomfield, John Moore, AW Simpson Cruickshank & Baird 1891 Camden Park Estate 1903 AH Belfield 1906 CBCS 1906 Balance 1918	72-93
90-405	Blomfield	Edwin Cordeaux	Boorolong	18/9/90	42	80	Boorolong			Disallowed as applicant not holder of basal CP 23/2/91	76-122,81-152 90-368,90-481
90-408	Ward	John	Hillgrove	18/9/90	26	55	Urotah	3/4/91	121	Balance paid 1923	
90-415	Blaxland	Charles	Wollun	25/9/90	42	61	Sandon	23/6/91	58	CBCS 1892 CR Blaxland 1904 Balance 1911	75-205, 206 78-133 80-179
90-417	McDonald	John	Care of his agent, LH Smith	24/9/90	42	45	Harnham	29/9/90	137	CM Marsh Tallisker 1895 GH Green Bathurst 1895 CM Marsh 1895 FA, JW & RL Macdonald Tamworth 1896 CM Marsh 1898 AA Dangar 1898 Crown grant Dangar 1907	62-59 63-37 73-196
90-423	Kruse	William	Dumaresq	2/10/90	26	542	Dumaresq	6/4/91	141	JE Pearson Dumaresq 1897 CBCS 1899 JE Pearson 1922 RM AL Belfield 1922 S JE Pearson 1922 M AL Belfield 1924 RM Still £27 2s owing 1925	
90-428	Burns	Edward	Glebe	2/10/90	26	124	Dumaresq			Disallowed land not available 23/2/91	
90-429	Mercantile Bank			9/10/90	42	140	Urotah			Lodged by AJ Bean with general authority. Disallowed Dec 1890. Applicant allowed to withdraw for insufficiency of authority. 11/12/90	77-37, 301, 452
90-430	Mercantile Bank			9/10/90	42	162	Metz			Lodged by AJ Bean with general authority. Disallowed 11/12/90. Applicant allowed to withdraw for insufficiency of authority.	78-540 80-68 81-44
90-431	AJSB			9/10/90	42	62	Metz			Lodged by AJ Bean with general authority. Disallowed 11/12/90. Applicant allowed to withdraw for insufficiency of authority.	
90-433	Teege	Thomas Conrad	Puddledock	9/10/90	26	46	Tilbuster	6/11/90	112	Crown grant TC Teege 1913	95-36 12-05
90-434	Blaxland	Charles Ralph	Wollun	9/10/90	42	83	Sandon	23/6/90	59	WR499 revoked on <i>Terrible Vale</i> Crown grant CR Blaxland 1912	75-14 90-91
90-448	Mercantile Bank			16/10/90	42	162	Metz	23/2/92	233	Lodged by AJ Bean. Identical with application 90-430 CBA 1900 Crown grant to CBA 1905	78-540 80-68 81-44 90-430
90-449	Mercantile Bank			16/10/90	42	63	Metz	28/1/92	49	Lodged by AJ Bean. Millers Creek Willow Tree Identical with application 90-431 FC Mulligan Cooney Creek 1898 RJ Mulligan 1909 Freehold 1924	73-191 78-494 90-431

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
90-450	Mercantile Bank			16/10/90	42	100	Metz	28/1/92	150	Lodged by AJ Bean. Identical with application 90-429 FC Mulligan Cooney Creek 1898 RJ Mulligan 1909 Freehold 1924	77-37, 301, 452 90-429
90-452	Fletcher	John & William	Walcha	16/10/90	42	56	Kentucky	23/2/92	45	[Cancelled WR550] Union Bank 1895 J&W Fletcher 1902 J Fletcher 1903 Crown grant J Fletcher 1907	77-66
90-458	Heafey	Michael	Rockvale	23/10/90	26	153	Springmount	12/2/91	113	Lease [Also sale 85-89] BNSW 1901 M Heafey 1904 CG & TG Wilson 1904 M Heafey 1909 LP Williams Black Mountain 1909 CG & TG Wilson 1909 LP Williams 1911 A White 1911 Govt Savings Bk 1911 A White 1917 ABC 1923 Balance 1923	95-37 99-49
90-463	Johnson	Neil Jnr	Black Mountain	30/10/90	26	50	Springmount			Ballot (1) N Johnson (2) AE Gilmour Refused as 'applicant not competent to select' 22/2/1891	
90-464	Gilmour	Agnes Ellen	Puddledock	30/10/90	26	120	Springmount			No. 2 in ballot, withdrawn (£1 1s deduced from deposit for costs) [bit rough] 10/12/1891	
90-467	Ryan	James	Black Mountain	6/11/90	42	80	Falconer			Refused as lease sought to be converted not confirmed 3/3/1891	83-127 84- 138,90- 15
90-471	Muldoon	Arthur	Armidale	13/11/90	42	67	Donald	30/6/91	187	James Muldoon but not to transfer during the life of Mary Muldoon 1891 BNSW 1905 James Muldoon 1908 WC Hillard 1908 Freehold 1924	77-253 78-226 1902- 112 03-113
90-472	Heagney	Patrick	Guyra	13/11/90	42	474	Wentworth	10/2/91	61 83 84 85	CL85-128 AF Dutton Guyra & P Heagney 1891 CG Wilson 1896 WC Higginbotham Armidale 1898 P Heagney 1899 CBS 1899 P Heagney 1910 BNSW 1911 Balance at 1920 £285 11s 9d	85-91
90-479	Chapman	William	Toms Gully	27/11/90	26	203	Boorolong	21/1/92	34	AJ Dawson 1907 W Dawson 1912 Balance paid 1923 [Parish map Blomfield and Croft]	03-43 04-53
90-480	Blomfield	Edward Cordeaux	Boorolong	27/11/90	42	176	Boorolong	4/11/91	66	Ballot (1) EC Blomfield (2) HCF Croft (3) HA Croft (4) JA Chisholm (5) TP Chisholm (6) WS Pleffer (7) W Tobin last 4 withdrawn CBCS 1895 EC Blomfield 1896 Union Bk 1896 EC Blomfield 1899 WC Blomfield & HM Croft 1902 Marsh Estates 1909 Balance paid 1913	83-82, 85

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
90-481	Croft	Herbert Archer	Boorolong	27/11/90	42	220	Boorolong	4/11/91	25	Ballot (1) EC Blomfield (2) HCF Croft (3) HA Croft (4)J&A Chisholm (5)JP Chisholm (6)WS Pleffer (7)T Tobin last 4 withdrawn CBCS 1895 EC Blomfield 1896 Union Bk 1896 EC Blomfield 1899 EC Blomfield & HM Croft 1902 Marsh Estates 1909 JH Williams Reedy Creek Guyra 1913 Marsh Estates 1913 JH Williams 1922 Freehold 1924	76-122 81-152 90-368
90-482	Croft	Herbert Archer	Boorolong	27/11/90	26	545	Boorolong	7/4/91	29	Ballot (1) EC Blomfield (2) HA Croft (3) HC Croft (4)TP Chisholm (5)WS Pleffer (6)W Tobin, last 4 withdrawn HA & HW Croft 1901 HMF Croft 1903 CBCS 1904 HMF Croft 1913 W Dawson Wyndella 1913 HMF Croft 1913 W Dawson 1917 Balance paid 1923	04-605
90-483	Blomfield	Edward Cordeaux	Boorolong	27/11/90	25/ 42	364	Boorolong	4/11/91	53	CL4840 CBCS 1895 EC Blomfield 1896 Union Bk 1896 EC Blomfield 1899 EC Blomfield & HMF Croft 1902 Marsh Estates 1909 JA Bell Guyra 1913 Marsh Estates 1913 JA, RJ Bell & CBCS 1922 Balance at 1924 29/2/-	75-278 80-414
90-484	Counal McDonald	John Scott John Adam	Armidale	27/11/90	42	83	Sandon	27/5/91	57	WR495 FG Taylor 1895 Crown grant FG Taylor 1904	75-34,78-654 80-394 82-206
90-485	Counal McDonald	John Scott John Adam	Armidale	27/11/90	42	48	Sandon	7/4/91	196	WR496 FG Taylor 1895 Crown grant FG Taylor 1904	78-781
90-488	Blomfield	Edwin Cordeaux	Boorolong	27/11/90	42	40	Harnham	18/6/91	123	Blomfield as trustee of estate of MH Marsh CBCS 1895 EC Blomfield 1896 Union Bk1896 EC Blomfield 1899 EC Blomfield & HMF Croft 1902 Marsh Estates 1909 Crown grant Marsh Estates 1922	70-2 73-101
90-489	Blomfield	Edwin Cordeaux	Boorolong	27/11/90	42	40	Harnham		123	Disallowed already applied for (above)29/4/1891	
90-494	Foster	Albert	Terrible Vale	11/12/90	26	75	Blacknote	5/8/91	126	FG Taylor 1896 Crown grant FG Taylor 1904	03-4
90-497	McLeod	Angus Alexander	Black Mountain	18/12/90	24/ 26	65	Exmouth	25/1/92	81	Special area part of 81 Also offered at auction 85-89 HW Lane Armidale 1902 AA McLeod 1903 P Williams 1905 Freehold 1924	99-2

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
91-002	Cochrane	John Thomas	Armidale	8/1/91	42	275	Tiverton	28/5/91	140	CL4611 BNSW 1904 JT Cochrane 1908 R Miretta & Kate Smith widow, AW Simpson, WC Higginbotham 1908 M JT Cochrane 1918 R BNSW 1918 M Balance at 1920 £78/3/1	84-421 85-120
91-008	Bigg	Henry Edward	Armidale	22/1/91	42	109	Hillgrove	8/12/92	58	Improvements managers residence, paddock, garden water supply caused by dam on his adjoining block Ballot (1) HE Bigg (2) AE Bigg (3) JM Duncan (withdrawn) (4) HW Vyner (withdrawn) (5) PJ Snape (w/d) (6) CJ McLeod (w/d) Price £2 per acre J Gordon & G King Young 1895 AE Bigg 1905 BNSW 1905 AE Bigg 1905	73-78 75-329 76-387
91-009	Bigg	Alfred Edward	Armidale	22/1/91	26	162	Blacknote		58	See above. Disallowed as applicant refused to accept proposed modification (reduction in size to 109a) Bit odd as he was actually no. 2 in ballot anyway.	
91-015	Kenny	Martin	Wyndella Armidale	22/1/91	26	82	Dumaresq	28/5/91	158	Forfeited 30/8/1899 [Parish map Dawson/CBC]	
91-016	Bigg	Alfred Edward	Armidale	29/1/91	42	160	Gara	20/1/92	67	Special area assessed £2 per acre reduced 1896 to £1 10s J Gordon and RJ King 1895 AE Bigg 1905 BNSW 1905 Balance paid 1919	72-191 77-456 79-83
91-019	Armstrong	William	Dumaresq	19/1/91	42	277	Dumaresq			Disallowed land not available 9/7/91	
91-022	Finlayson	Kenneth	Armidale	12/2/91	26	40	Urotah			Disallowed applicant refuses increased area	
91-026	Brennan	Patrick James	Enmore	12/2/91	26	120	Lawrence		97	FR White Armidale 1901 RW, CE & J White 1903 CE White 1907 Crown Grant to CE White 1905	
91-028	Waters	Robert	Gara, Metz	12/2/91	42	40	Metz	16/6/91	195	Listed for auction 17/8/1887 RA & EE Waters 1922 Freehold 1924	77-72, 438 78-451
91-030	Mitchell	Robert	Mining Vale	19/2/91	26	160	Gara	21/1/92	69	[Special area 2481 £2 per acre. Reappraised 1896 to £1 10s] CBCS 1896 Balance paid 1919	
91-032	Blomfield	Edwin Cordeaux	Boorolong	19/2/91	42	93	Boorolong Sobraon added in pencil	1/9/91		CBCS 1895 EC Blomfield 1896 Union Bk 1896 EC Blomfield 1899 EC Blomfield & HM Croft 1902 Marsh Estates 1909 RH Williams Reedy Creek, Guyra 1913 Marsh Estates 1913 M RM Williams 1922 Balance paid 1924	79-158
91-039	Mitchell	James Love	Invergowrie	19/2/91	42	40	Elton	3/11/91		Disallowed as area applied will exceed in conjunction with other parts of the series, the area allowed for by law [seems pedantic]	79-31 (50a) 80-73 (550a)

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
91-042	Williams	John	Puddledock	19/2/91	42	53	Tilbuster	16/10/91	86	CBS 1910 J Williams 1911 James Williams 1911 Crown Grant to James Williams 1912	77-144 78-509,534,544,569,583 80-199 81-53 (w/d) 89-50,90-43, 62
91-050	Morse Blomfield Moore Simpson	George Edwin John AW	Armidale	26/2/91	42	77	Dumaresq	2/7/91	157	Later portion 890 Cruickshank & Baird 91 Camden Park Estate 1903 AH Belfield 1906 CBCS 1906 AH Belfield 1910 AL Belfield 1910 CBCS 1910 AL Belfield 1919 PL Belfield 1919 CBCS 1919 Freehold 1924	72-149
91-088	Gill	Robert Alfred	Moonbi	12/3/91	42	83	Clevedon	1/9/91	144	CBCS 1894 Mary Gill widow 1909 RM Coventry family 1910 Mary Gill 1910 M AO & DB Coventry 1923 S Balance paid 1924	72-70 73-255, 256
91-090	Gill	Robert Alfred	Moonbi	12/3/91	42	50	Clevedon	25/1/92	128	CBCS 1894 Mary Gill widow 1909 RM Coventry family 1910 Mary Gill 1910 M AO & DB Coventry 1923 S Balance paid 1924	72-69 73-102
91-102	Brown	Thomas	Rockvale	12/3/91	26	50	Clevedon			Ballot (1) T Brown (2) RC Stewart (3) RAO gill Disallowed as land being required in the interest of the mining population of Rockvale	
91-103	Gill	Robert Alfred Orville	Moonbi	12/3/91	42	107	Clevedon			Ballot (1) T Brown (2) RC Stewart (3) RAO gill Disallowed as land being required in the interest of the mining population of Rockvale	
91-104	Hanlan	Patrick	Care of HF Blaxland Armidale	12/3/91	26	280	Clevedon	8/12891	99	W Bracken Armidale 1902 AJSB 1902 E, R & R Brackin executors 1904 Eliza Brackin widow 1904 AJSB 1904 E Bracken 1916 Richard Bracken 1916 ABC 1916 R Bracken 1919 Coventry family 1919 DB Coventry 1923 Balance paid 1924	ACP09-35
91-105	Bracken	Richard	Rockvale	12/3/91	26	380	Clevedon			No. 3 in ballot Disallowed land not available	
91-105	Gill	Robert Alfred Orville	Moonbi	12/3/91	42	266	Clevedon			No. 8 in ballot Disallowed land not available	93-263, 264 90-146
91-122	Berry	William	Armidale Gully	19/3/91	26	160	Gara	25/1/92	68	[Special area 2481] R Mitchell Armidale 1896 CBCS 1896 Balance paid 1919	
91-123	McCleneghan	Robert James	Bakers Creek	19/3/91	24/ 26	114	Gara	20/1/92	70	[Special area 2481] R Mitchell Mining Vale 1900 Freehold 1918	
91-125	McCleneghan	James	Armidale	26/3/91	42	137	Davidson	1/1/91	197 198	Balance paid 1924	78-721,80-62,270 84-51

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
91-130	Ryan	James	Springmount	26/3/91	42	91	Falconer	27/1/92	211	Forfeited CL of D Rixon CBCS 1894 C Mott Warialda 1899 Balance paid 1926	83-47 87-138 90-65, 467
91-138	Croft	Herbert Archer	Boorolong	9/4/91	42	80	Boorolong	27/9/92	54	CBCS 1895 EC Blomfield 1896 Union Bk 1896 EC Blomfield 1899 EC Blomfield & HMF Croft 1902 Marsh Estates 1909 JA Bell Guyra 1913 Marsh Estates 1913 M JA & RJ Bell 1922 CBCS 1922 Balance paid 1924	76-124 81-151 90-481
91-139	McGovern	Bridget	Lake Mount, Black Mountain	9/4/91	42	170	Exmouth	6/8/91	78 79	JT McGovern 1903 CBS 1906 JT McGovern 1913 BNSW 1913 JT McGovern 1916 R WJ Williams 1916 S BNSW 1917 M Balance paid 1924	81-262 85-65
91-142	Fletcher	John & William	Walcha	23/4/91	42	267	Kentucky	6/8/91	44	Special area 44 Rent £1 10s Ballot (1) J&W Fletcher (2) F Nelson (3) E Wenzel (4) J Ryan (5) H Nelson (all unsuccessful w/d) Union Bk 1895 J & W Fletcher 1902 J Fletcher 1903 Crown Grant to John Fletcher 1907	75-330
91-143	Ryan	John	Kentucky	23/4/91	26	231	Kentucky	6/8/91	43	Special area 43 Rent £1 10s Ballot (1) J Ryan (2) J&W Fletcher W & M Ryan executors 1920 W.M,M & E Ryan 1923 HW Fletcher 1923 S Balance paid 1923	91-159
91-144	Fletcher	John & William	Walcha	23/4/91	42	79	Kentucky	6/8/91	42	Special area 42 Price £1 10s Union Bk 1895 J&W Fletcher 1902 J Fletcher 1903 Crown Grant to J Fletcher 1907	72-4
91-145	Read	Mary	Armidale	23/4/91	26	40	Donald	6/8/91	184	Selected by Mary in 1889 but forfeited in 1890, no payments made Ballot (1) Mary Read (2) Lilly Read (3) I Bracken (4) WJ Bracken J&SH Read 1903 SH Read 1903 Balance paid 1923	
91-146	Read	Lilly	Armidale Road	23/4/91	42	40	Donald		184	As above disallowed	87-106 88-55
91-147	Bracken	John	Armidale Gully	23/4/91	26	40	Donald		184	As above disallowed	
91-148	McIntyre	John	Gara	23/4/91	26	98	Gara	21/1/91	66	Crown grant to J McIntyre 1901	
91-151	AJSB			23/4/91	42	53	Clevedon	21/1/92		Application tendered by JA Edgar, Rockvale. RG McCleneghan 1899 JT McCleneghan 1912 Balance paid 1923	71-364 84-284
91-154	Read	Lilly	Armidale road	23/4/91	42	120	Gara	12/11/91	65	CL8830 Mary Read 1896 J & SH Read 1898 SH Read 1903 Balance paid 1924	87-106 88-55
91-155	AJSB			23/4/91	42	104	Davidson	21/1/92	140	Application tendered by JA Edgar Rockvale RG McCleneghan 1899 JT McCleneghan 1912 Balance paid 1924	77-364 84-284 91-151

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
91-159	Ryan	John	Kentucky	23/4/91	42	58	Kentucky			Disallowed as applicant is entitled to hold not more than 267 acres under special area proclamation and he already holds 237a.	91-143
91-161	Bigg	Thomas Edward	Thalgarrah	23/4/91	42	40	Donald	20/1/92	197	J Gordon & RJ King 1895 AE Bigg 1905 BNSW 1905 Balance paid 1920	Portion 6 freehold ' 77-219 91-92
91-162	Bell	Thomas	Black Mountain	30/4/91	26	82	Boorolong	16/10/91	56	R Bell 1896 Crown grant to R Bell 1901	
91-175	Blomfield	Edwin Cordeaux	Boorolong	28/5/91	42	76	Boorolong	12/5/92	36	CBCS 1895 EC Blomfield 1896 Union Bk 1896 EC Blomfield 1899 EC Blomfield & HM Croft 1902 Marsh Estates 1909 RH Williams Reedy Creek, Guyra 1913 Marsh Estates 1913 M RM Williams 1922 N/BNSW 1922 Balance paid 1924	83-82,85 90-480
91-179	Dawson	Edward	Wollun	28/5/91	26	120	Sandon	19/3/92	62	GA Lovegrove Avondale, Wollun 1891 Aust. Mortgage & Land Finance Co 1908 GA Lovegrove 1910 R BNSW 1910 M GA Lovegrove 1912 R ABC 1914 M Balance paid 1924	ACP08-2 24-33
91-185	Jones	Hugh Ramage	Boorolong	4/6/91	26	40	Boorolong	11/5/92		Forfeited 27/12/1893	
91-187	Ryan	James	Springmount	4/6/91	42	80	Springmount	24/2/92	6	Lease CBCS 189 C Mott Warialda 1899 Balance paid 1924	83-47,84-133 90-65,96-130
91-192	CBCS			11/6/91	42	205	Falconer	2/7/91	52	Application made by James Ryan C Mott 1899 Balance paid 1924	74-325 82-95
91-193	Moffatt	John Martin	Yarrowyck	18/6/91	26	80	Saltash	16/5/92		Forfeited 8/11/1893, no payments	
91-196	McDonald	Donald	Armidale	22/6/91	42	210	Tiverton	2/12/93	81 87 151	Lease 85-55 and/or 12365 J Cochran Kelly's Plains 1903 Balance paid 1925	88-18, 66, 71 89-12,99-73 03-46
91-207	Long	Patrick Jnr	Uralla	9/7/91	26	70	Mihi	19/3/92	33	SJ Carlon Rookwood 1892 RW, JH & CE White 1906 CE White 1907 Crown grant to CE White 1908	92-80 04-17
91-209	Morrish	John David	Hillgrove	16/7/91	26	140	Urotah		93	Applicant a minor J Morrish 1897 A McWatters Hillgrove 1904 AJSB 1908 Balance paid 1923	73-70 74-34,337 78-789,10-176 (these crossed out) 18-45,20-25

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
91-210	Dawson	Joseph Benjamin	Toms Gully	12/2/91	42	40	Exmouth	15/6/91	21	Listed for auction 10/10/1888 RH Dawson Black Mountain 1906 CBCS 1906 RH Dawson 1916 AP Hutton Black Mountain 1916 R H Dawson 1916 M The Minister for Lands for the State of NSW on behalf of His Majesty the King 1922 Freehold 1924	78-588
91-216	Elliott	John	Castledoyle	6/8/91	42	40	Tiverton	17/5/92	138	BNSW 1894 E & G Cooper Armidale 1905 BNSW 1905 E&G Cooper Elliot Park Armidale 1910 Charles Simmons Armidale 1910 BNSW 1910 Charles Simmons 1912 RJ Vyner 1912 GR Gillespie & J Johnstone 1912 R Vyner 1916 T Scotton 1916 HJ Morse & EK Hays 1916 Balance paid 1925	83-173 84-30, 55, 374
91-223	Mercantile Bank			27/8/91	42	80	Metz			Application tendered by Alexander Glass, Armidale. Disallowed as CL sought to be converted was not confirmed 10/12/91	78-540 80-68 81-44 90-448
91-224	Ross	Horace Duncan Hall	Greylands Walcha	3/9/91	42	67	Eastlake	19/3/92	88	CBCS 1892 W Thorley Walcha 1899 CBCS 1899 CM Marsh & CS Thorley executors 1905 Freehold 1925	85-211 86-158
91-226	Mason	Cornelius	Armidale	10/9/91	26	40	Metz	12/11/91	131	ACP92-138 Hutton Forfeited 26/10/1892 no payments	
91-230	Finlayson	Kenneth	Conningdale	17/9/91	42	150	Wollomombi			Not recorded what happened, but no confirmation, no payments	73-48, 200 74-448 76-20, 197, 204 78-406, 646, 782
91-237	Doak	William	Castledoyle	24/9/91	26	200	Metz & Cooney	19/7/92		Forfeited 9/6/97 continually applied for suspension of residence. No payments made	91-220, 207 CL91-229
91-239	Cameron	Hector	Yarrowyck	1/10/91	26	90	Yarrowyck	27/6/92	21	AJSB 1897	00-19, CL00-19 CP p.31 & 42
91-240	Moffatt	William	Yarrowyck	1/10/91	26	90	Yarrowyck			Disallowed 13/11/91	CL91-270
91-241	Cameron	Hector	Yarrowyck	1/10/91	26	90	Yarrowyck			Disallowed land not available 13/11/91	CL91-224
91-247	Doak	William	Castledoyle	8/10/91	42	128	Metz & Cooney	19/7/92	207	Forfeited 9/6/1897 as no. 237	91-227, 237 CL91-237
91-250	Waters	Robert	Gara	15/10/91	42	50	Metz	19/7/92	208		CL91/2 31,73-165 80-115,119, 129,147 91-2623

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
91-252	White	Francis	Springmount	15/11/91	26	144	Springmount	30/3/92	110	Offered at auction 10/10/88 N White 1901	00-65,67 02-61 CL02-26
91-256	Wright	Frederick,	Guyra	22/10/91	42	95	Falconer	22/7/92	212	A Dutton & W Wilson executors 1898	CL91-234 86-8
91-259	White	Jane	Puddledock	29/10/91	26	90	Springmount	12/5/92	98	J Bracken 1898	CL91-237
91-262	Waters	Robert	Armidale	12/11/91	42	80	Metz	19/7/92	190 191	Listed for auction 10/10/88	CL91-241 73-163 80-115,129, 147 91-256
91-265	Ryan	Annie	Kentucky	19/11/91	47/ 24	58	Kentucky	25/2/92	41		
91-267	Brown	Thomas	Hillgrove	10/12/91	26	109	Urotah	19/7/92	95	CBS 1900	CL91-245 92-139 CL92-116
91-270	Thomson	James	Buckley	24/12/91	26	120	Springmount	31/3/92	92	Warned of forfeiture 1894 Forfeiture waived by Minister 1894 unconditionally A Thomas executor JW Wykes 1894 J White Puddledock 1898 W Bracken 1899 F White 1901 S Bracken 1901 M Heafey 1901 BNSW 1901 M Heafey 1901 C & T Wilson 1904	
91-271	Faint	John	Armidale Gully	31/12/91	42	116	Clevedon	31/3/92	155		
92-001	MacDonald	John	Care of C Marsh Salisbury	7/1/92	42	46	Harnham		147	Disallowed 31/3/92 land not available at time of applications	71-154 73-184 77-353
92-011	AJSB for HS Blaxland			11/2/92	42	60	Falconer	21/3/93	249	J Gilmour Black Mountain 1897 AJSB 1903	84-379,467 85-19
92-013	Russell	George	Black Mountain	11/2/92	42	91	Falconer	21/3/93	184	J Dutton 1901	82-267 83-382, 55
92-021	Baldwin	Joseph	Pinch Flat	18/2/92	26	82	Tilbuster	5/12/92	95	C Wilson 1900 J Baldwin 1901 B Baldwin 1901 C Wilson 1901 Bridget Baldwin 1903 LC McLennan 1903	
92-022	BNSW			18/2/92	42	43	Exmouth	5/12/92	84	AF&WH Warner 1901 CBS 1904	CL92-17 66-81, 102 69-124
92-023	BNSW			18/2/92	42	590	Duval	6/2/93	62	Applied for substitution 1894 Improvement conditions not fulfilled waived by Minister unconditionally 1896 AF&WH Warner 1901 CBS 1904	CL92-18 80-310
92-025	Gill	Robert	Moonby	18/2/92	42	210	Clevedon	18/5/92		W Bracken Rockvale 1892 Eliza Bracken widow 1904	81-95 84-303,402 90-294
92-026	Tolley	Richard Jnr	Yarrowyck	18/2/92	26	320	Elton	27/6/92	131 132	R Tolley Snr 1898 BNSW 1898	CL92-20

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
92-037	Mercantile Bank of Sydney			24/3/92	42	73	Metz	21/7/92	246	CBA 1900	CL92-35 78-540,80-68 81-44,90-448
92-042	Bigg	Henry	Thalgarrah	31/3/92	42/24	95	Donald	8/12/92	225	AE Bigg Swallowfield 1894 J Gordon & R King 1895	78-158,90-165 92-42,43,44
92-043	Bigg	Henry	Thalgarrah	31/3/92	42/24	100	Donald		185	AE Bigg Swallowfield 1894 J Gordon & R King	78-158,90-165 92-42,43,44
92-044	Bigg	Henry	Thalgarrah	31/3/92	42/24	110	Donald	8/12/92	149	AE Bigg Swallowfield 1894 J Gordon & R King 1895	78-158,90-165 92-42,43,44
92-046	McDonald	John	Tamworth	7/4/92	42	46	Harnham	9/9/92		F, J & R McDonald CM Marsh 1895 G Green Bathurst 1895 C Marsh Tallisker 1895 F, J & R McDonald 1895 CM Marsh 1898 AA Dangar 1898	71-154 73-184 77-353
92-048	Cruickshank Baird For GH Jenkins			7/4/92	42	44	Davidson	21/9/92	25	GH Jenkins Herbert Park 1896 AMP 1896	77-180,84-178 90-313,92-48 CL90-250 CL91-202 CL92-41,97-22 02-164,165
92-051	Moore	Giles	Guyra	14/4/92	42	48	Falconer	21/7/92	181	Conditions not fulfilled but Board recommended unconditional waiver 1895 Forfeit waived by Minister 1895	84-4, 214
92-057	Anderson	Martha	Camerons Creek	12/5/92	42	46	Hillgrove	27/9/92	39	T Anderson 1902	74-312,218. 214,317 CL4022 , CL92-89 92-104
92-058	Anderson	Thomas	Camerons Creek	12/5/92	42	45	Hillgrove	27/9/92	42	Improvement conditions not strictly complied with but waiver recommended 1896	
92-062	Bigg	Henry	Thalgarrah	26/5/92	42	145	Gara		21228 3203	Disallowed as land held by W Berry as CL91-108 29/5/94	76-447 82-124
92-064	Dangar	Frederick	Gostwyck	9/6/92	42	50	Gostwyck			Disallowed land not available 20/9/92	74-361,75-317 76-383, 395
92-068	Waters	Robert	Armidale	16/6/92	42	40	Metz	16/2/93	210		CL92-58,77-78,436 78-451,91-28
92-073	Golden	William	Hillgrove	30/6/92	42	95	Urotah			Disallowed land not available 5/12/92	CL92-63 90-357

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
92-077	Henderson	William	Arding	7/7/92	42/24	48	Arding	29/11/92	234	Later relinquished for First World War soldier settlement	72-63 74-102
92-080	Long	Patrick	Rockwood	14/7/92	42	60	Mihi	15/5/93		SJ Carlon Rockwood illegible date	CL92-69 91-20, CL91-189
92-085	Ryan	John	Salisbury	28/7/92	26	50	Blacknote	29/11/92			CL92-8
92-086	Blaxland	Charles	Wollun	28/7/92	42	70	Sandon	29/11/92	416		75—124 90-91,434
92-088	Mulligan	James		28/7/92	42	50	Hillgrove	6/12/92	114		74/78,7 7/403 80-212,32,8 4-173
92-089	Blomfield	Edwin	Salisbury	28/7/93	42	40	Blacknote	29/11/92		CBCS 1895 EC Blomfield 1896 Union Bk 1896 EC Blomfield 1899 EC Blomfield & H Croft 1902	74-124,125, 175
92-090	Mulligan	Francis	Woodford	4/8/92	26	544	Davidson	6/3/93	129 130	Improvements £16 to be paid in quarterly instalments. House removed. Board found house not property of Crown, removed by HE Bigg who built during currency of CL90-288 J Mulligan 1900	
92-091	Bigg	Henry	Thalgarrah	4/8/92	42	106	Donald		292	Withdrawn 7/12/92	
92-092	Curtis	Henry	Armidale	4/8/92	47	40	Davidson			Withdrawn 9/1/93	
92-092	Finlayson	Donald	Forglen	14/7/92	42	40	Davidson	19/7/93	144	M,D & K Finlayson executors 1898	CL92-72,67-10 68-32,38 69-94,73-275 80-289,76-3 77-85
92-093	McCleneghan	Robert	Armidale	4/8/92	26	544	Davidson		129	Disallowed land not avail able 9/1/93	
92-096	Fletcher	John & William	Kentucky Station	4/8/92	42	43	Kentucky	29/11/92	155	Lease 24435 90-359 Union Bk 1895 J&W Fletcher 1903 J Fletcher 1903	77-66 90-452
92-098	AJSB for H Blaxland			11/8/92	42	40	Tilbuster		40	Disallowed area below legal area being 37 acres only	78-596,609, 638 81-196 82-200 85-135
92-100	Mulligan	Francis	Woodford	18/8/92	42	190	Hillgrove	6/2/93	86	CL5020 J Mulligan 1903	74-77 78-511 CL4049 CL5020
92-101	Mulligan	Francis	Woodford	18/8/92	42	43	Hillgrove	6/2/93	85	CL3580 J Mulligan 1901	78-485 CL3580 98-66
92-104	Anderson	Martha	Camerons Creek	26/8/92	42	100	Hillgrove	6/2/93	81	T Anderson	74-312-4, 317-8 92-57 CL4022
92-105	Anderson	Eliza	Camerons Creek	25/8/92	26	320	Hillgrove	6/2/93	83	T Anderson 1899	CL92-90
92-106	Ryan	Thomas	Rockwood	1/9/92	26	244	Lawrence			Refused as application informal 6/3/93	
92-111	Ryan	Thomas	Mihi Creek	1/9/92	26	237	Lawrence	6/2/93	191	HH Cordingly	

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92-112	CBCS for H Blaxland			15/9/92	42	62	Yarrowyck	14/5/93	12		CL92-100 76-310,95-30 CL95-30
92-113	Chaffey	Samuel	Cooney Creek	8/9/92	26	40	Metz		136	Withdrawn 5/12/92	
92-117	Chaffey	Samuel		22/9/92	42	45	Dumaresq	6/12/92	143	R Dawson Flag Gully 1895	75-18 81-64
92-121	Dutton	Archibald	Guyra	13/10/92	42	50	Falconer	25/4/93	250		CL85-160 CL92-105 84-428, 85-1
92-123	Brennan	Patrick	Enmore	13/10/92	42	245	Enmore	15/5/93	21 84	AJSB 1896 P Brennan 1901	78-586,81-138 82-100, CL01-50 CL 03-15,04-7
92-124	Blomfield	Edwin	Salisbury	13/10/92	42/24	55	Salisbury		146	Disallowed, modification refused application to withdraw refused not sufficient reason being given 6/2/93	
92-129	Fury	Ellen widow	Armidale	3/11/92	42/18	50	Gara	25/4/93	74	J Fury WH Allingham Woodlands 1904	73-173, 76-315 77-337 ,78-743 82-217
92-130	Allingham	William	Burying Ground Creek	3/11/92	42/18	261	Gara	25/4/93	72		85-53,194 90-260
92-136	McCleneghan	Alexander	Pint Pot Creek	17/11/92	42	60	Urotah	25/4/93	102		66-61,69 67-15, 69-33 18-189, CL4186 CL92-114
92-138	Morton	Henry	Hillgrove	1/12/92	42	40	Metz	9/2/93	131	Previously forfeited 91-226 G Morton 1894 B Morton 1895 T John stone & AW Simpson 1895 M Murphy 1897 J Edgar 1904	82-231 84-249 90-184
92-139	Brown	Thomas	Hillgrove	1/12/92	42	55	Urotah	12/5/93	104	CBS 1900	91-267, CL91-245 CL92-116
92-141	Mizen	Herbert	Armidale	8/12/92	25/26	20	Armidale	6/2/93	826	Inspected 1898, residence not complied with, applicant left land for 2 years leaving wife and family in residence, land well improved, Board recommended waiving forfeiture. D Jackson 1904	
92-142	Masters	Joseph	Armidale	8/12/92	24/26	19	Armidale	6/2/93	827		
92-144	Pickham	Thomas	Armidale	22/12/92	24/26	20	Armidale	16/2/93	828		02-2
93-001	Mizzen	Charles	Armidale	5/1/93	26	20	Armidale	6/2/93	835	D Jackson 1901 A Jackson 1916 M Heffernan 1916 J Bliss 1920 BNSW 1920	

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93-002	Dyke	Thomas	Armidale	5/1/93	26	20	Armidale	10/2/93	773	C Wilson 1901 T Dyke 1906 S Landers 1906 Crown grant S Landers 1907	
93-004	Maguire	John	Armidale	5/1/93	26	20	Armidale	16/2/93	774	E O'Connor 1900 BNSW 1902 A Maguire 1904 W Mitchell 1904 W Gentle 1905 C Wilson 1906W Gentle 1907 C Finch 1909	
93-005	Maguire	Arthur	Armidale	5/1/93	26	20	Armidale	16/1/93	775	E O'Connor 1900 BNSW 1902 A Maguire 1904 W Mitchell 1904 W Gentle 1905 C Wilson 1906 W Gentle 1907 C Finch 1909	
93-009	Menzies	Alexander	Mihi Creek	12/1/93	26	320	Eastlake	18/8/93	158, 84, 89	AJSB 1898 J Menzies 1900	
93-010	Menzies	John	Uralla	19/1/93	26	320	Eastlake		83, 90		
93-016	Bracken	James Snr	Armidale Gully	9/2/93	26	115	Springmount	26/5/93	116	P Muldoon 1907 M Hickey 1909 R Craigie 1910 W Maybury 1912 R Hamilton 1913 C Smith 1914 F Pearson 1915 Plus 6 mortgages in this period	
93-017	Ryan	John Jnr	Salisbury Plains	9/2/93	26	40	Eastlake	15/5/93	85	[CP87-86 J Ryan forfeited 1890]	12-109
93-020	Cross	George	Armidale	16/2/93	26	197	Tilbuster			Won in ballot then disallowed because of forfeited CP, no certificate of abandonment	
93-021	Hiscox	Joseph	Armidale	16/2/93	26	80	Tilbuster			Application withdrawn land not available	
93-022	O'Dea	James	Tilbuster	16/2/93	26	200	Tilbuster	9/6/93	80 110		97-18
93-027	Tolley	Richard	Yarrowyck	9/5/93	26	41	Elton	5/4/95	143	AJSB 1895 Executors of estate 1907 J Mitchell 1907 J Moffatt 1916 CBS 1916 Freehold	
93-029	White	Augustus	Puddledock	16/3/93	26	75	Springmount	28/3/94	118	C Wilson 1899 A White 1902 City Bk 1902 A White 1911 Govt Savings Bk NSW 1911 N Chapman 1917 A White 1917 H Perrott 1919 B&N Chapman 1919 H Perrott 1924 SJ&A Little 1925 Now freehold	99-48 28-24 02-5
93-031	Gibson	George	Conningdale	23/3/93	26	59	Urotah		88 62	Application withdrawn	
93-032	Crapp	John	Uralla	23/3/93	42	40	Saltash	4/9/93	28	R Vickers 1895 BNSW 1895 R Vickers 1902	93-74, 197
93-038	BNSW & Elliott	John	Castledoyke	27/4/93	42	133	Tiverton	14/11/93	161	E&G Cooper 1905 BNSW 1905 C Simmons 1910 BNSW 1910 R Vyner, R Hoy, MJ Johnstone 1912 MH Morse & P Hoys 1916 SA Benjamin & MCBC 1925	78-150 79-176 80- 306,307, 367 83-15, 17
93-039	Dangar	Albert A	Baroona, Whittingham	27/4/93	42	40	Tiverton	15/8/93	86	F Dangar 1894 A Dangar 1902 Crown Grant to AA Dangar 1904	77-445, 480 81-124

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93-040	House	James	Enmore	4/5/93	26	186	Lawrence	9/6/93	190	T Boyd 1900 J House 1903 C Wilson 1906 SC White 1911 H Cordingley 1916 C White & T Forster 1916	
93-041	Parsons	William	Enmore	4/5/93	26	189	Lawrence	9/6/93	189	J House 1898 T Boyd 1900 J House 1903 C Wilson 1903 SC White 1911 H Cordingley 1916 C White & T Forster 1916	
93-046	O'Neill	Catherine	Walcha	11/5/93	26	193	Mihi	9/7/93	205	J House 1898 T Boyd 1900 J House 1903 C Wilson 1903 SC White 1911 H Cordingley 1916 C White & T Forster 1916	
93-047	Wright	Thomas	Armidale	11/5/93	40	320	Mihi		214	Disallowed refused to accept modifications	90-40
93-049	Archer	William	Guyra	18/5/93	26	51	Falconer	7/7/93	243	J Davidson 1923 S MW Archer 1923 J McCrossin 1928 RM	97-56 09-165
93-053	Cameron	Hugh	Yarrowyck	25/5/93	24/ 26	20	Armidale	7/7/93	768	Withdrawn	
93-054	Allingham	George	Armidale	1/6/93	24/ 26	20	Armidale	7/7/93	769	SC Cameron 1915	90-870 11-20
93-056	Adams	Thomas	Armidale	8/6/93	24/ 26	20	Armidale	7/7/93	768	G Lewis 1902 H McKeller 1902 Crown grant to McKeller 1906	
93-059	Marsh	Charles	Uralla	6/7/93	24/ 42	173	Blacknote	18/8/93	128	E Blomfield 1895 CBC 1895 E Blomfield 1896 Union Bk 1896 E Blomfield & H Croft 1902 Marsh Estate 1909	80-369
93-060	Blomfield	Edwin	Uralla	6/7/93	24/ 42	170	Blacknote	18/8/93	129	CBC 1895 E Blomfield 1896 Union Bk 1896 E Blomfield & H Croft 1902 Crown grant to Blomfield and Croft 1905	69-158 77-324 78- 391,98
93-062	Bracken	Isaac	Rockvale	6/7/93	24/ 26	52	Hillgrove	18/8/93	57	This is the same portion as 94-052 was this one forfeit?	
93-063	Hamilton	Jane	Wollomombi	20/7/93	26	320	Wollomombi	7/11/93	30	[CP89-28 D Fraser forfeited 1891] W Hamilton 1898 CBC 1898 W Hamilton 1901 J&D Williams 1901 BNSW 1901 H Mitchell 1903 CBC 1903 H Mitchell 1903 E Coventry 1903 Coventry family 1920 SC Coventry 1923	07-196 95-82
93-064	Sisson	Thomas	Hillgrove	20/7/93	25/ 42	46	Wollomombi			Withdrawn	
93-066	Bullock	James	Salisbury Plain	27/7/93	26	40	Mihi	11/1/94	222	BNSW 1912 M W Bullock 1921 RM BNSW 1921 M W Bullock 1922 RM MJ Gilmour 1922 M W Bullock 1925 RM R Evans 1925 S BNSW 1925 M S Carlon 1926 S (800 pounds)	

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
93-067	Cuskelly	James	Armidale	10/8/93	26/24	20	Armidale	10/11/93	829	J Hinton 1906 F Reeves 1909 CBC 1909 R Menzies 1913 N Johnson 1913 S Wilson 1915 C Wilson, A Austen, H Geldard 1916	
93-070	Christie	Michael	Armidale	24/8/93	26	40	Davidson	28/3/94	3	H Curtis 1903 MLC 1911 M H Curtis 1916 Perpetual 1916	
93-079	McCleneghan	Alex	Armidale	12/10/93	24/42	56	Davidson	11/1/94	148	D McCleneghan 1912	72-56, 121 73-312 77- 4,397
93-080	McCleneghan	Alex	Armidale	12/10/93	24/42	74	Davidson	11/1/94	146	D McCleneghan 1912	66- 61,69 67-15 69-33, 80-189 92-136
93-081	McCleneghan	James	Armidale	12/8/93	24/42	72	Davidson	11/1/94	147		72-160
93-082	Bigg	Henry	Thalgarrah	12/10/93	42	66	Donald	11/1/94	147	A Bigg 1894 J Gordon 1895 J Gordon & G King 1902 A Bigg 1905 BNSW 1905	75-119
93-083	Bigg	Henry	Thalgarrah	12/10/93	42	41	Donald	11/1/94	108	A Bigg 1894 J Gordon 1895 A Bigg 1905 BNSW 1905	66-123 68-44 69-131
93-085	Williamson	Enoch	Armidale	19/10/93	26	40	Duval	29/5/94	103	A Tierney 1900 A&W Warner 1903 CBS 1904 J Chisholm 1907 BNSW 1907	21-31
93-087	Wright	Thomas	Armidale	19/10/93	24/42	150	Mihi			Withdrawn	
93-092	Finlayson	Kenneth	Conningdale	16/11/93	42	74	Wollomombi	30/10/94	37	J, R & K Finlayson	66- 46,70- 82 84- 268,86- 86 87- 65,88- 60
93-096	Cashen	John	Armidale	9/12/93	26	200	Elton	28/3/94	144	V & P Belfield 1906 CBC 1907 P&M Belfield 1919 CBC 1919	09-12
93-097	Scheef	Christian	Puddledock	14/12/93	26	129	Donald	28/3/94	161 165	J Read 1904 BNSW 1904 J Johnston 1906 P Maguire 1907 BNSW 1914 P Maguire 1916	
93-098	Cooper	Albert	Rocky river	14/12/93	26	150	Saltash	31/7/94	27	S Cooper 1900 BNSW 1907	10-202, 223
93-107	Blomfield	Edwin	Uralla	1/9/92	42	91	Harnham	29/11/92	148	CBCS 1895 EC Blomfield 1896 Union BK 18096 EC Blomfield 1900 EC Blomfield & H Croft 1902	81-180
94-005	Mitchell	Catherine	Armidale	22/2/94	26	40	Elton	16/8/94	97	Crown grant to C Mitchell 1906	07-163
94-008	Pease	Robert	Armidale	15/3/94	24/26	267	Ferryman	29/5/94	1	C Wilson 1899 R Waters 1914	01-75
94-011	Finlayson	Kenneth	Conningdale	5/4/94	42	119	Wollomombi	19/7/94	28	J&D Finlayson 1898 P McLennan 1916 BNSW 1916	72-305 77-157 87-71
94-013	Caffrey	Susan	Armidale	19/4/94	24/26	20	Armidale	29/5/94	842	Possibly forfeit as parish map has as CL04.1	

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
94-020	Maguire	Mary	Armidale	31/5/94	24/26	320	Donald	16/7/94	200	J Maguire 1899 ABC 1910 J Maguire 1914	Special area 19831
94-021	Cruickshank	George	Armidale	31/5/94	24/42	154	Donald	21/1/95	203	G Jenkins 1896 AMP 1896 Crown Grant to AMP 1900	68-11, 12 73-245 87-85
94-022	Bigg	Henry	Thalgarrah	31/5/94	24/42	320	Donald	21/1/95	201	A Bigg 94 J Gordon and G King 1895 A Bigg 1905 BNSW 1905	74-350 75-132
94-024	Jones	Richard	Boorolong	31/5/94	26	87	Boorolong		31	Forfeited 24/6/96 Later Marsh Estates 113a.	
94-028	Bamford	James	Armidale	7/6/94	24/26	20	Butler	16/7/94	320	C Wilson 1895 T Bamford 1909 J Mulligan 1909 P Bamford 1911	
94-029	Upchurch	James	Armidale	7/6/94	24/26	20	Butler		320	Disallowed land not available	
94-030	Bamford	Percy	Armidale	7/6/94	24/26	17	Butler	16/7/94	39	MJ Mulligan 1909 P Bamford 1911 Freehold 10925	05-67
94-032	Burraston	Lucy	Armidale	7/6/94	24/42	40	Donald			Disallowed applicant refused to accept reduced area 4/9/94	
94-034	Maguire	Philip	Armidale	5/7/94	24/26	60	Donald	26/2/95	204	H Bigg 1900 A Bigg & J McDonald 1906 A Bigg 1906 BNSW 1911	
94-035	Morton	Henry	Hillgrove	19/7/94	24/26	300	Ferryman	21/1/95	3,5,7	CBS 1902 H Morton 1905 A Sceef 1905	94-37 01-76 22-15
94-037	Morton	Henry	Hillgrove	19/7/94	44	50	Ferryman	21/1/95	6	CBS 1902 H Morton 1905 A Sceef 1905 MR Holmes 1923	94-35, 37 06-76
94-038	Bullock	William	Rockwood	26/7/94	26	40	Mihi	E		Withdrawn 5/11/94	
94-042	Finlayson	Hannah	Conningdale	6/9/94	26/26	40	Mihi	7/5/95		Freehold 1928	
94-045	Chaffey	Samuel	Armidale	4/10/94	26	40	Metz	15/5/95	155	W Anderson 1909 J Mulligan 1912 W Anderson 1902 S E Allingham 1927 MW Anderson 1927	09-183
94-047	Ryan	James	Kentucky	18/10/94	26	110	Sandon	7/11/95	66	Later part of 152	26-37,07-141 10-156
94-048	Riley	Harriett	Annandale Victoria	18/10/94	42	110	Sandon			Disallowed land not available	78-448
94-049	Cruickshank Baird	George Thomas	Inverell Dubbo	18/10/94	42	40	Dumaresq	3/4/95	163	Camden Park Estate 1903 H Belfield 1906 CBC 1906 H & A Belfield 1910 CBC 1910 A Belfield 1919 CBC 1919 SH Smith 1925 CBC 1925	78-246, 362 90-64
94-051	Finlayson	Donald	Armidale	25/10/94	42	120	Urotah	3/4/95	107	Executor of will 1909 AMP 1921	88-16
94-052	Mulligan	Robert	Armidale	15/11/94	42	52	Hillgrove	4/3/95	57	J Mulligan 1900 A Bigg 1905 BNSW 1905 A Bigg 1921 RM	75-153,174
94-055	Rizzi	Antonio	Boorolong	6/12/94	26	125	Dumaresq	28/1/95	154 155	W Edmonds 1904 W Townsend 1916 W Edmonds 1916 W Townsend 1919 CBC 1927	908-48 20-82 23-20
94-057	Wright	James	Armidale	20/12/94	24/26	20	Butler	26/2/95	295	C Wilson 14 H Strahle 28 S	10-91
94-058	Byrne	Thomas	Armidale	20/12/94	24/26	20	Butler		296	Withdrawn 28/2/95	

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
94-059	Dawson	William	Woolbrook	20/12/94	24/26	40	Albert			No money paid possibly forfeited <i>Cases determined Land Court of NSW 1895p. 181. A Rizzi applied for a CL on both sides of Tom's Gully on 6/12/1894. On 20/12/98 Dawson applied for a CP on part of Rizzi's CL, alleging that Tom's Gully was a frontage. Armidale Local Land Board held it was not. Appeal was dismissed on the grounds that the Armidale Local Land Board conclusion was correct.</i>	

Table 3: Conditional purchase applications 1895-1899

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
95-001	McClure	John	Armidale	3/1/95	24/26	16	Butler	3/4/95	309	W Armstrong 1902 Perpetual 1905 J Jenkins 1905 A Heagney 1905 A Heagney 1911 N Johnson 1916 C Mason 1916	98-1 26-39
95-002	Ryan	John	Kentucky	17/1/95	24/42	52	Harnham	3/4/095	144	Crown grant to J Ryan 1918	75-209 84- 48,95-2
95-008	Faint	Thomas	Hillgrove	14/2/95	26	200	Hargrave	15/5/95	77	Lease no. 26780 (part)	14-13 22-7
95-010	Herden	John	Tilbuster	28/3/95	24/26	75	Duval	15/5/95			
95-012	Cruickshank Baird	George Thomas	care of A Belfield Eversleigh	28/3/95	24/26	160	Elton	15/5/95	93 94	Listed for auction 17/8/87 Camden Park Estate 1903 H Belfield 1906 CBC 1906 H & A Belfield 1910 CBC 1910 A Belfield 1919	72-169
95-013	Cruickshank Baird	George Thomas	care of A Belfield Eversleigh	28/3/95	24/26	104	Albert	15/5/95	15	Camden Park Estate 1903 H Belfield 1906 CBC 1906 H & A Belfield 1910 CBC 1910 A Belfield 1919	78-219
95-014	Kirkwood	Percy	Armidale	25/4/95	24/26	68	Duval	15/5/95		C Wilson 1902 P Kirkwood 1902 J Lawler 1902 D Lawler 1918	
95-016	BNSW for W House			25/4/95	42	100	Exmouth	3/1/96	88	A&W Warner 1901 CBS 1901 J Chisholm 1911 J Braund 1911 CBC 1911 J Braund & G Bennett 1911 1911 CBC 1916 J Braund & G Bennett 1916 BNSW 1916 S, W, C & G Allingham 1918 BNSW 1918	85-8 22-33
95-017	Dawson	Ralph	Armidale	25/4/95	42	40	Dumaresq	2/1/96	199	J Dawson 1918 CBC 1925	73- 230,291 75-223 77- 11,130
95-018	Armstrong	George	Armidale	9/5/95	24/26	20	Butler	31/5/95	296	S Pearson 1907 SP & MJ Short 1909 P Short 1911	98-2, 21
95-024	Cruickshank Baird	George Thomas	Care of A Belfield	25/5/95	42	46	Dumaresq			Disallowed land not available 25/2/96	
95-033	CBC for J Moffatt			30/5/95	42	80	Yarrowyck	2/1/96	18	W, J & G Moffatt executors 1920 D, G & J Moffatt 1925	77-165 78-440 80-334 84- 342,397 85-183
95-034	CBC for S Moffatt			30/5/95	42	100	Yarrowyck	27/2/96	45	[86-22 forfeited 1891] F Thorpe, M & C Morse, A Simpson 1914 F Thorpe 1917 M Thorpe 1918 F Thorpe 1926	76-310 92-115 86-22, 23
95-036	Teece	Thomas	Puddledock	6/6/95	42	273	Tilbuster	25/3/96	109 113	Conversion of CL90/344	

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
95-037	Heafey	Michael	Puddledock	6/6/95	42	68	Springmount	27/2/96	100	H Weaver 1896 M Heafey 1898 BNSW 1901 M Heafey 1904 C&T Wilson 1906 SL,M & T Williams 1909 SA White 1911 Govt Savings Bk 1911 Re-mortgaged twice 1923 & 1927	90-458 99-49
95-041	Murray	John Jnr	Wollun	11/7/95	26	40	Sandon	20/3/96	68	BNSW 1911 J Murray 1919	04-3,10-23 19-49
95-044	Sisson	Thomas	Hillgrove	8/8/95	26	200	Hargrave			Disallowed applicant not qualified to apply	
95-045	Sisson	John	Armidale	8/8/95	26	200	Hargrave			Withdrawn 13/10/95	
95-048	Rogers	Charles	Castledoyle	31/10/95	26	42	Tiverton	25/3/96		Forfeited 28/11/00	
96-002	Wykes	John	Puddledock	2/1/96	26	90	Springmount		107 146	C Mott 1912 W Allingham 1926	
96-005	City Bank of Sydney			13/2/96	42	40	Wollomombi	17/6/96	38	T Sisson 1900 J Sperling 1900 E Coventry 1904 8Coventrys 1920 SA Coventry 1923	89-76 90-315
96-007	Wooten	George	Black Mountain	5/3/96	26	168	Boorolong	27/8/96	62	AJSB 1908 M Wooten 1090 MJ McIntyre 1909 Now freehold	
96-008	Bracken	William	Rockvale	5/3/96	26	40	Clevedon		97	Refused land not available	
96-009	Bracken	Richard	Rockvale	12/3/96	26	70	Clevedon			Refused land not available	
96-011	Ryan	James	Uralla	2/4/96	26	40	Devon			Refused no reason given	
96-017	Finlayson	John	Conningdale	2/7/96	26	43	Wollomombi	4/12/96	8	F Munsie 1916 CBS 1916 F Munsie 1919 A Coventry 1923 Now freehold	
96-021	Egan	John	Wollomombi	30/7/96	26	40	Hargrave	4/12/96	80	C Wilson 1908 SW Allingham 1911 CBC 1926 Now freehold	12-31
96-026	Golden	William	Hillgrove	27/8/96	26	100	Hargrave	15/1/97	51 52	C Miller 1913 S R McCleneghan 1914 MR Allingham 1914	98-49,11-79 17-23,28,26 98-42,99-18
96-029	Howe	John	Hillgrove	17/9/96	26	40	Hargrave	17/1/97	83	Forfeited 27/4/98	
96-030	Johnson	Frederick	Armidale	24/9/96	26	3	Armidale	4/11/96	343	C Heap 1902 A Heap executor 1925 Freehold 1928	99-79
96-031	Bishop	Thomas	Kentucky	1/10/96	26	200	Sandon	4/11/96		Refused land not available	
96-032	Bath	James	Hillgrove	1/10/96	26	60	Ferryman	15/1/96	7	C'wealth Savings 1917 ST Faint 1920 Crown Grant T Faint 1921	09-111 22-16
96-033	Bishop	Thomas	Armidale	1/10/96	42	440	Sandon & Kentucky			Refused land not available	96-31
96-036	Bullock	Alice	Armidale	20/10/96	26	40	Mihi	16/12/96		Forfeited 8/2/99 [Likely to be 125 which was auctioned 28/9/88, not sold bought by FH Danger 9/2/97]	
96-037	Ryan	James	Kentucky	29/10/96	42	160	Sandon			Refused land not available	94-47

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
96-040	McCarthy	Florence	Armidale	12/11/96	26/24	10	Armidale	4/12/96	355	E Spencer 1907 C Blaxland 1908 J Bliss 1911 R Richardson 1911 E Spencer 1911	
96-042	Cox	Charles	Armidale	12/11/96	26/24	49	Falconer	14/12/96	246	Forfeited 22/8/00	97-48
96-043	Bishop	Thomas	Armidale	16/11/96	26	640	Sandon & Kentucky	13/1/97	69 71	BNSW 1905 C Lovegrove 1907 Aust Mortgage & Land Finance Co 1907 G Lovegrove 1910 BNSW 1910 SR Wilkinson 1912 SW Dawson 1916 BNSW 1916	
97-006	Grant	Archibald	Armidale	11/2/97	26	70	Boorlong	9/6/97	102	Forfeited 8/7/96	
97-012	Cooper	Joseph	Armidale	1/4/97	26	9	Armidale	9/6/97	765	J Bliss/R Richardson/W Scribner/NE Building & Investment Co 1905 G Allingham/NE Building S.920 SE Walker/MG Allingham 19243	
97-018	O'Dea	James	Tilbuster	15/4/97	25/42	40	Tilbuster	28/10/97	117	Lease 24492 Freehold	93-22
97-019	Kirkwood	Minnie	Armidale	22/4/97	26/24	10	Armidale	9/6/97	356	E Kirkwood 1903	
97-022	Jenkins	George	Herbert Park	13/5/97	25/42	103	Davidson	10/6/97	113	H Bigg 1898 H Curtis 1902 Gordon & King 1902 H Curtis/MLC 1911 H Curtis/Perpetual 1916 F Curtis & H Bigg/Perpetual 1926 BNSW 1926	77-180 84-178 90-110,313 92-48 97-22 02-164, 165
97-028	Baker	Edward	Guyra	10/6/97	26	96	Wentworth	20/10/97	81	BNSW 1903 E Baker/National MLC Assn 1909 Crown Grant National MLC Assn 1909	98-53 10-205 14-4
97-032	Edgar	John	Wollomombi	5/8/97	26	210	Hargrave	10/12/97	85	Govt Savings 1909 J Edgar 1914	03-56
97-035	Looker	Alfred	Guyra	9/9/97	24/26	54	Falconer	20/10/97	245	CBS 1905 A Looker 1918 E Lockey 1920	97-49
97-036	Stuart	Alexander	Hillgrove	16/9/97	24/26	56	Ferryman	12/1/98	8	CBS 1912 SJ Faint 1914 Freehold	
97-037	Union Bank of Australia			16/9/97	25/42	100	Sobraon	20/10/97	17	E Blomfield 99 E Blomfield & H Croft 1902 Marsh Estate 1909 SR Williams 1913 S Marsh Estate 1913 M R Williams/BNSW 1927 freehold	78-594 86-59,60 87-50 88-8 97-38
97-038	Union Bank of Australia			16/9/97	25/42	100	Sobraon	20/10/97	18	E Blomfield 99 E Blomfield & H Croft 1902 Marsh Estate 1909 SR Williams 1913 S Marsh Estate 1913 M R Williams/BNSW 1927 Freehold	78-594 86-59,60 87-50 88-8 97-37
97-039	Union Bank of Australia			16/9/97	25/42	388	Sobraon	20/10/97	19	E Blomfield 1899 E Blomfield & H Croft 1902 Marsh Estate 1909 SR Williams 1913 S Marsh Estate 1913 M R Williams/BNSW 1927 Freehold	79-158 91-32

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
97-040	Union Bank of Australia			16/9/97	25/42	242	Albert	20/10/97	30	E Blomfield 1899 E Blomfield & H Croft 1902 Marsh Estate 1909 SR Williams 1913 S Marsh Estate 1913 M R Williams/BNSW 1927 Freehold	78-356 81-173 83-175 86-183 97-40 81-233,241
97-043	Wright	Thomas	Armidale	7/10/97	25/42	214	Mihi	21/10/97	212 219	FR White 1897 R, C&J White 1903 C White 1907 Crown Grant CE White 1909	90-40 93-47,87,101
97-044	Union Bank of Australia			7/10/97	25/42	294	Uralla	11/11/97	135	J&W Fletcher 1902 J Fletcher 1903 Crown Grant J Fletcher 1907	68-66,69-96 78-699,90-31
97-046	Fletcher	J & W	Kentucky	21/10/97	25/42	340	Kentucky	11/11/97	127	J Fletcher 1903 Crown Grant J Fletcher 1906	90-246
97-048	Cox	Charles	Falconer	18/11/97	24/45	40	Falconer	16/3/98	247	Forfeited 22/8/00	90-42
97-049	Looker	Alfred	Falconer	18/11/97	24/45	51	Falconer	10/1/98	244	CBS 1905 SE Lockey 1920 Freehold	97-55
97-051	Dutton	Charles	Tenterfield	2/12/97	25/42	530	Falconer			Conversion of CL4031 but disallowed as the holder is a non-residential CP and is disqualified from converting a CL to an ACP	84-198 84-209 84-233
97-054	Stewart	Nathaniel	Armidale	16/12/97	24/26	3	Armidale	10/2/98	353	E Barnes/CBS 1903 A Jear 1905 D Finlayson 1908 Freehold	
97-055	Mahoney	Michael	Armidale	16/12/97	24/26	9	Armidale	10/2/98	860	AJSB 1902 SJ Hutton 1920 SA Austin 1926	
97-056	Archer	William	Guyra	23/12/97	24/42	40	Falconer	10/2/98	242	SJ Davidson 1903 W Archer 1903 M RJ Davidson 1928 Freehold	93-49
97-057	Dorrington	William	Uralla	23/12/97	42	65	Devon	10/2/98	217	BNSW 1903 RW Dorrington 1905 Crown Grant Dorrington 1905	
98-001	McClure	John	Armidale	20/1/98	24/42	16	Butler	10/2/98	317	W Armstrong 1902 Perpetual 1903 J Jenkins & A Heagney 1905 A Heagney 1911 N Johnson 1916 C Mason 1917 Freehold	95-1 98-1,9,22
98-002	Armstrong	George	Armidale	20/1/98	24/42	40	Butler	10/2/98	298 299	S Pearson 1909 P Short 1909 MJ & RP Short 1911 Freehold	95-18 77-13 98-21
98-004	Bell	Robin	Black Mountain	3/2/98	42	86	Exmouth	15/3/98	13	SN Thorpe 1928 Govt Savings Bk 1928 freehold	67-16,77-13 84-354 23-24
98-008	Armstrong	Selina	Armidale	24/2/98	24/25	60	Butler	26/4/98	304 305 308	C Mason 1903 W Tobin 1916 Freehold	
98-009	McClure	John	Armidale	24/2/98	24/45	35	Butler	20/5/98	306 307	W Armstrong 1902 Perpetual 1903 J Jenkins & A Heagney 1905 A Heagney, J McElroy, C Martin, Govt savings Bk 1911 SR Roan 1920 C'wealth Savings 1920 R Road 1928 J Rainger 1928	95-1 98-1,9,22 25-18

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
98-014	O'Dell	James	Armidale	29/3/98	24/26	66	Armidale	26/4/98	791 792 789 795	Freehold 1926	
98-021	Armstrong	George	Armidale	5/5/98	24/42	20	Butler	7/6/98	297	S Pearson 1907 S & J Short 1909 M P Short 1909 RM Freehold	95-18 98-2
98-022	McClure	John	Armidale	29/3/98	24/42	7	Butler	20/5/98	321	As 1898-009	95-1 98-1,4
98-023	Ditton	William	Black Mountain	29/3/98	26	40	Tilbuster	16/8/98	118		
98-024	Carlton	William	Salisbury Plains	12/5/98	26	153	Eastlake & Salisbury	7/6/98	156 186	SS Carlton 1910 BNSW 1927	98-21
98-027	Donoghue	Thomas	Salisbury Plains	19/5/98	26	90	Mihi	29/9/98		A Carlton 1904	
98-034	McGuinness	Edward	Black Mountain	2/6/98	26	40	Boorolong	15/3/99	65	E Hale 1907 C Wilson 1907 R & J Bell 1918 R Bell 1929 Freehold	
98-037	Ryan	Dennis	Wollun	16/6/98	26	50	Eastlake	29/9/98	91	C Marsh & C Thorley 1906 P O'Neill 1909 Freehold	98-40 13-1,2
98-040	Ryan	Dennis	Wollun	23/6/98	42	110	Eastlake	29/9/98	93	C Marsh & C Thorley 1906 P O'Neill 1909 Freehold	98-37
98-042	Egan	John	Hillgrove	30/6/98	26	80	Hargrave	16/9/98	83 84	[CP96-29, forfeited 98] W Gollan 1904 C Millar 1913 R McCleneghan 1914 R Mulligan 1914 M R Mulligan 1921 S	99-18 17- 24,26 98-24 99-17
98-043	Cooper	Christopher	Armidale	30/6/98	24/26	7	Armidale	16/8/98	766	E Maloney 1907 H Maloney 1916 SJ Hutton 1920 SA Austin 1926	
98-046	Tarr	Sarah	Armidale	30/6/98	26	60	Exmouth		201	Withdrawn 17/10/98	
98-049	Golden	William	Hillgrove	7/7/98	25/42	100	Hillgrove	27/2/99	88	SC Miller 1913 SR McCleneghan 1914 R Mulligan 1914 M R Mulligan 1921 S Freehold	96- 26,23 98- 49,28
98-053	Baker	Edward	Guyra	28/7/98	42	40	Wentworth	15/5/99	89	BNSW 1903 E Baker 1909 National Mutual Life Assn 1909 Crown grant National Mutual Life Assn 1909	97- 28,19 98- 53,31
98-054	Gill	Robert	Moonbi	28/7/98	25/42	118	Clevedon	29/9/98	107 109	Originally p.120 in parish Gill county Clarke but exchanged for these in Clevedon]. Coventry family 1910 SD Coventry 1923 Freehold	80- 55,448 81-193 91-89
98-056	Mulligan	James	Armidale	25/8/98	42	100	Hargrave			A Coventry 1911 CBC 1911 N Simpson 1921 RM CBV 1923 RM L Coventry 1923 L SL Young 1925 S L Coventry 1925 M AMP 1929 RM Freehold	70-92 76-11 84-388 98-56
98-057	McCusker	Ellen	Hillgrove	25/8/98	26	100	Hargrave	27/2/99	90	M Golden 1905 C Miller 1913 S R McCleneghan 1914 S R Mulligan 1914 M R Mulligan 1914 S Freehold	17-2 98-33
98-058	Mahoney	Stephen	Armidale	1/9/98	24/26	9	Armidale	29/9/98	861	AJSB 1909 H Mahoney 1920 S J Hutton 1920 S A Austin 1926 S	

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
98-064	Bullock	James	Uralla	20/10/98	26	50	Lawrence			Disallowed no land available	
98-066	Mulligan	Christopher	Cooney Creek	17/11/98	25/42	420	Hillgrove	23/6/98	18	R Mulligan 1903 BNSW 1914 R Mulligan 1920	78-485 92-101
98-067	Bullock	James	Uralla	24/11/98	26	40	Lawrence	23/6/99	78	Crown grant J Bullock 1911	10-52 98-42
98-072	Redmond	William	Guyra	22/12/98	24/26	40	Falconer	6/2/99	239	J Johnstone 1907 M W Redmond 1910 RM BNSW 1910 M H Ramage 1912 S N Wright 1912 M E Lockey 1913 S J Archibald 1915 S BNSW 1915 S J Weidman 1922 S E Lockey 1922 M	
99-001	Jacks	Frank	Armidale	5/1/99	24/26	3	Armidale	6/2/99	350	H Gillard 1904 D Finlayson 1908 Freehold	99-82
99-002	McLeod	Angus	Black Mountain	12/1/99	42	60	Exmouth	14/3/99	201	H Lane 1902 A McLeod 1903 P Williams 1905 R Mulligan 1930 M	90-497
99-006	McCully	John	Black Mountain	2/2/99	26	46	Exmouth	18/7/99	90	BNSW 1906 E Handebo 1915 S W Wilkinson 1926 S Freehold	08-193 10-31 99-32 97-56 08-100
99-018	Egan	John	Hillgrove	9/3/99	25/42	60	Hillgrove	13/2/00		W Golden 1904 S C Miller 1913 S R McClenaghan 1914 S R Mulligan 1914 M R Mulligan 1921 S	98-42,24 99-17
99-019	Smith	Joseph	Enmore	9/3/99	26	112	Lawrence		193	Disallowed because applicant not holder of certificate in respect to forfeiture of 90-177 FR White lessee	
99-025	Hutton	John	Black Mountain	16/3/99	25/42	50	Boorolong			Application withdrawn, not aware of residency requirement 15/6/99	82-279 90-18 21-11
99-031	Upson	William	Boorolong	23/3/99	25/42	43	Sobraon	15/11/99	85	Conversion of CL93-16 H Archer 1912 J Glass & A Johnstone 1912 N&S Archer 1920 [93-19 not in CP list. CL93-16 is in Springmount]	93-19, 16
99-036	Townsend	James	Uralla	20/4/99	42	40	Lawrence	18/7/99	161	F, R,C & J White 1903 C White 1907 Crown grant CE White 1909	73-137 77-241,130 78-424 82-113
99-042	Dawson	Benjamin	Black Mountain	11/5/99	26	40	Exmouth	23/6/99	203	W Yeoman 1912 BNSW 1913	
99-045	Smith	Joseph	Enmore	18/5/99	26	120	Lawrence	18/7/99	193	J Carlon 1908 M J Carlon 1908 S A Carlon 1925 S	
99-048	White	Augustus	Puddledock	25/5/99	25/42	220	Springmount	15/11/99	93	Lease 24883 CBS 1902 A White 1911 Govt Savings Bk 1911 N Chapman 1917 M SE Perrott 1919 S N Chapman 1919 M J&E Little 1925 S E Perrott 1925 M A Little 1928 S Mutual Aust Bk 1928 M Freehold	93-29 99-48 02-5 28-2483 29-59

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	NOTES AND LATER TRANSFERS	SERIES
99-049	Heafey	Michael	Puddledock	25/5/99	25/42	60	Springmount	15/11/99	81	Lease 18643 [Also offered for sale 28/9/88] BNSW 1901 M Heafey 1904 C&T Wilson 1904 L Williams 1909 S C Wilson 1909 M A White 1911 S Govt Savings Bk 1911 M A White 1917 RM ABC 1923 M A White 1927 RM Govt Savings Bk 1927 M Freehold	90-458 95-37 90-365 95-33 93-35 99-48
99-050	Williams	John	Puddledock	25/5/99	42	152	Tilbuster		121	Withdrawn	91-42, 81-53 77-144 78-509, 544, 483, 569, 86-199
99-051	Howe	Joseph	Black Mountain	25/5/99	26	131	Boorolong	15/1/00	67	AJSB 1905 H Williams 1918 S ABC 1918 M E Moore 1924 S E Wilcox 1928 S N Thorpe 1929 S E Moore 1929 M A Hutton 1943 S E Moore 1943 M	01-22 99-50 01-21
99-054	Dutton	Charles	Tenterfield	1/6/99	25/42	530	Falconer	18/7/99		CL4031	84- 198,209, 233 4031
99-067	House	William	Enmore	6/7/99	26	59	Lawrence	15/1/00	196	C Wilson 1908 J House 1926 RM E,A,H & A House 1926 S	00-72 05-21 06-7 99-64 30-399 05-23 05-59 06-9
99-073	McDonald	Donald	Castledoyle	21/9/99	42	70	Tiverton	3/5/00	166	J Cochrane 1903 Freehold	88- 18,30,47 66,71 89-12
99-078	Bell	Robin	Black Mountain		26	320	Boorolong	26/10/99		Withdrawn – not fit to reside by himself	99-75 (CL?)
99-079	Johnson	Frederick	Armidale	2/11/99	24/42	3	Armidale	5/12/99	342	C Heap 1902 Freehold	96-30
99-082	Jacks	Frank	Armidale	23/1/99	42/24	6	Armidale	16/2/00	351 352	H Goddard 1904 D Finlayson 1908	99-1
99-084	Thorpe	Frederick		14/12/99	26	40	Sobraon			Disallowed 16/3/00 land not available being below minimum size allowed. E Blomfield lessee informed.	

Table 4: Conditional purchases 1900-1914**Notes.**

In the 'Section' column the Lands office recorded the section of the relevant Act under which the selection was being made. In the registers covering this period there were several Acts under which applications could be made. Where the section is '26' it is an original conditional purchase (CP), while '42' is an additional conditional purchase (ACP). Sometimes the year of the relevant legislation is added, e.g. '42/84'. The practice gradually became to record these as 'original' (abbreviated to 'or' here); 'additional' ('add'); 'conversion' (i.e. conversion of a lease, here 'con'); and 'subdivision' (i.e. the subdivision of an existing election, here 'sub').

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
00-001	Dawson	Thomas	Wyndella	4/1/00	42	82	Dumaresq		158	Withdrawn 16/2/00 lessee AH Belfield notified	90-44,00-7 90-78,00-8
00-007	Dawson	Thomas	Wyndella	4/1/00	42/ 25	67	Dumaresq		162	CBC 1901 S W Smith 1917 M T Dawson 1917 RM CBC 1928	90-44,00-7 90-78,00-8
00-010	Bullock	William	Uralla	25/1/00	26	50	Lawrence		198	FR White lessee BNSW 1912 RM BNSW 1921 RM J Gilmour 1922 R S Evans 1925 M BNSW 1925	90-8 00-11
00-018	Tolley	Richard Jnr	Yarrowyck	15/2/00	26	79	Saltash	5/9/00	37	AJSB 1905 J Moffatt 06 G Moffatt 1925 J Moffatt 1925 Freehold	10-45 00-18 30-244 00-58 05-22
00-019	Australian Joint Stock Bank Cameron	Eliza		15/2/00	42	70	Yarrowyck	10/10/00	28	RM ABC 1912 S H Leeson 1923 M SBC 1923 S F Firth 1925 S E Sturgeon 1925 M H Leeson 1925 RM CBC Freehold	91-239 91-222
00-022	Adams	Ambrose	Uralla	1/3/00	26	40	Saltash	4/2/01	40	BNSW 1914	08-174 09-116,57
00-049	Lawlor	John	Armidale	3/5/00	24/ 26	156	Duval		69	D Lawlor 1918 Freehold	
00-065	White	Francis	Puddledock	12/7/00	42	60	Wentworth	1/5/01	92	N White 1901 J White 1917 A Curtis 1923 M E Rees 1923 S J White 1923 M BNSW1930 RM	91-252 02-7 00-67 02-5,26 33-400
00-066	Maguire	Philip	Armidale	12/7/00	26/ 24 84/ 99	181	Donald	5/9/00	199	Govt Savings Bank 1929 BNSW 1932 RM	
00-072	House	William	Enmore	2/8/00	42	40	Enmore	6/5/01	85	C Wilson 1908 E,A,H & A House 1926 S Freehold	99-67,05-21 99-64,00-74 30-399,05-23,59
00-088	Parsons	William	Enmore	11/10/00	42	46	Enmore	6/5/01	87	Freehold	78-676,79-192 28-42,49,00-84,85 04-23,66

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
00-096	Clark	James	Guyra	6/12/00	26/84	262	Wentworth	11/6/01	94	F Wright 12/08 MH Wright 05/09 F Wright 09/10 J Newberry 06/16 BNSW 08/16 RM Newberry 05/32 C Allingham 06/32 (S) BNSW 10/33 (M)	10-183
00-099	Tolley	John	Yarrowyck	27/12/00	26	145	Elton	27/11/01	147	AJSB 06/06 J Tolley 04/08 D Mitchell 06/08 J Mitchell 09/08 M Mitchell 07/16 J Moffatt 07/16 CBS 10/34 BNSW 10/34	07-222
01-001	Hamilton	David	Wollomombi	3/1/01	26	45	Wollomombi	17/10/01	40	C Coventry 02/06	02-137 10-268,269
01-004	Sisson	Thomas	Hillgrove	24/1/01	24/26	232	Metz	11/2/01	230	J Moffatt 06/07 CBC 06/07 J Moffatt 02/21 L Rowland 02/21 (S)	01-84 10-187
01-006	Johnson	Albert	Yarrowyck	14/2/01	26	75	Yarrowyck	1/5/01	20	BNSW 12/12 A Johnson 01/14 ABC 03/14 [not portion 20, that is 240 acres. Portions 36 & 37 are in his name on the Yarrowyck parish map, both 75 acres, but no record of ACP06-35 in the relevant register.	02-256 24-84 07-15 20-80 23-59,60 23-70
01-016	Starr	Thomas	Guyra	7/3/01	24/42	205	Falconer	13/9/01	252		84-66
01-017	Starr	William	Guyra	7/3/01	24/42	100	Falconer		157 plus 60a to south	Application considered W/D 1/5/01 not included in ballot	77-379 83-162
01-019	Rae	Thomas	Guyra	7/3/01	24/26	219	Falconer	13/9/01	155	BNSW 08/08 T Rae 01/27 S SH Williams 03/27 M BNSW 03/27	09-114 10-47 10-189
01-022	Howe	Joseph	Black Mountain	7/3/01	25/42	179	Boorolong	1/5/01	102 & western pt of 68	AJSB 04/05 J Howe 05/18 ABC 05/18 H Williams 02/24 SE Willcox 02/28 ME Moore 02/28 E Willcox, SN Thorpe, ME Moore 01/29	99-514
01-038	Cameron	Hector	Yarrowyck	21/3/01	42	55	Yarrowyck			Applied on behalf of AJSB. Disallowed as no authority for mortgage supplied with application	91-239 00-19
01-042	AJSB			28/3/01	42	55	Yarrowyck	16/01/02	54	Portion 31 on parish map RM Elizabeth Cameron 06/12 M ABC 06/12 E & W Cameron 07/20 S M ABC 07/20 S H Leeson 03/23 M ABC 03/23 S F Firth 05/24 M H Leeson 08/25 S E Sturgeon, H Leeson 08/25 M CBC 12/25 S E Belfield 1926 M CBC 09/26	91-239 00-19 23-2 27-69
01-048	CBC			18/4/01	42	113	Enmore	27/11/01	79	Application on behalf of William Tobin, Enmore RM W Tobin 06/11 S H Cahill 06/15 M W Tobin 06/15 RM H Cahill 07/34 S W Burgess 07/34 M BNSW 07/34	

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
01-066	Murray	Peter	Wollun	16/5/01	26	40	Harnham	10/10/01	169	M BNSW 04/08 RM P Murray 09/13 M C'wealth Savings 09/13 RM P Murray 11/35 S J McClunad 11/35	04-9 23-13
01-070	Hack	George	Armidale	30/5/01	24/ 26	20	Armidale	14/9/01	776 & 777	M H Mallam 04/08 RM G Hack 05/09 S A Hack 05/09 S M Govt Savings 05/09 M C Wilson 01/14 RM A Hack 03/15 S M Heffernan 03/15 M CBS 03/15 RM M Heffernan 12/19 S J Bliss 012/20 M BNSW 02/20	
01-075	Wilson	Charles	Armidale	13/6/01	42	65	Ferryman	30/1/02	10	R Waters 10/14	94-8
01-076	Morton	Henry	Hillgrove	20/6/01	42	128	Ferryman	30/1/01	11	M CBS 02/02 RM H Morton 10/05 S A Schaeff 10/05 M R Holmes 05/23 RM BNSW 03/34	94- 35,37 22-15 29-15
01-082	Hale	Jesse	Black Mountain	22/8/01	26	189	Boorolong	7/4/01	5	R & J Bell 03/18 M CBC 09/32	10-177 26- 60,61
01-083	Hale	Eli	Black Mountain	22/8/01	26	49	Boorolong	29/11/01	55	C Wilson 08/07 R Bell executor 05/18 J Bell 06/18 S Evelyn Bell 10/29 gift	
01-084	Sisson	Thomas	Cooney Creek	5/9/01	42	64	Metz	5/5/02	381 part of 229 S	S SJ Moffatt 06/07 M CBC 06/07 RM J Moffatt 02/21 S L Rowland 02/21	01-4
02-002	Pickham	Thomas	Armidale	2/1/02	42/ 18	60	Armidale	21/2/02	770- 772		92-144
02-005	Wilson	Charles	Armidale	9/1/02	25/ 42	40	Springmount	22/9/02	155	S A White 03/02 M CBS 03/02 RM A White 10/11 M Govt Savings 10/11 S N Chapman 4/17 M A White 4/17 S H Perrott 9/19 M N & B Chapman 9/19 S J & A Little 4/25 M E Perrott 4/25 S A Little 11/28 M ABC 11/29	93-29 99-48 28-24
02-007	White	Nancy	Puddledock	9/1/02	25/ 42	100	Wentworth			Legal representative of the late Francis White Application withdrawn	91-252 00-65 02-61
02-009	Bracken	Samuel	Puddledock	9/1/02	26	159	Wentworth	22/9/02	96	S A White 03/02 M CBS 03/02 RM A White 10/11 M Govt Savings 10/11 S N Chapman 4/17 M A White 4/17 S H Perrott 9/19 M N & B Chapman 9/19 S J & A Little 4/25 M E Perrott 4/25 S A Little 12/26	02-87 29-60, 61
02-061	White	Nancy	Puddledock	6/3/02	25/ 42	100	Wentworth	7/8/03	99	S J White 6/17 M A Curtis 2/23 S E Rees 9/23 M C Fitzgerald 5/28 RM E Rees 3/30 M Govt Savings 3/30	91-252 00-65 02-7

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
02-087	Bracken	Samuel	Puddledock	10/4/02	42	109	Wentworth	7/8/02	101	S A White 03/07 M Govt Savings 12/11 S N Chapman 4/17 M A White 4/17 S H Perrott 9/19 M N & B Chapman 9/19 S J & A Little 4/25 M E Perrott 4/25 S A Little 11/28 M ABC 11/29	02-9 29- 60,61
02-112	Muldoon	James	Donald	15/5/02	24/ 42	80	Donald	12/9/02	205, 206	M BNSW 9/05 S W Hillard 9/08	77- 253,78- 226 90- 471,02- 113
02-113	Muldoon	James	Donald	15/5/02	24/ 42	32	Donald	12/9/02	208	M BNSW 9/05 S W Hillard 9/08	77- 253,78- 226 90- 471,02- 113
02-134	Love	Walter	Armidale	29/5/02	42/ 99	58	Mihi	6/7/03	226	S Carlon 11/07 W Love 5/08 M BNSW 5/08 S J Bullock 8/11 M BNSW 9/12 RM W Bullock 8/21 M BNSW 8/21 M J Gilmour 10/22 S R Evans 6/25 M BNSW 6/25 S H Cordingley 4/26	02-189 10-200 28-35 28-36
02-137	Hamilton	David	Wollomombi	3/7/02	42/ 99	166	Wollomombi	26/10/03	63	C Coventry 2/06	01-1
02-138	Blaxland	Alfred, Russell, Harold, Ernest	Armidale	3/7/02	42/ 99	40	Dumaresq			Disallowed Application lodged by Reuben Roan and series held by Blaxland Bros. under mortgage to Roan	75-148, 393 77-504 02-27
02-139	Munday	George	Dumaresq	3/7/02	42/ 99	40	Dumaresq	6/7/03	167	R Dawson 12/08	71-27 74-109
02-140	Hewitt	John	Rockvale	3/7/02	26	57	Chandler			Disallowed 12/9/02	
02-141	Wotton	James	Black Mountain	21/8/02	42/ 99	40	Enmore			Disallowed 6/7/03	
02-159	Parsons	William	Enmore	21/8/02	42/ 99	40	Enmore		58	Disallowed 6/7/03 Armidale Local Land Board Minutes 'he is an old and decrepit man from whom it is difficult to obtain any satisfactory evidence. He is moreover, an Old Age Pensioner. He has no stock excepting one horse, and the land he at present holds is apparently not used for his own benefit. The applicant made two applications to withdraw but was apparently induced, in the end, to go ahead with his application'.	78-676 79-192 00-88
02-162	Ray	Edmond	Armidale	2/10/02	42/ 99	41	Tilbuster	6/7/03	134	M Govt savings 11/09 RM E Ray 4/15	76-338, 342 07-152
02-163	AMP			2/10.02	con	373	Clevedon	17/11/02	48,54, 105	Application lodged by George Jenkins Conversion of CL25346, total cost incl. interest £347 11s 4d	79-167 83-140, 186 86- 11,64
02-164	AMP			2/10.02	con	469	Davidson	17/11/02	63,65, 119	Application lodged by George Jenkins Conversion of CL25346, total cost incl. interest £347 11s 4d	77-180 90-313 92-48 02-165

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
02-165	AMP			2/10/02	con	64	Davidson	17/11/02	142	Application lodged by George Jenkins Conversion of CL25346, total cost incl. interest £347 11s 4d	77-180 90-313 92-48 02-165
02-175	Murray	John	Wollun	18/12/02	42	70	Sandon		Part p.291	Disallowed 8/7/03 did not fulfil conditions of residence, deposit and survey fee refunded (ALB minutes)	89-20
03-004	Taylor	Fred	Kentucky	15/1/03	25/42	160	Blacknote	19/7/03	127		90-494
03-019	Hamilton	Robert	Armidale	29/1/03	26/99	200	Duval	7/10/03	70	S F Pearson 1/17 M H Lonsdale & J Hamilton 1/17 RM F Manuel 8/22 M ABC 9/23 RM F Manuel 5/25 S W Dawson 5/25 M F Manuel 5/25	04-90
03-027	Blaxland Bros		Armidale	2/4/03	42/99	40	Dumaresq	6/10/03	169		75-148,373 77-504 02-138
03-029	Heafey	James	Puddledock	16/4/03	26	47	Tilbuster	6/7/03	132	S J Jones 6/09 M C Wilson 10/09 S C Mott 1/18 S A Williams 6/26 M C Mott 6/26	10-100
03-037	Hudson	Richard	Balala	28/5/03	25/42	734	Devon	7/3/03	21	R Vickers 11/09 S CBC 2/19 M J Vickers, T Bardoley, D Bell, joint tenants 3/26 S J Vickers, A Baker 8/29 TN	74-341 80-319,333 90-88
03-039	Schaefer	John and Henry	Armidale Gully	28/5/03	42	40	Clevedon			Disallowed 16/2/04, not eligible to make application	73/49,2 65 77-206,393 78-35,61,9 8
03-042	Hassett	Thomas	Kentucky	18/6/03	26	72	Sandon		241, 245	Withdrawn 8/10/-03	
03-043	Chapman	William	Wyndella	18/6/03	26/42	608	Boorolong	25/8/03	33 and 34	S E Blomfield & A Croft 1/05	90-479
03-045	Hack	George	Armidale	25/6/03	24/42	32	Armidale	25/8/03	778, 779, 886	M H Mallam 4/08 S A Hack 5/09 M Govt Savings 5/09 RM C Wilson 1/14 M CBS 3/15 S J Bliss 1/20 M BNSW 1/20	01-70 04-2
03-046	Cochran	John	Kellys Plains	2/7/03	42	256	Tiverton			Disallowed 25/8/03. Applicant has exercised his full right to this series	88-18,66,7 1 89-12 91-196 99-73
03-050	House	John	Enmore	20/8/03	26	40	Enmore		58	Withdrawn, land not available	
03-054	Mulligan	Francis	Cooney Creek	1/10/03	25/42	40	Hillgrove	25/4/04	59	R Mulligan 7/09 BNSW 5/14 W Mulligan 11/29 S	18-486
03-056	Edgar	John	Wollomombi	22/10/03	25/42	81	Hargrave	25/4/04	95	M Govt Savings 7/09 S J Edgar 3/14 M BNSW 3/33	97-32 08-136
03-060	House	John	Enmore	12/11/03	26	40	Enmore	25/4/04	58		06-3,07-221 08-08-96,23-3

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
04-002	Hack	George	Armidale	7/1/04	3/03	64	Armidale	22/5/05	836, 844, 845, 877	M H Mallam 4/08 S A Hack 5/09 M Govt Savings 05/09 RM C Wilson 1/14 S M Heffernan 3/15 M CBS 3/15 S J Bliss 1/20 M BNSW 1/20	01-70 03-44
04-003	Murray	John	Wollun	14/1/04	3/03	59	Sandon	25/4/04	241		95-41
04-008	Brennan	William	Uralla	21/1/04	26	85	Enmore	8/8/04	76		06-01
04-009	Murray	Peter	Kentucky	21/1/04	42	51	Harnham	6/10/04	183	BNSW 4/08 M Govt Savings 9/23 RM	01-66
04-013	Brennan	Daniel	Enmore	4/2/04	26/99	125	Enmore	8/8/04	96	J Brennan 5/20 S G McMillan 5/20 M	19-34
04-017	Carlton	Stephen	Uralla	3/3/04	25/42	293	Mihi	8/8/04	67-71, 200	R, C & J White 10/06 S C White 7/07 S	91-207 92-80
04-033	Croft	Hugh	Boorolong	12/5/04	25/42	133	Boorolong			His CL17-563 W/D 4/8/04	90-482
04-034	Cooper	John	Rocky River	12/5/04	25/42	40	Saltash		15	W/D 31/8/04	
04-040	Upton	William	Boorolong	25/5/04	25-42	40	Sobraon			Conversion of part of CL28960 western side of lease Disallowed	93-19 99-31
04-041	Thorpe	Frederick	Dumaresq	26/5/04	8/1903	130	Yarrowyck	9/3/05	15	Mary, Frederick Morse/AW Simpson 1914 Frederick Thorpe 1917	29-978 35-275, 524
04-042	Stanley	Frederick	Guyra	26/5/04	26		Yarrowyck			Disallowed	
04-045	Osborne	Thomas	Hillgrove	16/6/04	or	70	Duval		150	Disallowed	
04-053	Chapman	William	Wyndella	28/7/04	add	70	Albert			Disallowed	90-479 03-43 04-03
04-063	BNSW			8/9/04	con	452	Saltash	17/7/05	44	CL2318 William Crapp 1912 MLC 1912 W Crapp 1917 Executors & trustees 1921	74-102 78-484 79-209 81-75 178
04-064	BNSW			8/9/04	con	640	Saltash	27/9/05	45	Whole of CL10-593 William Crapp 1912 MLC 1912 W Crapp 1917 Executors & trustees 1921	74-102 78-484 79-209 81-75 178
04-065	Croft	Hugh	Boorolong	8/9/04	con	733	Boorolong	31/10/04	26 & 30		17.563
04-067	Blomfield and Croft		Salisbury	15/9/04	con	266	Boorolong	31/10/04	32	CL18924 The Marsh Estate 1909 J Bell 1913 M Marsh Estate 1913 S R Bell 1922 M CBC 1922	83-82 and 6 others
04-068	Blomfield and Croft		Salisbury	15/9/04	con	465	Boorolong	31/10/04	28	Part CL18925 The Marsh Estate 1909 J Bell 1913 M Marsh Estate 1913 S R Bell 1922 M CBC 1922	75-278 and 4 others
04-069	Blomfield and Croft		Salisbury	15/9/04	con	228	Boorolong	31/10/04	27	part of CL18925 The Marsh Estate 1909 J Bell 1913 M Marsh Estate 1913 S R Bell 1922 M CBC 1922	75-278 and 4 others
04-071	Blomfield and Croft		Salisbury	15/9/04	con	102	Boorolong	31/10/04	49	part of CL18926 The Marsh Estate 1909 D Williams 1913 M Marsh Estate 1913 RM BNSW 1922	83-82 and 6 others

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
04-072	Blomfield and Croft		Salisbury	15/9/04	con	87	Boorolong	31/10/04	52	Part of CL17756 The Marsh Estate 1909 JH Williams 1913 M Marsh Estate 1913 RM BNSW 1922	76-122 and 6 others
04-073	Blomfield and Croft		Salisbury	15/9/04	con	313	Boorolong	31/10/04	51	Part of CL17756 The Marsh Estate 1909 D Williams 1913 M Marsh Estate 1913 RM BNSW 1922	76-122 and 6 others
04-074	Blomfield and Croft		Salisbury	15/9/04	con	240	Boorolong	31/10/04	9	Part of CL26840 The Marsh Estate 1909 J Bell 1913 M Marsh Estate 1913 S R Bell 1922 M CBC 1922	76-122 and 6 others
04-079	Warner	James	Armidale	13/10/04	add	70	Duval	30/6/05	24		76-152
04-080	Osborne	Thomas	Hillgrove	13/10/04	or	70	Duval		150	Disallowed 1/2/06	
04-090	Hamilton	Robert	Armidale	15/12/04	add	183	Duval	26/6/05	169 and 72	M LH Smith/AW Simpson 1913 R Hamilton 1914 S F Pearson 1917 M H Lonsdale 1917 RM F Manuel 1922 M ABC 1923 RM F Manuel 1925 S W Davidson 1925 M F Manuel 1925 RM W Dawson 1936 M CBC 1936	03-19
04-091	Moorehead	James	Armidale	15/12/04	or	90	Duval			Disallowed	04-87
05-020	Tolley	Richard	Yarrowyck	9/3/05	add	58	Yarrowyck		NW cnr p205	Withdrawn 26/6/05	00-18
05-021	House	William	Enmore	9/3/05	add	68	Enmore	11/10/05	99 and 108		99-67 and 2 others
05-027	Scarf	Michael	Armidale	9/3/05	or	80	Enmore	27/9/05	106		06-02 and 5 others
05-041	AJSB			14/9/05	add	538	Hargrave	26/9/05	96	R Mulligan 1906 RJ Mulligan 1929	75-175 and 3 others
05-067	Bamford	Percy	Armidale	14/9/05	add	7	Butler	26/9/05	318	J Mulligan 1909 P Bamford 1911	94-30
05-078	CBC			14/12/05	con	66	Duval	15/9/06	45	W Weir 1916 W, J & M Weir 1918 SJ Weir 1921	64-151 76-271
06-001	Brennan	William	Enmore	4/1/06	con	139	Enmore	6/2/06	75 & 97	CL34604	04-08
06-002	Scarf	Michael	Armidale	4/1/06	add	130	Enmore	15/3/07	116	A&W Austin 1910 BNSW 1910 A&W Austin 1913 J Schaefer 1913 BNSW 1913 J Schaefer 1920	05-27
06-003	House	John	Enmore	11/1/06	add	70	Enmore	19/6/06	111		03-60
06-007	House	William	Enmore	25/1/06	con	109	Enmore	19/6/06	86	CL30399 E.A.H & A House tenants in common 1926	99-67 and 2 others
06-033	Braham	William	Hillgrove	24/5/06	or	45	Shasta	28/1/07	1	S F & J Lawrence 1912 S J Sewell 1928 M A Simpson 1928	13-16
06-038	Thorpe	Frederick	Dumaresq	22/2/06	add	75	Yarrowyck	15/3/07	34	M & F Morse/A Simpson 1914 L Thorpe 1917	00-21 and 3 others
06-039	Johnson	George	Dumaresq	22/2/06	add	75	Yarrowyck	15/3/07	36	MJ McIntyre 1918	05-40

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
06-044	Maguire	Philip	Armidale	17/5/06	add	12	Donald	25/6/06	227	P Maguire 1926 [presumably child]	66-122 and 3 others
06-050	Foster	Francis	Wollun	5/6/06	or	146	Eastlake			Disallowed 19/9/06	
06-064	CBC (for James Bell)			26/7/06	con	706	Boorolong	2/8/07	75	CL2080 J Bell 1909 M ABC 1924 S W Bell 1927 M ABC 1927 RM Govt Savings Bk NSW 1929	76-116
06-069	McIntyre Moore	John & Archibald John	Armidale Care of AW Simpson	30/8/06	con	223	Hillgrove	14/11/06	64	CL6531 J McIntyre 1922 S J Hamel 1923 M J McIntyre 1923 RM J Hamel 1928	73-217 and two others
06-074	CBC (for J Moffatt)			6/9/06	con	943	Saltash	14/11/06	48	CL2082 Lease originally by H Marsh Series of Moffatts as tenants in common S G Moffatt 1925 M J Moffatt 1925	78-476 and 1 other
06-075	CBC (for J Moffatt)			6/9/06	con	478	Saltash	14/11/06	47	Part of CL2126 Series of Moffatts as tenants in common S G Moffatt 1925 Freehold to WT, JM and G Moffatt	79-91 and 2 others
06-076	CBC (for J Moffatt)			6/9/06	con	419	Saltash	14/11/06	43	Part of CL2126 Series of Moffatts as tenants in common S G Moffatt 1925 M J Moffatt 1925	79-91 and 3 others
06-077	Mitchell	James	Invergowrie	6/9/06	con	1628	Elton	30/3/08	149	CL4289 S J Moffatt 1916 M CBS 1916 RM J Moffatt 1934 M BNSW 1934	79-31 80-73
06-083	Anderson	Thomas	Armidale (Brookside)	13/9/06	con	448	Hillgrove	10/1/08	87	CL2075 WG Anderson 1925	66-3 and 5 others
06-085	Anderson	Thomas	Armidale (Brookside)	13/9/06	con	451	Hillgrove	10/1/08	43 and 88	CL4022 Originally pre-lease 71-1 WG Anderson 1925	74-312 and 6 others
06-087	Anderson	William	Armidale (Brookside)	13/9/06	con	675	Metz	10/1/08	245	CL16812	90-360
06-088	Anderson	Thomas	Armidale (Brookside)	13/9/06	con	433	Hillgrove	10/1/08	82	CL22531 WG Anderson 1925	74-312 and 7 others
06-089	Anderson	Thomas	Armidale (Brookside)	13/9/06	con	960	Hillgrove	10/1/08	84	CL22532 WG Anderson 1925	72-105
06-091	Crowley	Jeremiah	Wollun	20/9/06	or	117	Sandon			Withdrawn	
06-094	CBC (for AH Belfield mortgagor)			4/20/06	con	177	Elton	19/11/06	128	CL16805 RM AH Belfield 1910 M CBC 1910 RM E Belfield 1919 M CBC 1919	72-48 and 2 others
06-095	CBC (for SH Belfield mortgagor)			4/20/06	con	271	Elton	19/11/06	103, 105, 106	CL16806 RM AH Belfield 1910 M CBC 1910 RM E Belfield 1919 M CBC 1919 RM Margaret Belfield 1933 S J Belfield 1933 M CBC 1933	78-599 and 3 others
06-096	CBC (for SH Belfield mortgagor)			4/20/06	con	371	Albert	19/11/06	7, 21-24	CL16807 RM AH Belfield 1910 S Violet Belfield 1910 M CBC 1910	90-70

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
06-097	CBC (for SH Belfield mortgagor)			4/20/06	con	331	Dumaresq	19/11/06	18 & 148	CL16259 RM AH Belfield 1910 M CBC 1910 RM A Belfield1919 M CBC 1919 RM P Belfield 1933	78-246 and 4 others
06-098	CBC (for SH Belfield mortgagor)			4/20/06	con	150	Dumaresq	19/11/06	148	CL26006 RM AH Belfield 1910 M CBC 1910 RM A Belfield1919 M CBC 1919 S H Smith 1925 M CBC 1925 RM H Smith 1928 S W Smith 1928 M CBC 1928	78-246 and 4 others
06-100	CBC (for SH Belfield mortgagor)			4/20/06	con	295	Dumaresq	19/11/06	139	CL18335 RM AH Belfield 1910 M CBC 1910 RM E Belfield1919 M CBC 1919 A Belfield 1932 M BNSW 1932	71-120 and 5 others
06-101	CBC (for SH Belfield mortgagor)			4/20/06	con	243	Dumaresq	19/11/06	95,96, 98	CL18640 RM AH Belfield 1910 M CBC 1910 RM E Belfield1919 M CBC 1919 P Belfield 1933	71-120 and 6 others
06-102	CBC (for SH Belfield mortgagor)			4/20/06	con	363	Dumaresq	19/11/06	90,91, 138	CL18334 RM AH Belfield 1910 M CBC 1910 RM E Belfield1919 M CBC 1919	74-373 and 2 others
06-103	CBC (for SH Belfield mortgagor)			4/20/06	con	224	Albert	19/11/06	14 and 27	CL26638 RM AH Belfield 1910 M CBC 1910	78-219 95-13
06-104	CBC (for SH Belfield mortgagor)			4/20/06	con	122	Elton	19/11/06	141, 142	CL26602 RM AH Belfield 1910 M CBC 1910 RM E Belfield1919 M CBC 1919 J Belfield 1933 M CBC 1933	72-169 95-12
06-105	CBC (for SH Belfield mortgagor)			4/20/06	con	182	Elton	19/11/06	90, 92	CL26603 RM AH Belfield 1910 M CBC 1910 RM E Belfield1919 M CBC 1919 E Belfield 1919	72-169 and 2 others
06-106	CBC (for SH Belfield mortgagor)			4/20/06	con	107	Elton	19/11/06	104	CL26601 RM AH Belfield 1910 M CBC 1910 RM E Belfield1919 M CBC 1919 J Belfield 1933 M CBC 1933	72-179 and 3 others
06-107	CBC (for SH Belfield mortgagor)			4/20/06	con	600	Elton	19/11/06	78	CL9403 RM AH Belfield 1910 M CBC 1910 RM E Belfield1919 M CBC 1919 A Belfield 1919 M CBC 1919	87-70
06-108	CBC (for SH Belfield mortgagor)			4/20/06	con	760	Elton	19/11/06	76	CL8020 (8026?) M AH Belfield 1910 M CBC 1910 RM E Belfield1919 M CBC 1919	87-70
06-111	BNSW (for William Crapp)		Uralla	15/11/06	con	1271	Saltash	13/2/07	46	CL10593 W Crapp 1912 M MLC 1912	78-66 04-64

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06-149	CBC (for William Tobin)		Armidale	15/11/06	con	109	Enmore	13/2/07	123	Part of CL30975 CL20963 RM W Tobin 1911 S H Cahill 1915 M W Tobin 1915	79-12 01-48
06-150	Scarf	Michael	Enmore	15/11/06	con	110	Enmore	15/3/07	107	Conversion of balance of 1905-29 [but this not recorded]	05-27
06-151	Kelly McDonald	Anne John	Rockvale	15/11/06	add	181	Donald	2/8/07	236	Executors of the estate of James Kelly John Kelly 1911	76-330, 397
06-154	McIntyre	John	Argyle	29/11/06	con	211	Hillgrove	10/1/08	89	CL2134 or 28430 S J Hamel 1923 M J McIntyre 1923 RM J Hamel 1928	74-294 plus 3 more
06-155	McIntyre McIntyre Moore	John Archibald John	Armidale	29/11/06	con	215	Hillgrove	10/1/08	90	CL4054 S J Hamel 1923 M J McIntyre 1923 RM J Hamel 1928	80-108 plus three
06-164	Wickham	Thomas	Armidale	27/12/06	or	200	Guyra			Disallowed	
06-165	Dawson	John	Hillgrove	15/11/06	or	40	Metz	9/4/07	382	M A Simpson 1912 RM J Dawson 1916 S A McWatters 1916 S G McWatters 1919 M Winchcombe Carson 1932	
06-168	Hern	Leo	Armidale	20/12/06	or	193	Gara	2/8/07	83	M C'wealth Govt Savings Bk 1910 RM L Hern 1914 S M Hern 1914 M CBC 1922	
07-001	Mulligan	James	Armidale	3/1/07	con	780	Hillgrove	10/1/08	54 & 92	CL4479 S A Coventry 1911 M CBC 1911 RM L Coventry/A Simpson 1922 M CBC 1922 RM L Coventry 1925 S L Young 1925 M L Coventry 1925 RM 1929 M AMP 1929 RM D Anderson 1932	75-153 plus 2
07-002	Mulligan	James	Armidale	3/1/07	con	120	Hillgrove	10/1/08	91	CL2462 S A Coventry 1911 M CBC 1911 RM L Coventry/A Simpson 1922 M CBC 1922 RM L Coventry 1925 S L Young 1925 M L Coventry 1925 RM L Young 1925 S R Blencowe 1925	75-153 plus 2
07-004	McElroy	Edward	Metz	3/1/07	or	40	Hillgrove			Withdrawn	
07-016	Sims	John	Uralla	31/1/07	con	53	Saltash	12/4/07	174	CL6977 S A Jackson 1922 M E Sims 1922 RM Govt Savings Bk NSW 1927 RM A Jackson 1928 S C Edmonds 1928 M Govt Savings Bk NSW 1928	86-75 plus 4
07-024	White	Ron Clarence John	Blandford Uralla Blandford	14/2/07	con	269	Lawrence	12/4/07	108, 110, 111	CL15596	90-138
07-025	White	Ron Clarence John	Blandford Uralla Blandford	14/2/07	con	198	Mihi	12/4/07	209	CL16802	81-90 90-32
07-026	White	Ron Clarence John	Blandford Uralla Blandford	14/2/07	con	44	Mihi	12/4/07	210	CL16803	81-90 90-32

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07-027	White	Ron Clarence John	Blandford Uralla Blandford	14/2/07	con	159	Lawrence	12/4/07	192	CL 22533	90-138 07-24
07-047	Bourke	Henry	Uralla	14/2/07	con	60	Eastlake	17/4/07	52	CL3381	79-165
07-052	Ray	Edmond	Armidale	14/2/07	add	105	Tilbuster	6/4/08	135	M Govt Savings Bk NSW 1909 RM 1915	76-338
07-067	Austin	William	Armidale	28/2/07	con	662	Albert	15/4/07	2&3	CL16808	90-372
07-071	CBS (for Robert Mitchell mortgagor)		Armidale	14/3/07	con	145	Gara	16/4/07	203, 212, 283	CL24818	91-122
07-072	AJSB (William Allingham)		Armidale	14/3/07	con	333	Hargrave	18/5/07	76	CL16141	90-364
07-085	Jackson	Charles	Wyndella	21/3/07	con	410	Dumaresq	18/5/07	147	CL16328 S A Jackson 1928 M E Jackson 1928	90-132 23-23
07-088	Mulligan	Francis	Armidale	28/3/07	con	321	Hillgrove	10/1/08	93	part CL2459	74-491 08-78
07-089	Mulligan	Francis	Armidale	28/3/07	con	310	Hillgrove	18/5/07	109	CL3396 S R Mulligan 1909 M BNSW 1914 RM 1920 S W Mulligan 1929	78-486 03-54
07-109	Sims	John	Yarrowyck	31/1/07	add	94	Saltash	25/11/07	8	S C Edwards 1928 M Govt Savings Bk NSW 1928	86-75 07- 16,19- 66
07-122	Frost	Lucy	Armidale	15/4/07	or	70	Lawrence	5/6/08	201	M Govt Savings Bk NSW 1913 RM L Cochran (nee Frost) 1923 S H Townsend 1923 M Govt Savings Bk NSW 1923	09-120
07-123	Jackson	George	Yarrowyck	2/5/07	add	171	Yarrowyck	30/3/08	38	S J McIntyre 1918	05-40 06-39
07-124	Upton	William	Armidale	2/5/07	con	93	Sobraon	30/3/08	10	Part of CL99-31 S H Archer/J Glass/J Johnstone 1912 RM N, N & S Archer 1920	93-19 99-31
07-125	CBC (James Mitchell)		Armidale	2/5/07	con	449	Elton	30/3/08	151	CL2254 J Moffatt 1916 M CBS 1916 RM BNSW 1934	82- 80,206
07-126	CBC (James Mitchell)		Armidale	2/5/07	con	854	Elton	30/3/08	152	J Moffatt 1916 M CBS 1916 RM BNSW 1934	72-203
07-127	CBC (James Mitchell)		Armidale	2/5/07	con	68	Elton	30/3/08	133	CL2255 S J Moffatt 1916 M CBS 1916 RM BNSW 1934	87-110
07-128	CBS (Richard Roberts)		Armidale	2/5/07	con	282	Dumaresq	22/4/08	173	CL2128 RM 1909	77- 9,74-62 79-33
07-133	Woods	Patrick	Guyra	2/5/07	or	14	Falconer	30/5/07	258	S N Moore 1932	
07-134	Woods	Annie (spinster)	Guyra	2/5/07	or	8	Falconer	22/4/08	259	S N Moore 1931	
07-135	Moore	Isabel (spinster)	Guyra	2/5/07	or	14	Falconer	30/5/07	256	S N Moore 1917	
07-138	CBC (Thomas Dawson mortgagor)		Guyra	16/5/07	con	168	Dumaresq	1/8/07	145	Part CL16264 RM 1907 S W Smith 1917 M T Dawson 1917 RM 1922 M CBC 1922	90-14 00-7
07-141	Ryan	James	Kentucky	16/5/07	con	55	Sandon		425 and part 67	Withdrawn	194-47

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07-142	Moore	Isabel	Guyra	16/5/07	or	15	Falconer	12/7/07	255	S W Moore 1913 S I Moore 1914 S N Moore 1917	
07-143	BNSW (AE Bigg)		Armidale	23/5/07	con	106	Donald	1/8/07	92	CL22009	77-219 91-116
07-160	McLennan	William Murdock Roderick	Kilcoy	6/6/07	con	600	Clevedon	1/8/07	84-86	CL5631 M BNSW 1914 RM W & D McLennan 1933	76-433 plus 2
07-161	Frazer	Charles	Armidale	6/6/07	con	213	Arding	9/7/07	137	CL16280	90-366
07-163	Mitchell	Catherine (spinster)	Invergowrie	13/6/07	con	120	Elton	1/8/07	96, 137	CL25237 H, J, T Mitchell tenants in common 1914 S J Moffatt 1916 M CBS 1916 RM BNSW 1934	94-5
07-180	Cooper	George	Castledoyle	18/7/07	or	40	Tiverton		SE cnr CL20 99	Disallowed	
07-187	Scarf	Michael	Enmore	1/8/07	con	40	Enmore	20/5/08	125	S S&W Austin 1910 M BNSW 1910 RM 1913 S J Schaefer 1913 M BNSW 1913 RM 1920	05-27 plus 2
07-193	Fardell	Henry James	Invergowrie	13/6/07	add	80	Elton	30/3/08	153	MJ Fardell 1915 Freehold 1922	72-389
07-195	Coventry	Elsa (widow)	Camperdown	20/8/07	con	119	Wollomombi	8/10/07	19	CL7459 Coventry family 1920 AJ Coventry 1923 LF Coventry 1929 M AT Coventry 1929 RM LF Coventry 1932 M B Coventry 1932	86-74
07-196	Coventry	Elsa (widow)	Camperdown	20/8/07	con	995	Wollomombi	8/10/07	33	CL24096 Coventry family 1920 S GG Coventry 1923	93-60
07-197	Coventry	Elsa (widow)	Camperdown	20/8/07	con	976	Wollomombi	8/10/07	33	CL9402 Coventry family 1920 S GG Coventry 1923	87-41
07-221	House	John William	Enmore	26/9/07	con	44	Enmore	20/5/08	59	CL06-03 Freehold 1935	03-60 06-03
07-222	AJSB (for Tolley, John)		Rocky Creek, Bundarra Rd	1/8/07	add	40	Elton	30/3/08	155	DG Mitchell 1908 JL Mitchell 1908 DG Mitchell 1916 JM Moffatt 1916 CBS 1916 JM Moffatt 1934 BNSW 1934 Freehold 1935	00-99
07-223	James	Richard	Hillgrove	15/8/07	or	183	Metz	10/1/08	393 & 408	Set aside for OCP or CL 12/6/07 Freehold 1930	
07-254	CBCS (for Josias Moffatt)		Armidale	19/12/07	con	75	Yarrowyck	7/1/09	47	B Moffatt (widow) 1907 W, JM & G Moffatt 1909 S G Moffatt 1925 M J Moffatt 1925 S H Faulkner 1930 M B Chapman 1930 RM H Faulkner 1934 M BNSW 1934	77-165
07-255	CBCS (for Josias Moffatt)		Armidale	19/12/07	con	100	Yarrowyck	31/3/08	4	B Moffatt (widow) 1907 W, JM & G Moffatt 1909 S G Moffatt 1925 M J Moffatt 1925 S H Faulkner 1930 M B Chapman 1930 RM H Faulkner 1934 M BNSW 1934	88-59

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
07-256	CBCS (for Josias Moffatt)		Armidale	19/12/07	con	277	Saltash	7/1/09	18 & 25	CL13743 B Moffatt (widow) 1907 W, JM & G Moffatt 1909 S G Moffatt 1925 M J Moffatt 1925 S H Faulkner 1930 M B Chapman 1930 RM H Faulkner 1934 M BNSW 1934	83-44 86-21 89-75
07-258	CBCS (for Josias Moffatt)		Armidale	12/12/07	con	195	Yarrowyck	7/1/09	13 & 45	CL23593 B Moffatt (widow) 1907 W, JM & G Moffatt 1909 FG Thorpe 1918 M & F Morse & AW Simpson 1914 FG Thorpe 1917 MM Thorpe 1917 FG Thorpe 1926	76-310
07-259	CBCS (for Josias Moffatt)		Armidale	19/12/07	con	240	Yarrowyck	7/1/09	20	CL26645 B Moffatt (widow) 1907 W, JM & G Moffatt 1909 S G Moffatt 1925 M J Moffatt 1925 S H Faulkner 1930 M B Chapman 1930 RM H Faulkner 1934 M BNSW 1934	
08-002	Dawson	Edward	Wollun	2/1/08	con	82	Sandon	31/3/08	63	CL9085 G Lovegrove 08 AMLF 08 GA Lovegrove 1910 BNSW 1912 JA Lovegrove 1912 ABC 1914 FA Lovegrove 1925 CC Liske 1925 BNSW 192 TT4636-136	91-179
08-008	Finlayson	Margaret Donald Kenneth (exec. Donald Finlayson)	Forglen	9/1/08	con	286	Urotah	31/3/08	108	CL26311 KJ Finlayson 1914 S JT McCleneghan	88-16 94-51 90-88
08-009	Finlayson	Margaret Donald Kenneth (exec. Donald Finlayson)	Forglen	9/1/08	con	99	Urotah	31/3/08	84	CL16810 KJ Finlayson 1914 AMP 1921	69-11 81-83 90-215
08-010	Finlayson	Margaret Donald Kenneth (exec. Donald Finlayson)	Forglen	9/1/08	con	285	Urotah & Davidson	31/3/08	43 & 141	CL16809 KJ Finlayson 1914 AMP 1921	72-106 plus 10 others
08-011	Finlayson	Margaret Donald Kenneth (exec. Donald Finlayson)	Forglen	9/1/08	con	480	Urotah	31/3/08	76 & 78	CL18914 & 19595 Coventry family 1911 AT Coventry 1923 LF Coventry 1929 AT Coventry 1929 RM LF Coventry 1932 M BF Coventry 1932	77-135 plus 10 others
08-012	Finlayson	Margaret Donald Kenneth (exec. Donald Finlayson)	Forglen	9/1/08	con	114	Urotah	1/5/09	109	CL26312 KJ Finlayson 1914 EM Mulligan 1920	74-89 plus 7 others
08-013	Finlayson	Margaret Donald Kenneth (exec. Donald Finlayson)	Forglen	9/1/08	con	119	Davidson	1/5/09	159 & 203	CL5021 & 23477 KJ Finlayson 1914 AMP 1921	67-10 plus 10 others

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08-014	Finlayson	Margaret Donald Kenneth (exec. Donald Finlayson)	Forglen	9/1/08	con	205	Urotah	31/3/08	41	CL10882 KJ Finlayson 1914 FR McCleneghan 1920	88-16 plus 4 others
08-015	Allingham	William	Armidale	9/1/08	con	960	Urotah	31/3/08	19	CL14596 C Allingham 1912 BNSW 1918 C Allingham 1926 S CD Mott 1926 M C Allingham 1926 RM CD Mott 1933 M BNSW 1933	90-45, 815
08-016	Allingham	William	Armidale	9/1/08	con	958	Urotah	31/3/08	75,82, 49	CL16679 C Allingham 1912 BNSW 1918 C Allingham 1926 S CD Mott 1926 M C Allingham 1926 RM CD Mott 1933 M BNSW 1933 Parish may be incorrect	90-210, 816
08-020	Dawson	Thomas	Wyndella	16/1/08	con	132	Dumaresq	31/3/08	112 & 159	CL16264 S WT Smith 1917 M TR Dawson 1917 RM WT Smith 1922 M CBCS 1928	90-114 plus 3 others
08-021	Handebo	Henry	Puddledock	23/1/08	con	278				CL4109 Withdrawn 4/8/08	78-88, 242
08-025	Finlayson	Jessie John Kenneth (exec. for Kenneth Finlayson)	Conningdale	30/1/08	con	300	Wollomombi	8/1/09	65	CL2105 W McLennan 1916 BNSW 1916	93-305
08-027	Finlayson	Jessie John Kenneth (exec. for Kenneth Finlayson)	Conningdale	30/1/08	con	307	Wollomombi	18/8/08	66	CL4037	66-505 plus 8 others
08-029	Finlayson	Jessie John Kenneth (exec. for Kenneth Finlayson)	Conningdale	30/1/08	con	565	Wollomombi	8/1/09	64	CL4839	73-300 plus 10 others
08-030	Finlayson	Jessie John Kenneth (exec. for Kenneth Finlayson)	Conningdale	30/1/08	con	226	Wollomombi	31/3/08	17	CL8023	66-46 plus 7 others
08-031	Finlayson	Jessie John Kenneth (exec. for Kenneth Finlayson)	Conningdale	30/1/08	con	120	Wollomombi	31/3/08	15	CL8024 S AA Cameron 1916 M BNSW 1916 RM AA Cameron 1922 S W McLennan 1922	69-88
08-033	Finlayson	Jessie John Kenneth (exec. for Kenneth Finlayson)	Conningdale	30/1/08	con	510	Wollomombi	31/3/08	42	CL14433 Coventry family 1916 GG Coventry 1923	78-526 plus 4 others
08-034	Finlayson	Jessie John Kenneth (exec. for Kenneth Finlayson)	Conningdale	30/1/08	con	160	Wollomombi	31/3/08	13 & 60	CL25889	66-46 plus 8 others

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
08-035	Finlayson	Jessie John Kenneth (exec. for Kenneth Finlayson)	Conningdale	30/1/08	con	59	Urotah	31/3/08	62 & 68	CL25890	
08-036	Finlayson	Jessie John Kenneth (exec. for Kenneth Finlayson)	Conningdale	30/1/08	con	270	Wollomombi	31/3/08	36	CL26244 S AA Cameron 1916 M BNSW 1916 RM AA Cameron 1922 S W McLennan 1922	
08-048	Edmonds	William	Eversleigh	13/2/08	con	118	Dumaresq	24/4/09	174	CL9440 W Townsend 1916 M W Edmonds 1916 RM W Townsend 1919 M CBCS 1927	94-55 plus 3 others
08-066	Finlayson	Jessie John Kenneth (exec. for Kenneth Finlayson)	Conningdale	19/3/08	con	252	Wollomombi	11/8/08	67	CL4037	66-505 plus 7 others
08-070	Allingham	John	Armidale	13/2/08	add	73	Tiverton	29/4/09	170	Class area GG 11/12/07 JF Cochrane 1912 ABC 1912 JF Cochrane 1912 WC Smith 1912 R Craigie 1913 M WM Smith, Higginbotham, AW Simpson 1913 RM R Craigie 1918 S HJ Cochrane 1918 M M Smith 1918 RM HJ Cochrane 1921 M ABC 1925 RM HJ Cochrane 1927 M AW Simpson 1927 RM HJ Cochrane 1934 S J McDonald 1935 M Rural Bk NSW 1935	93-55
08-096	House	John	Enmore	14/5/08	add	43	Enmore	10/7/08	61	Class. Area GG 15/4/08 A.E & F House (execs.) 1946	90-60
08-098	Finlayson	Margaret Donald Kenneth (exec. Donald Finlayson)	Forglen	21/5/08	con	260	Urotah	7/7/08	113	CL33404 KJ Finlayson 1914 S E Mulligan 1920	88-16
08-100	Bullock	James	Rockwood	28/5/08	con	139	Lawrence	10/7/08	199	CL29590 BNSW 1912 WJ Bullock 1921 BNSW 1921 WJ Bullock 1922 M JB Gilmour 1923 RM MJ Bullock S R Evans 1925 M BNSW 1925 RM R Evans 1926 S HH Cordingley 1926	00-10
08-136	Edgar	John Alexander	Wollomombi	16/7/08	add	53	Hargrave	8/1/09	79	Govt Savings Bk 1909 JA Edgar 1914 BNSW 1933	90-156, 136
08-160	Johnson	Lawrence	Black Mountain	27/8/08	add	107	Exmouth	29/3/09	107	Classified area Govt Savings Bk 1910 RM L Johnson 1922 S J McIntyre 1922 Govt Savings Bk 1922	83-48

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
08-164	Scarf	Michael	Enmore	24/9/08	con	80	Enmore	22/10/08	119	CL06-20 A & C Austin 1910 BNSW 1910 RM A & W Austin 1913 J Schaefer 1913 BNSW 1913 RM JW Schaefer 1920 Surrendered for closer settlement GG 14/1/1921 Part Settlement Purchase 20-5 [from parish map 1924]	05-27 06-2, 150
08-170	Ross	Louisa	Armidale	10/10/08	con	180	Sobraon	24/10/08	12	CL28962 RM D & A Milen (execs) 1909 S RJ Thorpe 1909 M C Thorpe 1910 RJ Thorpe 1917 S GB Johnson 1918 M RJ Thorpe 1918 RM GB Johnson 1923	81-117 93-15 02-14
08-174	Adams	Ambrose	Yarrowyck	1/10/08	con	145	Saltash		CL30 180	Withdrawn 22/1/09	00-22
08-180	Jerrett	Eveline Mary (widow)	Enmore	17/9/08	or	97	Enmore	5/7/09	135	BNSW 1915 GF Jerrett (exec) 1921 S AH McArthur 1937 S GF Jerrett 1837 Jerrett seems to have sold to McArthur for £953 on 2/8/37 then bought it back for £1000 on 6/9/37.	
08-182	CBCS (for William Tobin)		Enmore	12/11/08	con	40	Enmore	19/6/09	133	CL30975 (part) RM W Tobin 1911 S H Cahill 1915 M W Tobin 1915 RM H Cahill 1934 BNSW 1934 RM H Cahill 1934 S W Burgess 1934 M BNSW 1934	79-124 + others
08-189	BNSW (for Walter Love)		Uralla	26/11/08	con	40	Mihi	19/8/09	228	Part CL 32999 RM W Love 1911 S J Bullock 1911 M BNSW 1912 W Bullock 1921 BNSW 1921 RM W Bullock 1922 S JB Gilmour 1922 M W Bullock 1922 S R Evans 1925 M BNSW 1925 RM R Evans 1926 S HH Cordingley 1926	02-134
08-193	BNSW (for John McCully)		Chandlers Peak	17/12/08	con	120	Wentworth	23/1/09	91	CL29756 RM J McCully 1915 S E Handebo 1915 S WE Wilkinson 1926	99-6
09-012	Belfield	Philip	Eversleigh	4/2/09	con	578	Elton	29/3/09	145	CL24821 CBCS 1910 P Belfield 1919 S M Belfield 1919 M Commercial Banking Co 1919 RM M Belfield 1933 S J Belfield 1933 M Comm. Banking co 1933	93-96
09-023	Skinner	Grace	Armidale	9/3/09	con	34	Armidale	8/12/09	323	S ER Parston 1937 CBA 1937 HS96-8	
09-032	Moffatt	Josias	Cooney Creek	25/3/09	con	431	Metz	30/4/09	137 & 138	CL4597 Size may be 300 acres GP Glass 1914 LC Rowland 1925	85-77

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
09-035	AJSB (for Eliza Bracken)		Armidale	25/3/09	con	839	Clevedon	30/4/09	104, 145, 146, 148	CL17880 RM E Bracken 1916 S R Bracken 1916 M ABC 1916 RM R Bracken 1919 M Coventry family 1919 S DB Coventry 1923	91-104
09-053	Mills	Ernest	Armidale	13/4/09	con	14	Armidale	28/8/09	319	J Jenkins 1910 E Bourke 1913 P Long 1915 W Yeomans 1920 Govt Savings Bk 1920 HS98-10	
09-062	Ryan	Charles & Ellen (spinster)	Green Hills Guyra	29/4/09	con	942	Wentworth	15/9/09	105	CL2121 S HR Gibson 1913 M C&E Ryan 1913 RM HR Gibson 1915 M BNSW 1915 RM HR Gibson 1920 S FF White 1920	69-157 90-182
09-063	Ryan	Charles & Ellen (spinster)	Green Hills Guyra	29/4/09	con	829	Wentworth	15/9/09	107	CL2450 S HR Gibson 1913 M C&E Ryan 1913 RM HR Gibson 1915 M BNSW 1915 RM HR Gibson 1920 S FF White 1920	69-105 84-120
09-064	Ryan	Charles & Ellen (spinster)	Green Hills Guyra	29/4/09	con	419	Wentworth	23/6/10	106	CL4045 S HR Gibson 1913 M C&E Ryan 1913 RM HR Gibson 1915 M BNSW 1915 RM HR Gibson 1920 S FF White 1920	69-156 90-217
09-065	Ryan	Charles & Ellen (spinster)	Green Hills Guyra	29/4/09	con	150	Wentworth	28/8/09	68	CL5052 S HR Gibson 1913 M C&E Ryan 1913 RM HR Gibson 1915 M BNSW 1915 RM HR Gibson 1920 S FF White 1920	78-521 86-17 87-13
09-066	Ryan	Charles & Ellen (spinster)	Green Hills Guyra	29/4/09	con	268	Wentworth	28/8/09	79	CL16563 S HR Gibson 1913 M C&E Ryan 1913 RM HR Gibson 1915 M BNSW 1915 RM HR Gibson 1920 S FF White 1920	69-156 90-217
09-067	Ryan	Charles & Ellen (spinster)	Green Hills Guyra	29/4/09	con	640	Wentworth	28/8/09	77	CL26636 S HR Gibson 1913 M C&E Ryan 1913 RM HR Gibson 1915 M BNSW 1915 RM HR Gibson 1920 S FF White 1920	69-157
09-072	Chaffey	Samuel	Metz	6/5/09	or	226	Cooney	1/11/10	6	N Waters 1949	
09-073	BNSW for Charles Smith		Boorolong	6/5/09	con	640	Sobraon	2/7/09	16	CL 08-79 RM C Smith 1927 S R Smith 1927	78-295 79-75
09-075	O'Connor	Patrick	Uralla	12/5/09	con		Devon			Conversion of special leases 1211, 3177, 07-78 Refused re Mines Dept	
09-078	Kelly	John	Armidale	25/5/09	con	40	Donald		241	CL2394	
09-079	Kelly	John	Armidale	27/5/09	con	100	Donald	7/2/11	237	CL07-80 Initially refused	
09-080	BNSW (for Samuel Cooper mortgagor)		Rocky River	27/5/09	con	1145	Saltash	28/2/11	50	CL2092 Devisee R Cooper 1933 M BNSW 1933	73-157 75-135 77-309

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
09-085	Moorehead	John	Manilla	27/5/09	con	77	Boorolong	21/8/09	59	CL23853 S J&D Williams 1911 S R Williams 1913 M BNSW 1913 RM R Williams 1921 M BNSW 1921 S J Williams 1934 M BNSW 1934	73-73 plus 4
09-111	Bath	James	Hillgrove	8/7/09	add	22	Shasta	12/12/10	4	M Govt Savings Bk NSW 1917 RMJ Bath 1920 S T Faint 1920 S W Faint 1928	96-32
09-114	Rae	Thomas	Guyra	19/7/09	con	90	Falconer		254	CL4485 Withdrawn 9/3/10	01-19
09-116	Adams	Ambrose	Yarrowyck	22/7/09	con	150	Saltash	16/11/10	12	CL30180 M BNSW 1914	00-22
09-120	Cochran	Lucy	Uralla	29/7/09	con	40	Lawrence	10/11/09	203	CL07-35 M Govt Savings Bk 1913 RM L Cochran 1923 S H Townsend 1923 M Govt Savings Bk 1923	07-122
09-125	Wynne	Joseph	Armidale	11/8/09	con	36	Armidale	8/12/09	863-5	M S Johnstone 1930 RM J Wynne 1934 S I & J Kelly 1934 S J Moffatt 1937 HL 96-18, 99-7,02-9	
09-133	City Bank of Sydney (for WH Warner mortgagor)		Newholme Armidale	19/8/09	con	269	Duval	29/12/10	175	CL4773	75-110 plus 2
09-137	Coventry	Elsa	Armidale	26/8/09	con	306	Urotah	7/12/09	24	S CL8657A Coventry 1923 S Louisa Coventry 1929 M A Coventry 1929 RM L Coventry 1932 M B Coventry 1932	87-55
09-148	CBC (for Kezia Glass mortgagor)		Metz	23/9/09	con	432	Metz	6/12/09	140 & 167	CL4600 RM K Glass 1933 S M McLennan 1933 M BNSW 1933	85-92
09-154	Deiderick	John	Boorolong	5/10/09	con	66	Sobraon	28/7/10	13	CL3770 M ABC 1922 RM J Deiderick 1932 M BNSW 1932	19-57,58 28-51
09-156	Munsie	Frederick	Hillgrove	28/10/09	con	429	Hillgrove	6/12/09	32,33,58	CL16137 S W Allingham 1924 M CBC 1924	90-82
09-157	Rixon	William	Uralla	30/10/09	con	69	Arding		88	Withdrawn 9/5/10	09-57
09-159	City Bank of Sydney (for W McLean & A Youmans, tenants in common, mortgagors)		Guyra	11/11/09	con	90	Falconer	7/12/09	170, 175	CL3390 (48a) CL4613 (42a) A Youmans 1910 M CBS 1910 RM A Youmans 1911 M BNSW 1911	84-234 plus 4
09-165	Archer	William	Guyra	18/11/09	con	93	Falconer	18/5/10	240,141	SL2539 00-5 S J Davidson 1923 M W Archer 1923 RM J Davidson 1928	93-49 97-56
09-166	Lucre	Robert	Uralla	18/11/09	con	43	Arding	31/12/09	165	S A Donoghue 1926 M BNSW 1926 SL06-29	
09-167	Lucre	Robert	Uralla	18/11/09	con	18	Arding	31/12/09	142	CL3422 S A Donoghue 1926 M BNSW 1926	
09-183	Anderson	William	Armidale	25/11/09	con	40	Metz	1/3/10	155	CL26004 M J Mulligan 1912 RM W Anderson 1920 S L Allingham 1927 M W Anderson 1927	94-45

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
09-184	Rixon	Horatio	Uralla	8/12/09	con	40	Uralla	8/6/10	254, 164	M BNSW 1910 RM H Rixon 1920 SL3313 SL3666 [cant find]	68-1394 09-101
10-003	Moffatt	Bridget, William Thomas, John Martin and George, executors	Armidale	27/1/10	con	18	Saltash	2/3/11	51	Part CL1989 JM , G & JS Moffatt devises 1925 S George Moffatt 1925 M JS Moffatt RM MJ Moffatt 1935 M CBCS 1935	78-702 + 3
10-022	Johnston	James	Armidale	21/3/10	con	40	Sandon			Conversion HS1896/13 and 1898/6 Withdrawn 2/11/10	
10-023	Murray	John Jnr	Wollun	23/3/10	con	47	Sandon	4/5/10	270	CL26886 M BNSW 1911 RM J Murray 1919	95-41 +2
10-024	Heagney	Thomas Martin	Uralla	234/3/10	con	712	Salisbury	14/5/10	184	CPL07-5 BNSW 1920	
10-025	Rixon	William	Uralla	29/3/10	con	69	Arding	Not noted	88	Sp. L Gift AD Rixon 1924 M BNSW 1924	70-97
10-028	Heagney	Patrick	Guyra	7/4/10	con	86	Falconer	26/10/10	194-197, 329	SpL2883	
10-030	Morey	Richard Marden	Armidale	13/4/10	con	30	Duval	Not noted	158	SpL 3156 M CG Wilson 1922 RM RM Morey 1928 Gift HS Morey 1931	
10-036	CBS (H & J Schaefer mortgagors)			21/4/10	con	403	Lagune (county of Clarke) & Wentworth	23/6/10	41 Lagune 73 Wentworth	CL4610 & 6985 RM J&H Schaefer 1912 S J Schaefer 1912 M CBS 1912 RM J Schaefer 1924 AMP 1924 RM J Schaefer 1926 S NW Chapman 1926	84-182 + 4
10-037	Holland	James Lachlan	Armidale	21/4/10	con	117	Tiverton	28/6/10	160	CL13658 M BNSW 1910 RM JL Holland 1912 M ABC 1912 RM JL Holland 1914 M NZ Loan & Mercantile Agency 1914 RM JL Holland 1920 M AMP 1920 RM estate JL Holland 1927 S AK Benjamin 1928 M CBCS 1928 RM AK Benjamin 1928 S Stockman & Co 1928 M National 1928 S RBH Warner 1935 M Rural BNSW 1935	74-50 + 2
10-039	Johnston	James	Armidale	20/4/10	con	20	Armidale		873	S RG McClenaghan 1911 S WT Hiscox 1915 M RG McClenaghan 1915 RM WT Hiscox 1920 S J Keifer 1920 SpL 96-13	
10-040	Rixon	Frederick	Uralla	6/5/10	con	102	Dangarsleigh	21/2/11	133	S J Cochran 1923 M Govt. Savings 1923 RM J Cochran 1929 M BNSW 1929 RM & S AJ Donoghue 1931 Sp.L.2324 99-22	
10-041	Sharpe	David	Uralla	6/5/10	con	14	Uralla	21/2/11	462	SpL 05-34 Devise Joseph Sharpe 1931 M G McMillan & J McIntyre 1931	

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10-043	CBC (Patrick Brennan mortgagor)			4/5/10	con	780	Enmore	16/12/10	137	CL4107 RM D Brennan & M Cahill executors 1933 Devise D Brennan 1934	78-504+ 4
10-047	CBC (Thomas Neil Rae mortgagor)			23/5/10	con	90	Falconer		254	SpL4485 RM TN Rae 1929 S HE Williams 1929 M BNSW 1929 RM HE Williams 1932 S TA Starr 1932	07-19
10-048	Cochran	John	Mt McDonald Armidale	19/5/10	add	40	Tiverton			Disallowed 27/2/1911	08-91
10-049	Johnston	James	Armidale	26/5/10	con	20	Armidale	2/11/10	870	HS98-6 S RG McCleneghan 1910 S JT Goldrick 1912 M RG McCleneghan 1912 RM JT Goldrick 1915 S JH Monckton 1915 S C Purkiss 1919 M WA Purkiss 1919 RM C Purkiss 1920 S MG Mills 1920 M Govt Savings NSW 1920 S JT Michale (subject to mortgage) 1921	
10-052	Bullock	James	Hillview Uralla	9/6/10	con	90	Lawrence	15/11/10	79	CL28661	98-67
10-054	Smith	George	Uralla	14/6/10	con	435	Devon		25 & 27	SpL4055 & 3963 Disallowed due to objection by Mines Dept.	
10-055	Keegan	Edward Robert	Manilla	9/6/10	or	40	Tiverton	25/4/11	174	S JL Holland 1919 M AMP 1920 RM executors 1927 S AK Benjamin 1928 M CBCS 1928 RM AK Benjamin 1928 S Stockman & Co 1928 M National 1928 S RBH Warner 1935M M Rural 1935	
10-059	Belfield	Edgar	Eversleigh	23/6/10	con	578	Elton	3/10/10	113-117, 110, 139	CL24044 M CBCS 1910 RM E Belfield 1919 S M Belfield 1919 M CBCS 1919 RM M Belfield 1933 S JE Belfield 1933 M CBCS 1933	92-26
10-060	Belfield	Edgar	Eversleigh	23/6/10	con	161	Elton	3/10/10	111, 112	CL24047 M CBCS 1910 RM E Belfield 1919 S M Belfield 1919 M CBCS 1919 RM M Belfield 1933 S JE Belfield 1933 M CBCS 1933	92-26
10-071	McCleneghan	William John	Greenvale Armidale	24/7/10	con	54	Davidson		SpL0 8-59	Disallowed due to Mines Dept. objection	
10-077	Bower	John & Mary	Big Ridge Uralla	18/8/10	sub	115	Dangarsleigh	11/10/11	219 & 168	Subdivision of p.165,168,169, CP6668 G Bower 1912 BNSW 1912 RM FGM Bower 1926 M CBCS 1932	
10-081	Wright	James	Mitchells Hat Armidale	29/9/10	con	33	Duval		171	SpL05-27 CG Wilson 1914 RM J Wright 1927 S HH Strahle 1928 M G McMillan 1928 RM HH Strahle 1930 S J white 1930 Gift AM Wright 1933	94-57

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
10-082	Jackson	Charles	Toms Gully Armidale	30/9/10	con	307	Dumaresq			SpL06-87 Disallowed Mines Dept. objection	90-132
10-086	Chapman	Joseph	North Dorriggo	14/7/10	or	80	Exmouth	.		Withdrawn 15/11/10	
10-088	Lawlor	John	Armidale	21/9/10	con	100	Duval		155, 156		
10-094	McCleneghan	Alexander	Greenvale Armidale Gully	29/9/10	con	88	Urotah	30/12/10	103	CL23226 DD McCleneghan 1912	66-69 + 7
10-095	McCleneghan	Alexander	Greenvale Armidale Gully	29/9/10	con	298	Urotah	30/12/10	117 & 21	CL4186 DD McCleneghan 1912	66-69 + 7
10-096	Charlston	Peter	Heatherston Armidale Gully	5/10/10	con	24	Armidale		885 SpL0 6-8	Disallowed Mines Dept. objection	
10-098	Heagney	John Martin	Pinch Flat Armidale	6/10/10	con	749	Exmouth	4/11/10	86 & 205	CL10548 & 33480 C. Heagney 1914 (subdivisions approved 1916 and 1926)	87-117
10-100	Jones	John	Black Mountain	10/10/10	con	50	Tilbuster		127	SpL2750 Disallowed Mines Dept. objection	03-29
10-101	Jones	John	Black Mountain	10/10/10	con	100	Tilbuster		125	SpL 3097 Disallowed Mines Dept. objection	03-29
10-102	Jones	John	Black Mountain	10/10/10	con	50	Exmouth		110	SpL2371 99-12 S DWG Jones 1934 M HL Lonsdale & CL Mackenzie 1934	03-29
10-112	Dawson	Thomas Richardson	Wyndella	6/10/10	con	82	Dumaresq	29/12/10	158	CL29413 WT Smith 1917 M TR Dawson 1917 RM WT Smith 1922 M CBCS 1928	90-114 + 3
10-119	Waters	Robert	Metz	6/10/10	con	141	Metz	30/12/10	201, 202, 237	CL21259	73-163 +7
10-120	Waters	Robert	Metz	6/10/10	con	93	Metz	30/12/10	209	CL21260	73-163 +7
10-122	Munday	John	Dumaresq	12/10/10	con	95	Butler		326	SpL07-17	
10-124	Bourke	James	Kentucky Creek Uralla	13/10/10	con	754	Devon	29/12/10	2	CL27228 Executors 1920	87-85
10-125	Weaver	Harry Mutlow du Moulin	Armidale	14/10/10	con	9	Armidale	16/12/10	764	AJ Mitchell 1946 MJ Fittler 1958 HS96-17	
10-126	Cochran	John	Mt McDonald Armidale	13/10/10	con	52	Tiverton	29/12/10	145	CL15355	80-419 + 4
10-127	Cochran	John	Mt McDonald Armidale	13/10/10	con	330	Tiverton	29/12/10	155, 165	CL11932 & 29444	88-18 + 6
10-128	Cochran	John	Mt McDonald Armidale	13/10/10	con	308	Tiverton	29/12/10	81,87, 138, 151	CL12365 & 19990	88-19
10-131	Fearby	Frank & Mary executors for William Fearby	Greylands Uralla	13/10/10	con	270	Saltash	27/2/11	57	CL2189 F,J,P,K Fearby & G Gardiner 1919 S AT Moffatt 1927	76-437
10-132	Fearby	Frank & Mary executors for William Fearby	Greylands Uralla	13/10/10	con	650	Saltash	27/2/11	58	CL4395 F,J,P,K Fearby & G Gardiner 1919 Various combinations of Fearbys	76-437
10-133	Fearby	Frank & Mary executors for William Fearby	Greylands Uralla	13/10/10	con	74	Saltash	27/2/11	56	CL2107 F,J,P,K Fearby & G Gardiner 1919 Various combinations of Fearbys	76-109

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10-134	Fearby	Frank & Mary executors for William Fearby	Greylands Uralla	13/10/10	con	76	Saltash	27/2/11	55	CL2192 F,J,P,K Fearby & G Gardiner 1919 Various combinations of Fearsbys	78-558
10-135	Fearby	Frank & Mary executors for William Fearby	Greylands Uralla	13/10/10	con	126	Saltash	27/2/11	52	CL2090 F,J,P,K Fearby & G Gardiner 1919 Various combinations of Fearsbys S AG Moffatt 1927 M CBCS 1927	77-250
10-136	Fearby	Frank & Mary executors for William Fearby	Greylands Uralla	13/10/10	con	130	Saltash	27/2/11	54	CL2090 F,J,P,K Fearby & G Gardiner 1919 Various combinations of Fearsbys S AG Moffatt 1927 M CBCS 1927	77-250
10-137	Fearby	Frank & Mary executors for William Fearby	Greylands Uralla	13/10/10	con	73	Saltash	27/2/11	53	CL2090 F,J,P,K Fearby & G Gardiner 1919 Various combinations of Fearsbys S AG Moffatt 1927 M CBCS 1927	77-250
10-138	Cooper	Sarah	Mt McDonald Armidale	13/10/10	con	634	Tiverton	28/2/11	149	CL7473	
10-139	Elliott	George	Greenwella Castledoyle	17/10/10	con	158	Tiverton		163 & 164	SpL2927 Disallowed Mines Dept. objection	78-674
10-141	Hillard	Jacob George Henry	Armidale	17/10/10	con	240	Gara	27/2/11	73, 75-77	2 acres resumed for Bakers Creek School 1930 HS97-5 HS08-10	
10-144	Moffatt	John Martin	Yarrowyck	13/10/10	con	101	Saltash	29/12/10	35	CL27617 S G Moffatt 1925 M JM Moffatt 1925 RM G Moffatt 1935 M CBCS 1935	96-57
10-145	Moffatt	John Martin	Yarrowyck	13/10/10	con	223	Saltash	29/12/10	38, 126	CL29621, 30244 S G Moffatt 1925 M JM Moffatt 1925 RM G Moffatt 1935 M CBCS 1935	00-18
10-156	Ryan	James	Kentucky	20/10/10	con	309	Sandon	29/12/10	67, 425, 471	CL26533	94-47
10-160	CBS (James Bell Mortgagor)			20/10/10	con	147	Exmouth	18/2/11	72	CL3322 RM JT Bell 1914	84-218
10-161	Menzies	Adam	Black Mountain	20/10/10	con	200	Exmouth	30/12/10	62	CL3329 Gift LE Youman 1928 M A Menzies 1928 RM LE Youman 1932	85-99
10-162	Youman	Robert William	Black Mountain	20/10/10	con	102	Exmouth	29/12/10	60	CL9406 M ABC 1929 RM RW Youman 1933 M BNSW 1933	84=243
10-167	Jones	William Alexander	Endeavour Farm Uralla	25/10/10	con	117	Uralla		480	Sp106-58 Disallowed Mines Dept. objection	
10-168	Bourke	George Henry	Uralla	26/10/10	con	31	Uralla		67, 77,98	SpL4452 Withdrawn	
10-175	Johnston	Frederick Thomas	Armidale	27/10/10	con	10	Armidale		881	SL3627] M Govt Savings 1922 RM FT Johnston 1928 S MM Johnston 1928 M BNSW1928	
10-176	McWatters	Alexander	Coombe Hillgrove	27/10/10	con	93	Urotah		16	SpL08-1 Application with the consent of the liquidator AJS Bank Disallowed Mines Dept. objection	92-209

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
10-177	Hale	Jesse	Waldon Boorolong	27/10/10	con	960	Boorolong	29/12/10	21	CL31393 RJ & JA Bell 1918 Partition JA Bell 1929 M CBCS 1929	01-82
10-181	CBCS (Josias Moffatt, mortgagor)		Cooney Creek	27/10/10	con	192	Metz	29/12/10	229	CL31453 RM Josias Moffatt 1921 S LC Rowland 1921	01-4
10-182	CBCS (Josias Moffatt, mortgagor)		Cooney Creek	27/10/10	con	544	Metz	29/12/10	234, 145, 206	CL19619, 22131 RM Josias Moffatt 1921 S LC Rowland 1921	78-540
10-183	Wright	Frederick Charles Wentworth	Aboomala Guyra	1/11/10	con	87	Falconer		198-204	J Newberry 1916 BNSW 1916 RM J Newberry 1932 M BNSW 1933 RM C Allingham 1935 S Joshua Smith 1935 M BNSW 1935 SpL2075	00-96
10-184	AJCB (Hugh Cameron mortgagor)			27/10/10	con	150	Yarrowyck	29/12/10	26	CL4609 EC Thorpe 1919 S H Faulkner 1927 M B Chapman 1930 RM H Faulkner 1934 M Rural Bank 1934	85-117
10-186	Cox	Charles	Stanley Farm Guyra	27/10/10	con	100	Falconer	29/12/10	179	CL5628 BNSW 1917 RM C Cox 1918 G Moore 1918	84-438
10-189	CBS (Thomas Neil Ray mortgagor)			3/11/10	con	649	Falconer	29/12/10	156	CL31301 RM TN Rae 1927 S HE Williams 1927 M BNSW 1927 RM HE Williams 1932 S TA Starr 1932 Devise LT Starr 1937	01-19
10-190	Barry	Patrick	Macintyre Flat Armidale	3/11/10	con	50	Duval			CL2205 Disallowed Mines Dept. objection	
10-200	Love	Walter	Rockwood Uralla	9/11/10	con	64	Mihi			SpL 09-78 With consent of BNSW Withdrawn 1911	02-134
10-201	Frazer	John Thomas	Rocky River	9/11/10	con	22	Arding		208	S AE Frazier 1932 SpL08-32	78-585
10-202	Cooper	Samuel Charles	Cherry Tree Hill Uralla	9/11/10	con	200	Saltash		26, 27	SpL2999 Disallowed Mines Dept. objection	93-98
10-205	NMLA (Edward Charles Baker mortgagor)			11/11/10	con	381	Wentworth	27/4/11	82, 88	CL27754, 28593 RM ED Baker 1912 A WP Hegarty 1912 A Stella Hudson 19176 M SL Rutter 1917 RM S Hudson 1928 S GH & AB Haynes 1928 M Estate of SL Rutter 1928 RM GA & AB Haynes 1934 S JH & WT Prisk 1934	97-28
10-208	Pearson	David Turner	Uralla	12/11/10	con	36	Uralla		464	CL05-35 Refused re Mines Dept.	
10-209	McLean	James & Joseph	Black Mountain	10/11/10	con	371	Exmouth	30/12/10	67	CL3299 M BNSW 1911	85-16
10-216	Bourke	George Hunter	Uralla	10/11/10	con	31	Uralla	3/11/11	67,77, 98	M BNSW 1921 SpL4452	
10-223	BNSW (Samuel Charles Cooper mortgagor)			24/11/10	con	409	Saltash	14/2/11	31, 139	CL25113 RM Executor of SC Cooper 1924 RM RI Cooper 1933 M BNSW 1933	93-98
10-252	Murray	John Jnr	Wollun	15/12/10	con	77	Sandon	1/3/11	73	CL33417 M BNSW 1911 RM J Murray 1919	89-20
10-254	Sattler	Thomas William	Armidale	19/12/10	con	15	Armidale			SpL2016 Refused re Mines Dept	

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
10-265	Coventry	Elsa Ann Victoria	Camperdown Armidale	29/12/10	con	560	Wollomombi	20/2/11	46	CL14436 Coventry family 1920 S AT Coventry 1923 S LF Coventry 1929 M AT Coventry 1929 RM LF Coventry 1932 M BL Coventry 1932	89-76
10-268	Coventry	Charles George	Camperdown Armidale	29/12/10	con	135	Wollomombi	1/3/11	39	CL30825	01-1
10-269	Coventry	Charles George	Camperdown Armidale	29/12/10	con	498	Hargrave & Wollomombi	1/3/11	1 (H) 49 &54 (W 143a)	CL33413	01-1
10-271	Coventry	Ernest	Camperdown Armidale	29/12/10	con	150	Wollomombi	20/2/11	35	CL13366 Coventry family 1920 S AT Coventry 1923 S LF Coventry 1929 M AT Coventry 1929 RM LF Coventry 1932 M BL Coventry 1932	89-33
11-001	Dawson	William Upchurch	Rosebrook Wyndella	12/1/11	con	202	Albert	20/2/11	52,54	CL35277 CL08-15 J Bell 1929 CBCS 1932	84-34
11-002	Dawson	William Upchurch	Rosebrook Wyndella	12/1/11	con	345	Sandon and Sandy Creek, county Hardinge	20/2/11	60	CL08-106 J Bell 1929 J McIntyre & G McMillan 1932 J Bell 1934 CBCS 1934	84-34
11-006	McGuire	Terence	Herbert Park Rd Armidale	1/2/11	con	55	Donald	25/4/11	212 & 220	P Cuskelly 1921 HS95-1 HS05-6	21-14
11-008	Adams	Harold	Salisbury Plains	6/12/11	con	606	Salisbury	2/3/11	185	CPL07-6 M W McAlister 1911 RM H Adams 1915 S H Carlon 1919M BNSW 1933	
11-030	Carlon	William	Salisbury Plains	2/3/11	con	321	Mihi	29/5/11	154, 157	CL10549 S P Shanahan 1922 M W Carlon 1922 RM P Shanahan 1924 M C'wealth Savings NSW	88-14
11-042	Rixon	William	Uralla	4/5/11	add	12	Arding		173	Disallowed 20/9/11 'not in any holding' (?)	p.85 free-hold
11-043	Carlon	Stephen	Salisbury Plain	11/5/11	con	529	Mihi	29/6/11	10, 187	CL18638 CL23479 M BNSW 1927 RM S Carlon 1937	90-120
11-047	Cuskelly	Patrick	Donald	12/6/11	con	280	Donald	4/8/11	210, 213-215, 217-219	HS02-1	
11-054	Coventry	Andrew David Charles William Arthur Albert Margaret Beatrice	Camperdown	29/6/11	con	120	Urotah	4/8/11	46	CL11869 S A Coventry 1923 S L Coventry 1929 M A Coventry 1929 RM L Coventry 1932 M B Coventry 1932	82-65 88-69
11-059	Anderson Allingham	William William (ex TS Anderson)	Brookside Armidale	12/7/11	con	44	Hillgrove			CL4022 Disallowed, no reason recorded 18/9/11	74-312 +8 others
11-062	Williams	James	Armidale	17/7/11	con	131	Tilbuster	18/9/11	119	CL28967	78-509 +8

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11-063	Teege	David	Puddledock	18/7/11	con	191	Springmount	18/9/11	72	CL10885 S A Teege 1935	88-43
11-064	Wilson Wright	William Frederick (ex FW Wright)	Murrurundi Guyra	20/7/11	con	277	Falconer	21/10/11	213	CL21844 S J Newberry 1916 M LP Dutton 1917 RM J Newberry 1924 M N Nisbit 1924 RM J Newberry 1936 S C Allingham 1936 S J Smith 1936 M B Nisbit 1936	86-8 91-256
11-067	BNSW for Hutton	John	Black Mountain	9/8/1	con	241	Boorolong	29/1/12	69	CL21111	82-279 90-318
11-068	Ryan	Michael	Salisbury Plains	10/8/11	con	260	Blacknote		SpL 09-141	Disallowed by Minister 13/4/1912 although Mines Dept had no objection	
11-072	Wells	John	Armidale	17/8/11	con	20	Armidale	18/9/11	871	HS98-8	
11-073	Maguire	Patrick	Donald Armidale	21/8/11	con	390	Gara and Donald	24/10/11	78-80 (G) 223-4 (D)	HS00-8 & 09-1 M CG Wilson 1914 RM P Maguire 1921	
11-074	Doak	Thomas	Tilbuster	24/8/11	con	10	Duval	10/5/12	160	SpL3667 03-3 S J Hale 1918 Devise M Dickens 1932 S J Clarke 1936	
11-078	Savill	Arthur	Armidale	22/9/11	con	55	Armidale	25/10/11	328	HS96-23 M AW Simpson 1921 RM A Saville 1922 S I Browning 1922 M AW Simpson 1922 RM I Kelly (former I Browning) 1934 S J Browning 1934	
11-079	Golden	William	Hillgrove	3/10/11	con	260	Hargrave	19/12/11	82	CL27298 S C Miller 1913 S E Mulligan 1914 S R McCleneghan 1914 M R Mulligan 1914 RM R McCleneghan 1921 S R Mulligan 1921	96-26 98-49
11-080	Allingham	John	Eastbury Armidale	7/10/11	con	250	Tiverton	19/12/11	71	CL08-16 S J Cochrane 1912 M ABC 1912 RM J Cochrane 1912 S W Smith 1912 M AW Simpson/W Higginbotham/M Smith 1912 RMW Smith 1913 S R Craigie 1913 M AW Simpson/W Higginbotham/M Smith 1913 RM R Craigie 1918 S H Cochrane 1918 M AW Simpson/W Higginbotham/M Smith 1918 RM H Cochrane 1921 M ABC 1925 RM H Cochrane 1927 M AW & E Simpson 1927 RM H Cochrane 1935 S J McDonald 1935 M Rural Bk NSW 1935	93-55 08-70
11-081	Allingham Anderson	William William (ex. T Anderson)	Armidale	30/10/11	con	44	Hillgrove	8/5/12	99	CL4022 W Anderson 1925	74-312+15
11-090	Halloran	Henry	Forest Farm Hillgrove	5/12/11	con	122	Wollomombi	29/1/12	68	HS11-7 S C Cameron 1924 S V Coventry 1936	
11-098	Grimson	Robert	Armidale	27/12/11	con	44	Armidale	19/1/12	892	HS08-1 S R Hoy 1914 M R Grimson 1914 RM R Hoy 1916	11-98,99

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1912-003	Higinbotham Dawson	William William (ex JB Dawson)	Tilbuster Wyndella	19/1/12	con	218	Boorolong	8/7/12	70	CL4396 Devise S Bell/E Dawson/L Dawson/L Smith 1917 S L Dawson 1917 M A W Simpson 1917 R M L Dawson 1934 M CBCS 1934 R M L Dawson 1936 S H Bell 1936 M CBCS 1936	
12-004	Braund	Lewis	Armidale	29/1/12	con	215	Duval		SpL4 180	Board rejected 15/8/12 appealed, Board recommended 6/5/13 and reappraised capital value, waiver of incurred forfeiture, then application refused 1/7/13.	
12-005	Braund	Lewis	Armidale	29/1/12	con	183	Duval		SpL4 181	Board rejected 15/8/12 appealed, Board recommended 6/5/13 and reappraised capital value, waiver of incurred forfeiture, then application refused 1/7/13.	
12-006	Braund	Lewis	Armidale	29/1/12	con	218	Duval		SpL4 197	Board rejected 15/8/12 appealed, Board recommended 6/5/13 and reappraised capital value, waiver of incurred forfeiture, then application refused 1/7/13.	
12-007	Coventry	Elsa	Camperdown Armidale	10/2/12	con	299	Wollomombi	25/3/12	47	CL26993 Coventry family 1920 S A Coventry 1923 S L Coventry 1929 M A Coventry 1929 R M Coventry 1932 M B Coventry 1932	89-76
12-013	Rogers	Charles	Castledoyle	22/2/12	con	93	Tiverton	27/3/12	141	CL4746 S J & G Rogers 1933 M BNSW 1933	81-207,219,268
12-019	Bell	James	Armidale		sub	289	Boorolong	21/3/12	76	Subdivision of p.75 (ACP06-64) into 300a and 900a Sold by direction of Reuben Bell to Robin Bell 1913 S J Bell 1922	
12-031	Allingham	William	Stockton Hillgrove	20/4/12	con	95	Hargrave	3/8/12	81	CL27261 M CBCS 1924	96-21
12-035	Teege	Thomas	Puddledock	10/5/12	con	960	Springmount	13/8/12	47	CL26755 S T Teege 1937 M W Brayshaw 1937	90-433 95-36
12-045	Keifer	Jacob	Armidale	26/6/12	con	42	Donald	6/2/13	238	SpL08-43	
12-046	BNSW for Collins	Sharon	Black Mountain	8/7/12	con	297	Boorolong	18/10/12	17	CL3313 R M S Collins 1917 S R Bell 1924	78-374
12-047	BNSW for Collins	Sharon	Black Mountain	8/7/12	con	116	Boorolong	18/10/12	18	CL6982 R M S Collins 1917 S R Bell 1924	78-374
12-048	BNSW for Collins	Sharon	Black Mountain	8/7/12	con	443	Boorolong	18/10/12	23	CL11562 R M S Collins 1917 S R Bell 1924	88-44
12-049	Tierney	Andrew	Armidale	15/7/12	con	48	Armidale	21/2/13	893	HS07-16 V Stein 1917 M J Ryan 1920 S H partridge 1930 M C Mackenzie & C Wray 1931 S F Hillard 1931	
12-050	Tierney	Andrew	Armidale	15/7/12	con	43	Armidale	18/10/12	889	HS07-23 S C Rickman 1914 A T Osborne 1918 M CGSB 1918 R M S Osborne 1935 S J Keifer 1935	

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12-064	CBS per Dutton	Leslie	Urandangie Guyra	6/9/12	con	41	Falconer	5/12/12	138	CL5325 RM L Dutton 1915 M BNSW 1915 RM L Dutton 1934 M CBCD 1934	84-428 85-1 92-121
12-065	CBS per Dutton	Leslie	Urandangie Guyra	6/9/12	con	205	Falconer	5/12/12	159	CL9409 RM L Dutton 1915 M BNSW 1915 RM L Dutton 1934 M CBCD 1934	69-135 70-72 84-57, 433
12-066	CBS per Dutton	Leslie	Urandangie Guyra	6/9/12	con	134	Falconer	5/12/12	251	CL24500 RM L Dutton 1915 M BNSW 1915 RM L Dutton 1934 M CBCD 1934	84-428 85-1 92-121
12-067	CBS per Dutton	Leslie	Urandangie Guyra	6/9/12	con	85	Falconer	5/12/12	186	RM CL4631 L Dutton 1915 M BNSW 1915 RM L Dutton 1934 M CBCD 1934	81-311 85- 129,161 88-34
12-068	Simpson	William	The Pinch Black Mountain	6/2/12	con	80	Tilbuster	15/10/13	122	Spl2464 99-9 M BNSW 1915 RM W Simpson jnr 1921 M E Lackey 1924 RM W Simpson 1924 M GSBNSW 1924 RM W Simpson 1928 S A White 1928 M GSBNSW 1928 2 nd M Minister for Lands 1928	
12-070	Hays Johnstone For Vyner	Reginald John Robert	Armidale	10/9/12	con	57	Tiverton	22/10/12	162	CL24094 RM R Vyner 1916 T Scotton 1916 H Morse & E Hays 1916 RM T Scotton 1925 S A Benjamin 1925 M CBC 1925 RM A Benjamin 1928 S Stockman & Co 1928 M National 1928 S R Warner 1935 M Rural BNSW 1935	78-15 79-176 +5
12-071	Hays Johnstone For Vyner	Reginald John Robert	Armidale	10/9/12	con	110	Tiverton	22/10/12	130	CL3394 RM R Vyner 1916 T Scotton 1916 H Morse & E Hays 1916 RM T Scotton 1925 S A Benjamin 1925 M CBC 1925 RM A Benjamin 1928 S Stockman & Co 1928 M National 1928 S R Warner 1935 M Rural BNSW 1935	83-173 84-80 +3
12-072	Hays Johnstone For Vyner	Reginald John Robert	Armidale	10/9/12	con	313	Tiverton	22/10/12	176	CL2099 RM R Vyner 1916 T Scotton 1916 H Morse & E Hays 1916 RM T Scotton 1925 S A Benjamin 1925 M CBC 1925 RM A Benjamin 1928 S Stockman & Co 1928 M National 1928 S R Warner 1935 M Rural BNSW 1935	83-173 +4

CONDITIONAL PURCHASE NO	SURNAME	FIRST NAMES	LIVED	LODGED	SECTION	AREA IN ACRES	PARISH	DATE CONFIRMED	PORTION	SOLD TO	SERIES
12-073	Hays Johnstone For Vyner	Reginald John Robert	Armidale	10/9/12	con	120	Tiverton	22/10/12	136	CL19752 RM R Vyner 1916 T Scotton 1916 H Morse & E Hays 1916 RM T Scotton 1925 S A Benjamin 1925 M CBC 1925 RM A Benjamin 1928 S Stockman & Co 1928 M National 1928 S R Warner 1935 M Rural BNSW 1935	82-173+4
12-081	Perrott	Alfred	Chevy Chase	2/10/12	con	753	Enmore	11/8/13	109	CL4771 M AMP 1921 RM A Perrott 1934 S H Cahill 1934 M BNSW 1934 A W Burgess 1934 M BNSW 1934 Size unclear, subdivision of 185 acres granted 1937, CP37-3. Area confirmed changed from 739 acres to 556 acres.	66-1503 76-1227
12-083	Cooper Per Finlayson	H (bishop of Grafton and Armidale) Archibald	Armidale	8/10/12	con	400	Enmore	15/6/14	129, 138, 142	CL4870 RM A Finlayson 1914 M BNSW 1014 RM A Finlayson 1921 M AMP 1921 RM A Finlayson 1927 M F Taylor Terrible Vale 1927 RM A Finlayson 1929 S S & H Frazier 1929 M F Taylor 1929	83-78 84-79
12-109	Thorley Cadman	Cadman Charles (trustees of will of William Thorley)		21/11/12	con	99	Eastlake	13/1/13	80	CL24491 Transferred to J O'Connor & K Conolly, new trustees 1936	93-17
12-114	Wilson Per Cook	CG John	Castledoyle	29/11/12	con	120	Tiverton	13/1/13	142	CL4598	81-209 85-79
12-125	Jobson	John	Wollun	10/12/12	con	20	Sandon	22/9/13		CL07-91 M BNSW 1937	
12-127	Jenkins	Beatrice	Herbert Park	12/12/12	sub	80	Gara		241	Subdivision of CP10-7 That CP not in surviving register.	
12-135	Wilson Per Edgar	CG Jane	Cooney Creek	18/2/12	con	312	Metz	21/2/13	231	CL12-4 RM Jane Edgar 1914 S W Anderson 1914 S E Langtree 1927 M W Anderson 1927	82-231 84-249 + 2
12-137	Bell	Jethro	Yarrowyck	20/12/12	con	550	Yarrowyck	28/3/13	48	Settlement Lease 1909-1 M CBCS 1922 RM J Bell 1935 S L Thorpe 1935 M BNSW 1935	
12-140	Browning with consent of GSBNSW	James	Armidale	30/12/12	con	139	Armidale	20/2/13	327,3 29,33 2	HS96-6 (40a) HS06-3 (99.5a) MGSBNSW 1913	
13-001	O'Neill	Patrick	Allendale Walcha	6/1/13	con	150	Eastlake	5/6/13	92	CL28213	98-37, 40
13-002	O'Neill	Patrick	Allendale Walcha	6/1/13	con	273	Eastlake	5/6/13	94	CL28214	98-37, 40
13-006	McWatters	Alexander	Hillgrove	10/3/13	con	93	Urotah			SpL 1908-1 Dept Mines objection disallowed	
13-007	Frost	Robert	Forest Farm Armidale	14/8/13	con	120	Urotah	7/5/13	86	CL16274	90-273
13-009	Johnson	Frederick	Armidale	10/4/13	con	9	Armidale		SpL 02-27 & 10-2	Refused 20/11/13	10-175
13-012	Moffatt	Josias		25/3/13	sub	131	Metz	16/4/13	137	Subdivision of CP09-32 S L Rowland 1921	

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13-015	Gallagher	Reuben	Fairview Armidale	29/4/13	con	60	Armidale	30/5/13	846, 847, 848	HS99-6 S M Heffernan 1917 S J Bliss 1920 M BNSW 1920	
13-016	Lawrence	Frederick	Hillgrove	6/5/13	con	67	Shasta	11/8/13	2	CL06-28 A J Sewell 1927 M AW Simpson 1928 RM J Sewell 1934 M Rural BNSW 1934	06-33
13-024	Chisholm	Percival	Tilbuster	17/7/13	con	70	Duval	12/8/13	150	CL36168 S WH Warner 1913 (ex J Warner/RBH Warner, E Simpson)	10-29
13-026	Marsh Estates by its attorney HM Croft		Care of HM Blomfield Bega	18/7/13 (1/4/97)	sub	12	Sobraon	15/11/13	23	Subdivision of CP97-14 S J Johnson 1913 M Marsh Estates 1913 RM J Johnson 1922	
13-0027	Marsh Estates by its attorney HM Croft		Care of HM Blomfield Bega	18/7/13 (1/4/97)	sub	45	Boorolong	15/11/13	72	Subdivision of CP97-14 D Williams 1913 M Marsh Estates 1913 RM D Williams 1922 M BNSW 1922	
13-028	Marsh Estates by its attorney HM Croft		Care of HM Blomfield Bega	18/7/13 (1/4/97)	sub	70	Albert	15/11/13	47	Subdivision of CP97-14 V Belfield 1913 M Marsh Estates 1913 RM V Belfield 1914 M CBCS 1914	
13-029	Marsh Estates by its attorney HM Croft		Care of HM Blomfield Bega	18/7/13 (1/4/97)	sub	327	Albert	15/11/13	33	Subdivision of CP97-14 V Belfield 1913 M Marsh Estates 1913 RM V Belfield 1914 M CBCS 1914	
13-030	Marsh Estates by its attorney HM Croft		Care of HM Blomfield Bega	18/7/13 (1/4/97)	sub	67	Albert	15/11/13	50	Subdivision of CP97-14 V Belfield 1913 M Marsh Estates 1913 RM V Belfield 1914 M CBCS 1914	
13-038	Harvey	Robert	Rockvale Rd Armidale	1/9/13	con	48	Armidale	25/9/13	896	HS07-24 Abs J Rodey 1917 Abs A Tibbs 1920 S C Johnson 1926 S F Beard 1927 M Govt. Savings Bk NSW 1927 RM F Beard 1928 S J Rainger 1928 S W Briggs 1929 M J Rainger 1929 RM W Briggs 1930 S W Halloran 1935	
13-039	Maguire	John	Rockvale Rd Armidale	2/10/13	con	57	Gara	6/4/14	88	SpL2413 M Govt. Savings Bk NSW 1928 Gift T Maguire 1928	
13-042	Teege	Alfred	Puddledock	2/12/13	con	360	Tilbuster	12/1/15	126	CL2523	71-9
14-004	Hegarty	William	Tacoma Guyra	14/2/14	con	113	Wentworth	4/11/14	104	SpL06-91 S S Rutter 1918 A B Newberry 1919 S C Allingham 1932 M BNSW 1933 RM S Allingham 1935 S J Smith 1935 M BNSW 1935	97-28 98-53 10-205
14-008	Teege	Alfred	Puddledock	13/3/14	con	152	Springmount	12/1/15	159	CL3376 Abs D Teege 1915 S A Teege 1927	71-9
14-013	Faint	Thomas	Hillgrove	25/4/14	con	200	Hargrave	30/9/14	77	Part CL26780	95-8

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14-016	Maybury	Frances	Carrington Vale Rockvale Rd	11/5/14	con	43	Armidale	20/5/14	897	HS07-17 Thos Jones & Co 1914 A S Hall 1919 S F Handebo 1922 M S Hall 1922 RM F Handebo 1924 M H Lonsdale & J Hamilton 1924 RM F Handebo 1928 S J Doolan 1928 M Lonsdale & Hamilton 1928 RM J Doolan 1929 M Govt. Savings Bk 1929 RM J Doolan 1930 S J White 1930 M Govt Savings Bk 1930 RM J White 1934 S J Keifer 1934	
14-017	Glass Johnstone for Archer	James John Henry	Boorolong	22/5/14	con	144	Sobraon	1/10/14	11	CL28960 N Archer & AW Simpson exs 1920 NW & SR Archer 1920	93-19 99-31 07-124
14-022	Davis	Arthur	Tilbuster	24/7/14	con	30	Duval	1/615	161	SpL3826 03-5	
14-023	CBS for Warner	William Hunter	Armidale	29/7/14	con	80	Duval	18/12/14	181	Part CL1772	63-36
14-024	CBS for Warner	William Hunter	Armidale	29/7/14	con	220	Duval	3/9/14	110 & 145	CL5326	75-10
14-027	Dickens	Charles	Black Mountain	6/10/14	con	170	Tilbuster	9/8/15	129	SpL3314 M E Lackey 1921 RM C Dickens 1924 M Govt Savings Bk 1924	
14-031	McDonald	Donald & Gilbert	Belle Vue Armidale	4/12/14	con	200	Tiverton	11/1/15	144	CL7462 F & S Mann exs 1936 S J McMillan 1937 S G & R Powell 1937 M BNSW 1937	86-102

APPENDIX N: CONDITIONAL LEASE APPLICATIONS IN THE COUNTY OF SANDON, 1885 TO 1935

A definitive list of all conditional leases issued in the county of Sandon has proved to be impossible to compile. The system adopted by the Lands Department was to record new leases in one register until it was deemed to be full. Then the live leases (i.e. those which had not been converted to conditional purchase or had not been forfeited) were transcribed to a replacement register. The first series below seems to be mainly original registers, although the last two in the second series (nos. 33/5103-4) also appear to be original registers, as 33/5103 contains details of the pre-emptive leases which were converted to conditional leases in 1885 and 1886. Both series were examined, but as the period 1892-1900 is missing from the first series, the data for that period was drawn exclusively from the second series and therefore some leases which were converted or let lapse before the register was rewritten will have been missed. As well, some conditional leases have been found on the various parish maps which do not appear in either register. These were added to the table below. Still more were found in the Minutes of the Armidale Land Board. It is possible that more leases which have not been picked up from any of these sources. These series are:

Armidale Lands Office, Registers of gazetted conditional leases, 1885-1929, University of New England and Regional Archives, series 33/5079-5084.

Armidale Lands Office, Register of Conditional Leases granted under clauses 48, 52 and 54 of the Crown Lands Act 1884, University of New England and Regional Archives, series 33/5093-5104.

Local Land Board, Armidale, Minute Book, University of New England and Regional Archive, 33/5170-5182.

Many of the entries in the registers do not have portion numbers. These leases were identified where possible on the relevant parish maps, but some have not. These portions may have been leased afresh, converted to conditional purchase, or absorbed into a larger holding and have therefore disappeared from the map. It has been possible in some cases to identify the portion numbers from the conditional purchase number for those leases which were converted. Where it has proved impossible to identify a portion number, the entry in the column 'Portion no.' is blank. Notations on the parish maps are recorded in the last column, as are other matters, such as whether the lease was the conversion of a pre-emptive lease, and details of transfers.

A further source of uncertainty is the date on which leases were applied for or confirmed. Initially the application date was noted, but later only the confirmation date, and in many cases, it is unclear which was intended. There were a number of applications made early in 1885, before the division of the runs was finalised. These are applications to convert pre-leases which presumably could be granted even if they were located within a leasehold area.

Applications which were withdrawn or refused are shaded blue while those which were forfeited are shaded pink. Where a conversion to conditional purchase has been identified that is noted in the right-hand column.

Abbreviations used in this appendix are:

ABC	Australian Banking Company
ACP	Additional conditional purchase
CBS	Commercial Banking Company
CBCS	Commercial Banking Company of Sydney
CL	Conditional lease
CP	Conditional purchase
CPL	Conditional purchase lease
HS	Homestead farm
MLC	Mutual Life and Citizens Assurance Company
SpL	Special lease

As in Appendix M, the reason for the transfer of a selection, if given, is recorded as 'M' (mortgage), 'RM' (removal of mortgage) and 'S' (sale) before or after the name of the person to whom the lease was transferred.

Table 1: Conditional Leases granted 1885 to 1889

LEASE NO	RELATED CONDITIONAL PURCHASE NO.	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO.	TRANSFERS AND COMMENTS
	88-18	McLennan	Donald			85-55	Tiverton	293	81, 87, 158	ACP91-196
1772	63-36	Warner					Duval	180	181	ACP14-23
1989	78-702	CBCS			23/2/85		Saltash	18	51	Pre-lease 79-10 Part ACP10-3 B, JM,WT & G Moffatt (executors) 1910 Note 'Expired applied for as SpL' Last payment 1926. Lease extended to 40 yrs 1918.
1990	73-8478	CBC (Kemp)					Boorolong & Elderbury (adjoining county)	76		Pre-lease 79-84 ACP 90-51 (640 acres) remainder forfeit. Assuming this CP is in Elderbury, so area is the remainder only
1991	77-427	Harn					Harnham & Tara (adjoining county)	763		Pre-lease 78-15 Forfeit 1890
2075	66-3	Anderson	Thomas	Brookside			Hillgrove	448	87	Pre-lease 69-4 & 75-12 ACP06-83
2076	78-784 77-120	Moorehead	Richard	Armidale	15/1/85		Dumaresq	277	178	ACP29-64 BNSW 1905 R Moorehead 1916 Lease extended to 40 years 1912.
2080	76-116	CBC (J Bell)					Boorolong	706	75	Pre-lease 77-81 ACP06-64
2082	78-476	Marsh	H				Saltash	943	48	Pre-lease 78-174 ACP06-74
2088	81-95	Kelly	Robert Cornelius	Rockvale	8/1/1885		Clevedon	195	179	Pre-lease 83-51 ACP20-40 S & HG Kelly 1918 Lease extended to 40 yrs 1913
2090	77-250	Fearsby					Saltash	329	52-4	Pre-lease 78-125, 79-20 ACP10-135-7
2092	73-157	Cooper					Saltash	1154	50	Pre-lease 78-51 ACP09-80
2099		Elliott	J		2/12/85		Tiverton	320	176	Pre-lease 84-28 ACP12-72 Hoys and Johnstone
2105	91-305	Finlayson	Kenneth	Conningdale			Wollomombi	300	65	Pre-lease 77-125 ACP08-21
2107	76-109	Fearby					Saltash	74	56	Pre-lease 80-58 ACP10-133
2111	82-279	Hutton					Boorolong	241	46, 69	Pre-lease 84-1 ACP90-318 (40a) ACP99-25 (50a. withdrawn) ACP11-67 210a)
2117	79-156	Handebo	Edward	Puddledock	17/1/85		Springmount	243	162	Pre-lease 79-121 J Read 1923 SE Pearson 1924 EJ Edmonds Armidale 1928 Lease in perpetuity
2119	83-82 83-85	Jones	Agnes				Boorolong	220	66	Pre-lease 84-102. Assumed forfeit as it was allocated by ballot in 1890 as CP90-480.
2121	69-157	Ryan					Wentworth	942	105	ACP09-62
2125	80-160	Manuel	John				Yarrowyck	1769	105	ACP08-60
2126	79-91	Marsh	H				Saltash	943	43 & 47	Pre-lease 83-53 ACP06-75
2127	72-8258	Mitchell					Elton	120	96, 137	Pre-lease 73-5 ACP07-163
2128	77-9	Roberts	R				Dumaresq	282	173	Pre-lease 78-110 ACP07-128
2134	74-294	McIntyre	John	Argyle			Hillgrove	211	89	Pre-lease 77-90 ACP06-154
2155	78-158	Richardson					Sobraon	388	19	Pre-lease 79-127

LEASE NO	RELATED CONDITIONAL PURCHASE NO.	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO.	TRANSFERS AND COMMENTS
										ACP97-39
2156	82-177 82-184 82-208 84-260	Mott	Charles	Black Mountain	20/2/85		Wentworth	535	120	Pre-lease 84-77 W Allingham 1926 C Mott 1926 Lease extended to 60 yrs 1925
2157	78-760	Ryan					Falconer & Springmount	420		Pre-lease 80-46 Forfeited as original CP forfeited.
2166	83-57	Finlayson	Archibald	Forglen Armidale	12/3/85		Enmore	760		Pre-lease 83-32 HE Croper (Bishop of Grafton & Armidale) 1912 AGB Finlayson 1914 BNSW 1914 AGB Finlayson 1921 AMP 1921 Lease extended to 40 yrs 1913 CPL463
2167	76-271	Weir					Duval	66	45	Pre-lease 84-72 ACP05-78
2189	76-437	Fearby					Saltash	270	57	Pre-lease 78-126 ACP10-131
2190	76-133	Mott	Charles	Armidale	12/2/85		Wentworth	536	125	Pre-lease 77-123 W Allingham Springmount 1926 C Mott 1926 Lease extended to 40 years 1913 CPL43A
2191	77-129	CBC (Dawson)					Sobraon & Sandy Creek (adjoining county)	1130		Pre-lease 77-82 Forfeit 1891.
2192	78-558	Fearby					Saltash	76	55	Pre-lease 79-36 ACP10-134
2193	76-133	Ryan					Wentworth			Pre-lease 77-123
2205		Barry					Duval	50		ACP10-190 refused re Mines Dept. objection
2228	85-99	Menzies					Exmouth	200	72	ACP10-161
2252	78-627	Cameron	Elizabeth	Breelong	13/2/85		Yarrowyck	780	55	Pre-lease 78-211 ACP23-1 ABC 1912 E Cameron 1920 E&W Cameron 1920 ABC 1920 E,E & W Cameron 1920 RM ABC 1920 M E&W Cameron 1924
2253	81-275	Cameron	Elizabeth	Boorolong	12/2/85		Yarrowyck	120	206	Pre-lease 83-45 ABC 1912 E Cameron 1920 E&W Cameron 1920 ABC 1920 E&W Cameron 1921 H Leeson & ABC 1923 H Leeson, FJ Firth and H Leeson 1924 FJ Firth 1925 H Leeson 1925 FJ Firth 1925 ED Sturgeon Breelong 1925 H Leeson 1925 ET Sturgeon 1925 CBCS 1925 ET Sturgeon 1926 EH Belfield 1926 CBCS 1926 Lease in perpetuity
2254	82-80	Mitchell	J	Armidale			Elton	449	151	ACP07-125
2255	87-110	Mitchell	J	Armidale			Elton	68	133	Pre-lease 82-80 ACP07-127
2318	74-102	Crapp	William				Saltash	452	44	Pre-lease 79-40 ACP04-63
2359	75-175	CBC (McKinlay)					Hargrave	592		Pre-lease 76-12 Forfeited 1893
2363	80-319	Walker					Devon	734	21	Pre-lease 82-10 ACP03-37
2394		Kelly					Donald	40	241	ACP09-78

LEASE NO	RELATED CONDITIONAL PURCHASE NO.	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO.	TRANSFERS AND COMMENTS
2449	79-126	CBC (Miller)					Hargrave	59	69	Pre-lease 80-20 ACP90-20
2450	69-105	Ryan					Wentworth	829	107	Pre-lease 71-1 ACP09-63
2451	84-342	Antill					Yarrowyck	120		Pre-lease 84-79
2459	78-486	Mulligan	Francis	Armidale			Hillgrove	321	109	Pre-lease 81-32 Part ACP07-88
2462	75-153	Mulligan	James				Hillgrove	120	91	Pre-lease 80-12 ACP07-2
2523	73-12133 71-436	Teege	Alfred Frederick	Puddledock	23/2/85		Tilbuster	365	26	Pre-lease 74-4 Lease extended to 40 years 1905 ACP13-42 Resumed for water supply?
2771	66-1503	Perrott					Enmore	753	109	ACP12-8 [NB same portion no. as CL4771 Tobin]
2963	77-123	Ryan					Falconer & Springmount	222		Pre-lease 82-96 Lease in perpetuity
3298	85-14	Ryan	CG	Springmount	20/11/85 (c)		Wentworth	193		C Mott 1899 S W Allingham Springmount 1926 S C Mott 1926 M Lease extended to 40 yrs 1913
3299	85-16	McLean					Exmouth	371	67	ACP10-209
3313	78-374	Collins					Boorolong	297	13	ACP12-46
3314	85-58	Ryan	CG	Springmount	20/11/85 (c)	85-114	Wentworth	383	65	C Mott 1899 S W Allingham 1926 M C Mott 1926 M Lease extended to 40 yrs 1913
3322	84-218	Bell					Exmouth	147	72	ACP10-160
3325	85-86	Johnstone	Neil Jnr	Black Mountain	20/11/85 (c)	85-132	Wentworth	344	74	AJSB 1902 C Mott 1902 W Allingham 1926 C Mott 1926
3329	85-99	Menzies					Exmouth	200	62	ACP10-161
3376	71-9 And 7 others	Teege	Henry	Puddledock	20/11/85	85-5	Springmount	600	80	ACP14-378 360a FAC & AF Teege 1901 ACP23-19
3378	80-463 80-464	Wright	John	Armidale	20/11/85	85-16	Tiverton	320	15	ACP 1921-30 RS Turner Armidale 1911 S CBCS 1911 M RS Turner Marrickville 1913 RM J Hamilton 1913 S CBCS 1913 M J Hamilton 1917 RM WM Campbell 1917 S J Hamilton 1917 M
3381	79-195	Bourke	Henry	Uralla			Eastlake	60	52	ACP07-57
3390	84-234	Maclean					Falconer	170	48	ACP09-159
3394	83-173	Elliott	J		20/11/85	85-68	Tiverton	110	130	ACP12-71
3396	78-486	Mulligan	Francis	Armidale			Hillgrove	310	109	ACP07-89
3422		Lucre					Arding	18	142	ACP09-167
3580	74-77	Mulligan					Hillgrove	233	85-6	Pre-lease 78-178 ACP92-100-1
3770		Deiderick					Sobraon	66	13	ACP09-154
4022	74-314	Anderson	Thomas	Brookside			Hillgrove	451	43 & 88,99	Pre-lease (no. not recorded) ACP06-85 ACP11-59, 44a disallowed. ACP11-81, 44a
4031	84-198	Dutton					Falconer	530		Pre-lease 84-51 ACP99-54
4037	66-505	Finlayson	Kenneth	Conningdale			Wollomombi	307	66	Pre-lease 68-1 ACP08-27
4045	69-156	Ryan					Wentworth	419	106	Pre-lease 71-5 ACP09-64
4049	78-511	Mulligan	Francis Chas.	Armidale	18/2/85		Hillgrove	762	118	Pre-lease 78-511 CP23-40 AH Coventry 1911 CBCS 1911 LL Coventry 1923 CBCS 1923
4054	80-108	McIntyre	John	Argyle			Hillgrove	215	90	Pre-lease 80-66 ACP06-155
4107	78-504	Brennan	Patrick				Enmore	780	137	Pre-lease 80-10

LEASE NO	RELATED CONDITIONAL PURCHASE NO.	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO.	TRANSFERS AND COMMENTS
4109	79-188	Handebo	Henry	Puddledock	17/1/85		Springmount	278	160	ACP10-43 Pre-lease 79-134 ACP 26-28 ACP27-40 AH Handebo 1922 JA Glass & WH Johnstone (execs) 1922
4110	76-79	House	William	Uralla	5/1/1885		Enmore	645	82	Pre-lease 77-166 CPL469 ACP 27-72 J House 1895
4111	73-1691	Schaefer					Clevedon	150		Pre-lease 78-72 Forfeit 1891
4186	66-69	McCleneghan			8/4/86		Urotah	298	117 & 21	Pre-lease 74-4 ACP10-95
4289	79-31	Mitchell	J	Invergowrie			Elton	1628	149	Pre-lease 79-66 ACP06-77
4395	76-437	Fearby					Saltash	650	58	Pre-lease 76-5 ACP10-132
4396		Higginbotham					Boorolong	218	70	Pre-lease 76-169 ACP12-3
4478	74-3266	Finlayson	Donald				Urotah	730	89	Pre-lease 75-4 ACP90-316
4479	75-153 75-154	Mulligan	Robert John	Armidale	14/1/85		Hillgrove	24	54, 92	Pre-lease 76-29 ACP07-01 AH Coventry 1911 CBCS 1911 LL Coventry 1923 CBCS 1923 LL Young 1925 LL Chisholm 1925 (Mrs Coventry, remarried) CP26-12
4481	77-373	Rixon					Falconer	188		Pre-lease 78-66 Forfeit
4597	85-77	Moffatt	Josiah				Metz	431	137 & 138	ACP09-32
4598	85-209	Keiter	C & K		8/2/86	85-121	Tiverton	120	142	ACP12-114
4600	85-92	Glass					Metz	432	140 & 167	ACP09-157
4609	85-117	Cameron					Yarrowyck	159	26	ACP10-184
4610	84-182	Schaefer					Lagune (adjoining county) & Wentworth	403	41(L) 73 (W)	ACP10-36
4611	84-421	Cochrane	JT		7/1/88	85-152	Tiverton	275	140	ACP91-2
4613	84-234	Maclean					Falconer	175	42	ACP09-159
4631	81-3111	Dutton					Falconer	85	186	ACP12-67
4746	81-207	Rogers					Tiverton	93	141	ACP12-13
4751	78-439	Cameron	Hector	Yarrowyck	7/1/86	85-85	Yarrowyck	640	10	E Cameron 1912 ABC 1912 E, E & W Cameron 1920 ABC 1920 E&W Cameron 1920 H Leeson 1923 ABC 1923 FJ Firth & H Leeson 1924 FJ Firth 1925 ET Sturgeon & H Leeson 1925 CBCS 1926 ET Sturgeon 1926 EH Belfield 1926 CBCS 1926 Extended to 60 yrs 1925 Part IP 190466 Pearson (1960 Parish map notation)
4771	66-503	CBC (Tobin)					Enmore	760	109	Pre-lease 69-3 77-78 ACP12-81[NB same portion no. as CL2771]
4772	62-2495	Johnstone	Thomas	Armidale	3/1/86		Duval	1030		Pre-lease 77-160

LEASE NO	RELATED CONDITIONAL PURCHASE NO.	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO.	TRANSFERS AND COMMENTS
	64-1325 And 6 others									WH Warner 1905 CBS 1905 Extended to 60 years 06 Lease revoked 1928 now Duval State Forest
4773	75-110	Warner					Duval	269	175	Pre-lease 79-102 ACP09-133
4776	71-2326 71-2526	Ryan	Charles George	Armidale	20/2/85		Wentworth	240		Pre-lease 73-8 C Mott Black Mountain 1899 W Allingham 1926 C Mott 1926 CPL45Ae Extended to 60 years 1913 Lease in perpetuity
4777	74-12051 74-12052	Ryan	Charles George	Armidale	20/2/85		Wentworth	240	70	Pre-lease 76-90 C Mott Black Mountain 1899 W Allingham 1926 C Mott 1926 CPL46Ae Extended to 60 years 1913 Lease in perpetuity
4839	73-300	Finlayson	Kenneth	Conningdale			Wollomombi	565	64	Pre-lease 76-7 ACP08-29
4840		Blomfield	EC				Boorolong	364	53	Pre-lease 82-7 ACP90-483
4870	83-78	Cooper					Enmore	400	129 138 142	Pre-lease 83-33 ACP12-83
5020	74-3254	Mulligan					Hillgrove	190	86	Pre-lease 75-13 ACP92-100
5021	67-10	Finlayson	Donald				Davidson	68	159	Pre-lease 69-1 ACP08-13
5052	78-521	Ryan					Wentworth	150	68	ACP09-65
5177	74-5414	Crapp					Saltash & Morse (adjoining county)	40		Pre-lease 79-123 ACP93-32 (40a) Presume remainder 824 acres in Morse. Listed as portion 28 [which parish?]
5325	84-428	Dutton					Falconer	41	138	ACP12-64
5326	85-156	Johnstone	Thomas	Walcha	12/8/86	86-51	Duval	220	110 &145	ACP14-21 WH Warner 1905 CBS 1905
5628	84-438	Cox					Falconer	100	179	ACP10-186
5631	76-433	McLennan	W	Kilcoy			Clevedon	600	84-6	ACP07-160
6165	86-167	Ryan	Charles George	Black Mountain	4/11/86	86-112	Wentworth	54	72	C Mott 1899 W Allingham 1926 C Mott 1926 Extended to 40 years 1913
6168	85-192	Johnson	Neil	Black Mountain	13/1/87	85-199	Wentworth	108	71	C Mott 1902 W Allingham 1926 C Mott 1926 Extended to 40 years 1913
		Heagney	Patrick	Guyra		85-128	Wentworth	474	61 83-5	ACP90-472
6531	73-217	McIntyre	J				Hillgrove	223	64	ACP06-69
6668		Bower					Dangarsleigh	115	219 & 268	Subdivision of p.165,168,169, ACP10-77
6977	86-75	Sims	John	Uralla			Saltash	531	174	ACP07-16
6982	78-374	Collins					Boorolong	116	18	ACP12-47
6985										See CL4610
7459	86-74	Coventry					Wollomombi	119	19	ACP07-195
7462	86-102	Bindley	Alexander	Castledoyle	15/11/87	86-73	Tiverton	200	165	ACP14-31 G&D McDonald 1913
7473		Wright	J		16/10/87	86-84	Tiverton	634	149	Sarah Cooper ACP10-138
8009	85-197	Ryan	Joseph	Black Mountain	29/12/87	85-201	Springmount & Falconer	409	52. 85-88 (S) 14 (F)	C Mott 1899 W Allingham 1926 C Mott 1926 Extended to 40 yrs 1913 To 60 yrs 1926
8017	87-52	Ryan	Joseph	Black Mountain	29/12/87	87-34	Falconer	68	192	C Mott 1899 W Allingham 1926 C Mott 1926

LEASE NO	RELATED CONDITIONAL PURCHASE NO.	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO.	TRANSFERS AND COMMENTS
										Extended to 60 yrs 1926
8020	87-70	Belfield	A				Elton	760	76	ACP06-108
8021	87-79	Egan	John	Armidale	30/12/87	87-50	Hargrave	102	71	ACP15-08 W Allingham 1912
8022	87-89	Egan	Martin	Uralla	30/12/87	87-507	Gostwyck	320	111, 120- 125	ACP15-15 BNSW 1892
8023	66-46	Finlayson	Kenneth	Conningdale			Wollomombi	226	17	ACP08-30
8024	69-88	Finlayson	Kenneth	Conningdale			Wollomombi	120	15	ACP08-31
8469	81-30	Thorpe	Charles	Armidale	8/3/88	85-25	Sobraon	640	6	ACP16-1
8649	87-18	Murray	Michael	Salisbury	4/5/89	87-11	Sandon	710	73,272- 274, 288- 290	ACP15-37 J Ferris 1909 CBCS 1912 J Ferris 1915 Y Smith 1915 W Higginbotham 1915 A Simpson 1915
8657	87-55	Coventry					Urotah	306	24	ACP09-137
8830	87-106	Read	Lilly				Gara	120	65	ACP91-154
9085	91-179	Dawson	Edwin	Wollun			Sandon	82	63	ACP08-2
9402		Coventry					Wollomombi	976	33	ACP07-196
9403	87-70	Belfield	A				Elton	600	78	ACP06-107
9406	84-243	Yeoman					Exmouth	102	60	ACP10-162
9409	69-135	Dutton					Falconer	205	159	ACP12-65
9410	88-42	Handebo	Edward	Puddledock	3/10/89	88-28	Springmount	300	78	ACP27-58 Extended to 40 years 1916
9440	94-55	Edmonds	William	Eversleigh			Dumaresq	118	174	ACP08-48
		McDonald	Donald			88-32	Tiverton	40		Armidale Local Land Board minutes 3/10/88 Disallowed
		Geary	Catherine			88-40	Yarrowyck	300		Armidale Local Land Board minutes 3/10/88 Disallowed as not having a separate estate from her husband
		McDonald	D		14/8/89	88-51	Tiverton	120	157	ACP08-91
10548	87-117	Heagney					Exmouth	495	86	ACP10-98
10549	88-14	Carlton					Mihi	321	154, 157	ACP11-30
11562	88-44	Collins					Boorolong	443	23	ACP12-48
10593	78-66	Crapp	William	Uralla			Saltash	1271	46	Pre-lease [unnumbered] ACP04-64
10594	87-44	Hargrave	Richard	Armidale	11/3/89	87-29	Wollomombi	930	26	ACP17-29 D McDonald 1904 BNSW 1906 D McDonald 1914 Coventry family 1917
10882		Finlayson	Donald			88-11	Urotah	205	41	ACP08-14
		McDonald	D		12/4/88	88-13	Tiverton	360	153	ACP34-6
10883	87-106	Read	Lily	Armidale	29/4/89	88-18	Donald	120	99	ACP26-1 S Read 1903 Extended to 40 yrs 1918
10885	88-43	Teege					Springmount	191	172	ACP11- 63 These were put up for auction in 1888 but apparently not sold
11868	88-67	Deiderick	John	Black Mountain	14/8/89	88-47	Exmouth	217	82,83, 87	ACP19-6 J&J Braund 1911 S C'wealth Bk 1911 M J Braund 1916 RM G Bennett 1916 S CBCS 1916 M G Bennett 1916 RM J Smith 1916 S BNSW 1916 M
11869	82-65	Coventry					Urotah	120	46	ACP11-54
11930		Moffatt	Josiah				Yarrowyck	300	314	No portion nos that large in this parish, or in Yarrowyck, county Hardinge
11932		McDonald	D		30/9/89		Tiverton	120	155	ACP10-127
12365	88-18	Cochran					Tiverton	153	81,87	ACP10-128
13366	89-33	Coventry					Wollomombi	150	35	ACP10-271
	89-12	McDonald	D			89-10	Tiverton	75	138	Later 19990
13658		Harvey	R				Tiverton	117	160	ACP10-37
13747	83-44	Moffatt	J				Saltash	277	18 &	ACP07-256

LEASE NO	RELATED CONDITIONAL PURCHASE NO.	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO.	TRANSFERS AND COMMENTS
									25	

Table 2: Conditional leases granted 1890-1894

LEASE NO	RELATED CONDITIONAL PURCHASE NO.	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO	TRANSFERS AND NOTES
14433	78-526	Finlayson	Kenneth	Conningdale			Wollomombi	120	15	ACP08-33
14435		Coventry					Wollomombi	560	46	ACP10-265
14596	90-45	Allingham	William	Armidale			Urotah	960	19	Held earlier by J McCarthy CL87-22 Later CL96-30 22/5/96 C Allingham ACP08-15
15335	80-419	Cochran		Mt McDonald			Tiverton	52	145	ACP10-126
15596	90-138	White	R,C&J				Lawrence	269	108, 110-1	ACP07-24
16135	90-57	Johnson	Henry	Armidale			Yarrowyck	484	63	ACP08-95
16137	90-82	Munsie					Hillgrove	429	32, 33, 58	ACP09-156
16141	90-364	Allingham	William	Armidale			Hargrave	333	76	ACP07-72
16259	72-48	Belfield	A				Dumaresq	331	18 & 128	ACP06-97
16264	90-14	Dawson	Thomas	Guyra			Dumaresq	168	145 112, 159	ACP07-138 ACP08-20
16274	90-273	Frost					Urotah	120	86	ACP13-7
16280	90-366	Frazer	Charles	Armidale			Arding	213	137	ACP07-163
16328	90-364	Jackson	Charles	Wyndella			Dumaresq	410	147	ACP07-85
16563	69-156	Ryan					Wentworth	268	79	ACP09-66
16679	90-210	Allingham	William	Armidale			Urotah	958	75,82, 49	ACP08-16
16802	81-90	White	R, C&J				Mihi	128	129	ACP07-25
16803	81-90	White	R,C&J				Mihi	44	210	ACP07-26
16805	72-48	Belfield	A				Elton	177	128	ACP06-94
16806	78-599	Belfield	A				Elton	271	103, 105-6	ACP06-95
16807	90-70	Belfield	A				Albert	371	7, 21-4	ACP06-96
16808	90-372	Austin	William	Armidale			Albert	662	2&3	ACP07-67
16809	72-106	Finlayson	Donald				Urotah & Davidson	285	43 & 141	ACP08-10
17756	72-122	Blomfield Croft	Edwin Hugh	Salisbury			Boorolong	87 313	52 51	ACP04-72 ACP04-73
17880		Bracken					Clevedon	839	104, 145, 146, 148	ACP09-39
18335	71-120	Belfield	A				Dumaresq	295	139	ACP06-100
18334	74-373	Belfield	A				Dumaresq	363	90, 91, 138	ACP06-102
18638	90-120	Carlton					Mihi	356	10	ACP11-43
18640	71-120	Belfield	A				Dumaresq	243	95, 96, 98	ACP06-101
18924	83-82	Blomfield Croft	Edwin Hugh				Boorolong	266	32	ACP04-67
18925	75-278	Blomfield Croft	Edwin Hugh				Boorolong	465 228	28 27	ACP04-68 ACP04-69
18926	83-82	Blomfield Croft	Edwin Hugh				Boorolong	102	49	ACP04-71
19619		Moffatt					Metz	304	234	ACP10-182

LEASE NO	RELATED CONDITIONAL PURCHASE NO.	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO	TRANSFERS AND NOTES
19990		Cochran					Tiverton	150	138,151	ACP10-128
21267	91-156	Manuel	John				Yarrowyck	360	75	ACP08-68
23632		Johnson					Yarrowyck	98	62	ACP08-124
24094	78-15	Vyner					Tiverton	57	162	ACP12-70
26168	10-29	Chisholm					Duval	70	150	ACP13-24
26244		Finlayson	Kenneth	Conningdale			Wollomombi	270	36	ACP08-36
26636	69-157	Ryan					Wentworth	640	77	ACP09-67
16676	90-164	Cruickshank & Baird	George Thomas	Armidale	31/7/90	90-124	Davidson	368	117	ACP16-39 H Curtis 1911 MLC 1911 H Curtis 1916 Perpetual 1916
16329	90-169	Jones	Thomas	Boorolong	31/7/90	90-126	Boorolong	960	45	G Bell 1901 BNSW 1901 G Bell 1926 J Bell 1926 BNSW 1926
16267	90-200	Cruickshank	George		31/7/90	90-147	Clevedon	123	152	ACP16-35 H Curtis 1911 MLC 1911 H Curtis 1916 Perpetual Trustee 1916
18913	87-108	Cruickshank Baird	George Thomas		31/7/90	90-148	Clevedon	110	149	ACP16-50 Henry Curtis 1911 MLC 1911 Henry Curtis 1916 Perpetual Trustees 1916
16677	90-204	Cruickshank & Baird	George Thomas	Armidale	31/7/90	90-150	Davidson	382	128	ACP16-36 H Curtis 1911 MLC 1911 H Curtis 1916 Perpetual 1916
17751	90-205	Cruickshank & Baird	George Thomas	Armidale	31/7/90	90-151	Davidson	773	126	ACP16-38 H Curtis 1911 MLC 1911 H Curtis 1916 Perpetual 1916
		Glass	H McF		31/7/90	90-156	Urotah	678	49, 79, 82	ACP08-16
18914		Finlayson	D		31/7/90	90-157	Urotah	328	76	ACP08-11
16268	90-214	Glass	George	Gara	31/7/90	90-160	Urotah	621	47,72, 97	ACP19-25 J Kennedy 1898
16810	69-11	Finlayson	Donald		31/7/90	90-161	Urotah	99	84	ACP08-9
	90-273	Frost	H		7/8/90	90-211	Urotah	120	86	ACP13-7
17568	90-314	Cruickshank & Baird	George Thomas	Armidale	14/8/90	90-251	Davidson	480	124	ACP16-37 H Curtis 1911 MLC 1911 H Curtis 1916 Perpetual 1916
19811	90-357	Golden	William	Hillgrove	21/8/90	90-281	Urotah	120	91	ACP18-58 Alexander McWatters 08 Thomas Brown 1908 Alex McWatters 1918
16812	90-360	Waters	Edwin P		28/8/90	90-284	Metz	675	245	ACP06-87
19515		Finlayson	D		2/10/90	90-341	Urotah	152	78	ACP08-11
		Teege				90-344	Tilbuster	273	109, 113	ACP95-36
19619		Mercantile Bank			16/10/90	90-358	Metz	304	234	ACP10-182
24435	90-452	Fletcher	William & John	Walcha	23/7/92	90-359	Kentucky	43	155	ACP92-96
18643	90-458	Heafey	Michael	Rockvale	26/10/90	90-365	Springmount	188	81-83	ACP99-49 offered for sale 28/9/88 CP85-115 R Kirkwood forfeited 1888 Augustus White 1911 C'wealth Govt Savings Bk 1911 Augustus White 1917 ABC 1923 Augustus White 1927 GSBNSW 1927

LEASE NO	RELATED CONDITIONAL PURCHASE NO.	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO	TRANSFERS AND NOTES
		Thompson	J		30/10/90	90-368	Springmount	220	93	Presumably forfeited as later A White CL93-22 lease 24833 16/3/93
24489	90-65	Ryan	James	Black Mountain	1/4/91	90-44	Springmount	271	94	CBC 1894 C Mott 1899
		Heafey	Michael		23/10/90	90-458	Springmount	153	113	ACP90-458
18538	85-13 87-52	C'wealth Bank		Armidale	17/7/90	90-46	Springmount	72	36	C Mott 1899 W Allingham 1926 C Mott 1926
24818	91-12	Berry	William	Armidale	20/1/92	91-108	Guyra	115	203, 212, 283	CP07-71 CBS 1896 R Mitchell 1896
26005	91-138	Croft	Herbert	Boorolong	27/9/92	91-125	Boorolong	240	9	ACP04-74 CBCS 1895 E. Blomfield 1896 Union Bk 1896 E Blomfield 1899 E Blomfield & H Croft 1902
24950	91-154	Read	Lily	Armidale	12/5/92	91-134	Gara	140	71	ACP26-3 Mary S. & John Read executors S Read 1902
22009	91-161	Bigg	Henry	Armidale	30/1/92	91-139	Donald	106	92	ACP BNSW 07-143 A Bigg 1894 J Gordon & R King 1895
19609	91-130	Ryan Mott	James Charles	Springmount	18/6/91	91-171	Springmount	271	94	William Allingham 1926 Charles Mott 1926
18936	90-214	Glass Kennedy	George James	Armidale	2/7/91	91-181	Urotah	315	83	ACP18-28
22055	91-209	Morrish	John	Hillgrove	5/12/92	91-189	Urotah	419	80	ACP18-45 A McWatters 1904 S
19752	91-216	Elliott	John	Castledoyle	6/8/91	91-199	Tiverton	120	136	ACP12-73 Hoys and Johnstone
21070	91-145	Read	Mary	Armidale	31/3/92	91-216	Donald	42	148	ACP24-2 J&SA Read executors S Read 1903
22127	91-237	Doak	William	Castledoyle	19/7/92	91-220	Cooney	446	10 & 11	Forfeited 9/6/1897 not complying with requirements
21258	91-239	Cameron	Hector	Yarrowyck	27/6/92	91-222	Yarrowyck	258	22	AJSB 1897
22128	91-247	Doak	William	Castledoyle	19/7/92	91-227	Metz	376	236	Forfeited 9/6/1897 not complying with requirements
21259	91-250	Waters	Robert	Armidale	19/7/92	91-231	Metz	258	237,2 02,20 1	ACP10-119 141acres offered for sale 17/8/87
21844	91-256	Wright	Fred	Guyra	22/7/92	91-234	Falconer	277	213	ACP11-64 Dutton & W Wilson executors
20358	91-259	White	Jane	Puddledock	29/10/91	91-237	Springmount	260	99	Robert Hamilton 1913 Charles Smith 1914 Robert Hamilton 1914 Charles smith 1915 Frank Pearson 1915 Corp. Trustees of Diocese of Armidale 1915 Frank Pearson 1916 Vincent Starr 1916 BNSW 1917 Vincent Starr 1920 John Moorhead 1920 Mary Hammond 1920 John Moorhead 1927 Augustus White 1927 GSBNSW 1927
21260	91-262	Waters	Robert	Armidale	19/7/92	91-241	Metz	93	209	ACP10-120
22129	91-267	Brown	Tom	Hillgrove	19/7/92	91-245 (or 246)	Urotah	326	79	ACP18-59 CBCS 1893
20826	87-18	Murray	Michael	Kentucky	12/3/92	91-56	Sandon	214	61 & 125	ACP15-38 Murray had a lot of land in SW corner of parish but I cannot identify this particular block. BNSW 1901 M Murray 1903 BNSW 1903 John Ferris 1909

LEASE NO	RELATED CONDITIONAL PURCHASE NO.	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO	TRANSFERS AND NOTES
										C'wealth Bk 1912 Yiretta Smith 1915 William Higginbotham 1915 Arthur Simpson 1915
23593	92-115	CBC			25/4/93	92-100	Yarrowyck	195	13 & 45	ACP07-258
24500	92-121	Dutton	Archie	Guyra	25/4/93	92-105	Falconer	150	251	ACP12-66 134a CBS
23226	92-136	McLenaghan	Alexander	Armidale	25/4/93	92-114	Urotah	90	103	ACP10-94
23481	92-139	Brown	Thomas	Hillgrove	12/5/93	92-116	Urotah	203	92 & 50	ACP18-60
22057	92-22	BNSW			5/12/92	92-17	Exmouth	124	85	Forfeited 17/9/1895
23266	91-23	Warner BNSW	AF&WH	Tilbuster	6/2/93	92-18	Duval	680	64	ACP20-15 CBS 1904
24044	92-26	Tolley	Richard Jnr	Yarrowyck	26/5/93	92-20	Elton	578	113-117, 110, 139	ACP10-59
22131	92-37	Mercantile Bank of Sydney			21/7/92	92-35	Metz	240	206 & 145	ACP10-182 CBA 1893 [145 also marked as CP 85-89 which does not appear in CP list. May have been forfeited]
25346	90-313	Cruikshank Baird	George Thomas	Armidale	21/7/92	92-41	Davidson	64	142	ACP02-165 G Jenkins 1896
22575	85-15	Bell CBC	Reuben	Black Mountain	7/2/93	92-52	Boorolong	628	57	ACP20-31 Reuben Bell 1900
22576	91-28	Waters	Robert	Armidale	16/2/93	92-58	Metz	196	235	ACP20-34
24047	92-26	Tolley	Richard	Yarrowyck	26/5/93	92-65	Elton	161	111-2	ACP10-47
24259	92-80	Long	Patrick	Uralla	15/5/93	92-69	Mihi	160	Could be 227 (132a)	S Carlon 1902 (lease absorbed)
23477	92-82	Finlayson	Donald	Forglen	8/6/93	92-72	Davidson	41	203	ACP08-13 M,D & K Finlayson executors
22531	92-104	Anderson	Martha & Hanna	Armidale	6/2/93	92-89	Hillgrove	233	82	ACP06-88 M Connah 1893 T Anderson 1893
22532	92-105	Anderson	Eliza	Armidale	6/2/93	92-90	Hillgrove	960	84	ACP06-89 TS Anderson 1893
23479	90-120	Carlon	Stephen	Salisbury Plains	29/11/92	92-91	Mihi	173	187	ACP11-43 CBS 1900
22533	90-138	Tobin	John	Mihi Creek	7/2/193	92-92	Lawrence	159	92	ACP07-27 BNSW 1893 M Tobin 1893 FR White 1897 R.C & J White 1903
24491	93-17	Ryan	John	Salisbury	15/5/93	93-10	Eastlake	99	80	ACP12-109 W Thorley 1898
24492	93-22	O'Dea	James	Armidale	14/11/93	93-13	Tilbuster	659	111, 120 & 117	ACP97-18 'CL declared Private Land within the meaning of the Mining and Private Lands Act 1894'
	93-19	Upson	William	Boorolong		93-16	Sobraon	43	85	ACP99-31
24833	93-29	White	Augustus	Puddledock	28/3/94	93-22	Springmount	225	93	ACP99-48
23598	85-24	Yeomans	John	Black Mountain	9/6/93	93-23	Boorolong	100	58	ACP21-10
23853	85-102	Moorhead	John	Black Mountain	9/10/93	93-26	Boorolong	80	59	ACP09-85
24093	90-458	Heafey	Michael	Puddledock	14/11/93	93-35	Springmount	94	119	H Weaver 1896 M Heafey 1898 BNSW 1901 M Heafey 1904 C&T Wilson 1904
24096	93-63	Hamilton	Jane	Wollomombi	7/11/93	93-48	Wollomombi	960	38	ACP07-196 W Hamilton 1895 C'wealth B 1895 J & D Williams 1903 H Mitchell 1903 CBC 1903 H Mitchell 1903 E Coventry 1903
25010	93-66	Bullock	James	Salisbury Plains	11/1/94	93-50	Mihi	120	113	ACP33-3

LEASE NO	RELATED CONDITIONAL PURCHASE NO.	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO	TRANSFERS AND NOTES
25112	93-85	Williamson	Enoch	Armidale	29/5/94	93-63	Duval	108	67	ACP21-31 A Tierney 1900 A&LA Warner 1903
25889	93-92	Finlayson	Kenneth	Armidale	30/10/94	93-67	Wollomombi	160	13 & 60	ACP08-34
24821	93-96	Cashen	John	Armidale	283/94	93-72	Elton	580	78	ACP09-12
25113	93-98	Cooper	Albert	Rocky River	31/7/94	93-73	Saltash	450	44	ACP10-223 S Cooper 1900
23328	93-16	Bracken	James	Armidale Gully	26/5/93	93-9	Springmount	311	117	[Parish map has Sisson CP89-51 and Bracken CL23328 crossed out, but CP89-51 incorrect]
26353	94-24	Jones	Richard	Boorolong	12/12/84 (sic)	94-15	Boorolong	258		Probably part of Marsh's p portion 100
25697	94-37	Morton	Henry	Hillgrove	21/1/95	94-21	Ferryman	142	2	ACP22-15 City Bk 1902
26004	94-45	Chaffey	Sam	Hillgrove	15/5/95	94-27	Metz	40	151	ACP09-183
26006	90-64	Cruikshank Baird	George Thomas	Inverell	3/4/95	94-31	Dumaresq	150	129	ACP06-98 Camden Park Estates
26311	94-51	Finlayson	Donald	Armidale	3/11/95	94-33	Urotah	286	108	ACP08-8
26312	90-316	Finlayson	Donald	Armidale	3/4/95	94-34	Urotah	114	109	ACP08-12
25890	87-65	Finlayson	Kenneth	Armidale	5/3/95	94-35	Urotah	59	62 & 68	ACP08-35
25237	94-5	Mitchell	Catherine	Invergowrie	16/8/94	94-5	Elton	120	137 & 96	Auctioned 10/10/88 CP07-163
26690	94-55	Rizzi	Antonio	Boorolong	28/1/96	94-55	Dumaresq	366	149	ACP07-97 W Edmonds 1904
26144	94-11	Finlayson	Kenneth	Armidale	30/10/94	94-9	Wollomombi	270	36	ACP00-36

Table 3. Conditional leases granted 1895 to 1899.

LEASE NO	RELATED CONDITIONAL PURCHASE	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO	TRANSFERS AND NOTES
	90-318	Hutton	John	Black Mountain	16/3/99	99-25	Boorolong	250		Withdrawn
	99-78	Bell	Reuben	Black Mountain	26/10/99	99-75	Boorolong	960		Withdrawn
	98-64	Bullock	James	Gostwyck	20/10/98	98-37	Lawrence	150		Disallowed
	99-18	Smith	Joseph	Enmore	9/3/99	99-18	Lawrence	221		Disallowed
20378	99-50	Howe	Joseph	Invergowrie	25/5/99	99-50	Boorolong	392	64,68, 90, 103	ACP01-22, part portion 68
26533	94-47	Ryan					Sandon	309	67, 425, 471	ACP10-146
26601	95-12	Cruikshank Baird	George Thomas	Care of AH Belfield Dumaresq	15/5/95	95-7	Elton	107	104	ACP06-106 Camden Park Estate 1903
26602	95-12	Cruikshank Baird	George Thomas	Care of AH Belfield Dumaresq	15/5/95	95-8	Elton	122	141 & 142	ACP06-104 Camden Park Estate 1903 CBCS 1906
26603	95-12	Cruikshank Baird	George Thomas	Care of AH Belfield Dumaresq	15/5/95	95-9	Elton	199	141, 142	ACP06-104 Camden Park Estate 1903
26636	90-182	Ladergan	John	Black Mountain	1/4/91	90-135	Wentworth	640	77	ACP9-67 C&E Ryan 1904
26638	95-13	Cruikshank Baird	George Thomas	Care of AH Belfield Dumaresq	15/5/95	95-10	Albert	246	14, 27	CP06-103 Camden Park Estate 1903

LEASE NO	RELATED CONDITIONAL PURCHASE	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIPONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO	TRANSFERS AND NOTES
26645	95-33	CBC			2/1/96	95-29	Yarrowyck	240	20	ACP07-259
26694	95-16	BNSW			3/1/96	95-13	Exmouth	300		[not p.143, that is an earlier CP] A&W Warner 1901 CBS 1904
26755	90-433	Teege	Thomas	Puddledock	27/2/96	95-32	Springmount	960	47	ACP12-35
26756	90-458	Heafy	Michael	Puddledock	27/2/96	95-33	Springmount	284	101	H Weaver 1896 M Heafey 1898 BNSW 1901 M Heafey 1904 C&T Wilson 1904
26780	95-8	Faint	Thomas	Hillgrove	25/3/96	95-35	Hargrave	400	77 & 78	CP95-8 200a ACP14-3 200a.
26840	76-122	Blomfield Croft	Edwin Hugh	Salisbury			Boorolong	240	9	ACP04-74
26886	95-41	Murray	John	Wollun	20/3/96	95-41	Sandon	47	270	ACP10-4 Offered at auction 1888
26993	90-315	CBS			17/6/96	96-5	Wollomombi	299	47	ACP12-7 T Sisson 1900 J Sperling 1900 T Sisson 1900 R Blaxland 1902 J Sperling 1904
27092	95-48	Rogers	Charles	Castledoyle	25/3/96	95-48	Tiverton	113		Forfeited 27/11/1900 [Can't find]
27095	96-7	Wotten	George	Black Mountain	11/8/96	96-7	Boorolong	502	63 & 81	
27228	87-85	Bourke	James	Uralla	4/11/96	96-7	Devon	760	2	ACP10-124
27261	96-21	Egan	John	Wollomombi	11/12/96	96-18	Hargrave	100	81	ACP12-31
27298	96-26	Golden	William	Armidale	15/1/97	96-23	Hargrave	300	34	ACP11-79
27399	96-29	Howe	John	Armidale	15/1/97	96-25	Hargrave	40	84	Forfeited 27/4/98
27564	97-6	Grant	Archibald	Armidale	9/6/97	97-6	Boorolong	200	64,68, 103	Forfeited 8/6/1898
27617	96-57	Moffatt					Saltash	101	35	ACP10-144
27753	97-18	O'Dea	James	Armidale	20/10/97	97-11	Tilbuster	65	10	
27754		Baker					Wentworth	285	82	ACP10-205
27756	90-96	McDonnell	John	Rockvale	20/10/97	97-29	Davidson	120	132	Forfeited 27/3/1901
27875	97-32	Edgar	John	Rockvale	10/12/98	98-25	Hargrave	620	86	
28017	67-16	Bell	Ruben	Black Mountain	3/2/98	98-1	Exmouth	216	202	CP23-4
28213	98-37	Ryan	Dennis	Wollun	16/6/98	98-19	Eastlake	150	92	ACP13-1
28214	98-37	Ryan	Dennis	Wollun	23/6/98	98-23	Eastlake	330	94	ACP13-2
28430	98-42	Egan	John	Hillgrove	30/6/98	98-24	Hillgrove	220	89	ACP06-154 S William Golden 11/04
28431	96-26	Golden	William	Hillgrove	7/7/98	98-28	Hillgrove	400	89	forfeited
28432	98-57	McCusker	Ellen	Hillgrove	25/8/98	98-33	Hargrave	300	91	ACP17-95
28593	97-28	Baker	Edward	Guyra	28/7/98	98-31	Wentworth	96	88	ACP10-205 BNSW 12/03
28661	98-67	Bullock	James	Gostwyck	24/11/98	98-42	Lawrence	90	79	ACP10-52
28769	99-45	Smith	Joseph	Enmore	18/5/99	99-41	Lawrence	221	194, 195	ACP31-18
28960	93-19	Upson	William	Boorolong	23/3/99	99-31	Sobraon	240	11	Upson applied to convert western 40 acres of lease to CP (04-40) but was disallowed Part convertedCP07-124, portion 10 ACP13-17 144 acres.
28962	93-15	Wilen	Francis	Yarrowyck	18/5/99	99-43	Sobraon	180	12	ACP08-170
28963	96-2	Wykes	John	Black Mountain	25/5/99	99-45	Tilbuster	247	123	Part ACP06-149
28964	98-23	Ditton	William	Black Mountain	25/5/99	99-46	Tilbuster	217	124	
28965	93-29	White	Augustus	Puddledock	25/5/99	99-47	Springmount	850	97	ACP28-24 MC Wilson A White 1902 CBS 1902
28966	90-458	Heafey	Michael	Puddledock	25/5/99	99-48	Springmount	160	121	BNSW 1901 M Heafey 1904 C&T Wilson 1904
28967	91-42	Williams	John	Puddledock	29/6/99	91-61	Tilbuster	135	119	ACP11-62
29102	99-67	House	William	Enmore	6/7/99	99-64	Lawrence	177	112	ACP27-66
29408	99-18	Egan	John	Hillgrove	9/3/99	99-17	Hargrave	240	49,50, 93	ACP17-26 S. W. Golden 11/04
29444	99-73	McDonald	Donald	Castledoyle	21/9/99	99-71	Tiverton	210	165	ACP10-127 S J Cochrane 1903

LEASE NO	RELATED CONDITIONAL PURCHASE	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO	TRANSFERS AND NOTES
29756	99-61	McCully	John	Black Mountain	2/11/99	99-6	Wentworth	138	91	ACP08-193 120 acres

Table 4: Conditional leases granted 1900 to 1935

LEASE NO	RELATED CONDITIONAL PURCHASE NO	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO	TRANSFERRED TO
29413	00-7	Dawson	Thomas	Wyndella	18/1/00	00-8	Dumaresq	82	158	ACP10-112 CBCB 1901 T Dawson 1907
29444	88-19	Cochran					Tiverton	210	165	ACP10-127
29590	00-10	Bullock	William	Uralla	25/1/00	00-11	Lawrence	139	199	ACP08-100 James Bullock 1906 1908 forfeiture waived
29621	00-18	Tolley	Richard	Yarrowyck	13/2/00	00-18	Saltash	183	38	ACP10-145 AJSB 1905 Richard Tolley 1906 John Moffatt 1906
29756	99-6	McCully	John	Black Mountain	2/2/99	99-3	Wentworth	120	91	BNSW 1906 Forfeiture, late rent, waived 1908 ACP08-193
29792	07-42 94239	Cameron AJSB	Elizabeth	Black Mountain	15/2/00	00-19	Yarrowyck	153	29	ACP27-69 E. Cameron 1912 ABC 1912 E & E Cameron 1920 ABC 1920 Edward Cameron 1922 Geoffrey & Marjorie Rutledge 1923 ABC 1924 Edgar Belfield 1924 CBC 1926
29978	00-21	Thorpe	Frederick	Yarrowyck	1/3/00	00-21	Yarrowyck	225	46	ACP28-7 M&F Morse, AW Simpson 1914 F Thorpe 1917
29979	00-66	Maguire	Philip	Donald Armidale	12/7/00	00-68	Donald	236	198- 202	Govt S B NSW 1929 RM Maguire 1931 M BNSW 1932 Lease in perpetuity 1933
	85-24	Yeoman	John	Black Mountain	26/7/00	00-71	Boorolong	45		disallowed
30180	00-22	Adams	Ambrose	Uralla	1/3/00	00-22	Saltash	145	12	ACP09-106
30244	00-18	Tolley	Richard Jnr	Yarrowyck	7/6/00	00-58	Saltash	40	126	ACP10-145 AJSB 1905 Richard Tolley jnr 1906 John Moffatt 1906
30397	1891- 252 00-65	White Handebo Teege	Francis Edward Thomas	Puddledock	12/7/00	00-67	Wentworth	487	93	Nancy White 1901 John White 1917 Augusta Curtis 1923 John White 1923 Emil Rees 1923 John White 1923 Cornelius Fitzgerald 1928 John white 1930 Emil Rees 1930 Govt. SBNSW 1930 RM E Rees 1930 M Govt Savings Bk NSW 1930 Lease extended to 40 yrs 1928
30399	00-72	House	William	Enmore	2/8/00	00-74	Enmore	109	86	ACP06-07
30402	00-88	Parsons	William	Enmore	11/10/00	00-84	Enmore	56	68	ACP28-18

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										William House (exec. For Parsons) 1911 John House (Devise Parsons) 1911
30403	00-89	Parsons	William	Enmore	11/10/00	00-85	Enmore	77	56 & 57	ACP28-49 William House 1911 John House 1911
30825	01-1	Hamilton	David	Wollomombi	3/1/01	01-1	Wollomombi	35	39	ACP10-268 Charles Coventry 1906
30830	91-155	McCleneghan	Robert	Rockvale	20/6/01	01-74	Davidson	120	132	Joseph McCleneghan 1912 ACP17-7
	84-66	Starr	Thomas	Guyra	7/3/01	01-13	Falconer	200		withdrawn
	77-379	Starr	William	Guyra	7/2/01	01-14	Falconer	290		withdrawn
30968	00-99	Tolley	John	Yarrowyck	27/12/00	00-24	Elton	424	148	[originally 99-27] AJSB 1906 John Tolley 1908 David Mitchell 1908 James Mitchell 1908 David Mitchell 1916 John Moffatt 1916 CBCS 1916 RM J Moffatt 1934 M BNSW 1934 Lease in perpetuity 1933 [Originally ACP75-9, Rosebury, presumably forfeit]
30975	01-48	CBC Bank			18/4/01	01-48	Enmore	263	88, 123, 133	Part converted to CP06-149 (portion 123, 109 acres) ACP08-182 (portion 133, 40 acres) RM William Tobin 1911 S Henry Cahill 1915 M William Tobin 1915 RM H Cahill 1934 M BNSW 1934 RM H Cahill 1934 S W Burgess 1934 M BNSW 1934 Lease in perpetuity 1933 (portion 88, 114 acres)
30976	92-123	Brennan	Patrick	New Park Enmore	18/4/01	01-50	Enmore	376	89	M&W Brennan (execs) ACP29-7
31180	01-76	Morton	Henry	Hillgrove	20/6/01	01-72	Ferryman	380	12	ACP29-15 CBS 1902 Henry Morton 1905 Albert Scheff 1905 Richard Holmes 1923
31301	02-29	Rae	Thomas	Guyra	7/3/01	01-16	Falconer	649	156	ACP10-189 BNSW 1908 Thomas Rae 1910 CBS 1910
31302	99-51 01-22	Howe	Joseph	Clack Mt	7/3/01	01-21	Boorolong	671	3-4 243-60	AJSB 1905 RM Joseph Howe 1918 S Hercules Williams 1918 M ABC 1918 RM Hercules Williams 1924 S Ephraim Moore 1924 S Edmund & Edward Willcock 1928 S Norman Thorpe 1929 M Ephraim Moore 1929 Lease extended to 40 yrs 1927
31393	01-82	Hale	Jesse	Black Mountain	12/8/01	01-81	Boorolong	960	21	ACP10-177
31453	01-84	Sisson	Thomas	Cooney Creek	5/9/01	01-83	Metz	192	229	ACP10-181 Tobias Moffatt 1907 CBC 1907
31643	1902-14	Milen	Francis	Boorolong	13/2/02	02-13	Yarrowyck	136	92	ACP08-170 AJSB 1902 Francis Milen 1907 Louisa Ross 1907
31851	1891-23	Ditton	William	Black Mountain	14/11/01	01-94	Tilbuster	65	128	James Mott 1910 S William Allingham 1926 M Charles Mott 1926 RM C Allingham 1935 M BNSW 1935 Lease in perpetuity 1936
31853	02-9	Bracken	Samuel	Puddledock	9/1/02	02-8	Wentworth	475	97	ACP29-61 Augustus White 1907 Govt Savings Bk NSW 1911 Augustus White 1912

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										Norman Chapman 1919 S Harold A Perrott 1919 N & B Chapman 1919 M HA Perrott 1924 RM J&A Little 1925 S Edward Perrott 1925 M A Little 1928 S Aust Bank Commerce 1928 M
31906	02-6	Wilson	Charles	Armidale	9/1/02	02-3	Wentworth	111	95	ACP29-59 Augustus White 1902 CBS 1902 Augustus White 1911 GSBS 1911 A. White 1917 Norman Chapman 1917 A White 1917 Norman Chapman 1919 S HA Perrott 1919 S N&B Chapman 1919 M HA Perrott 1924 RM J&A Little 1925 S EA Perrott 1925 M J&A Little 1925 RM A Little (£1400) 1928 S Aust Bk commerce 1928 M
32999	02-134	Love	Walter	Armidale	29/5/02	02-102	Mihi	132	227	ACP28-36 Stephen Carlon 1901 Walter Love 1902 BNSW 1902 W Love 1911 J Bullock 1911 BNSW 1912 W Bullock 1921 RM BNSW 1921 M J Gilmour 1922 M*W Bullock 1925 RM R Evans 1925 BNSW 1925 M R Evans 1926 RH SH Cordingley 1926 £1332
33000	02-139	Munday	George	Dumaresq	3/7/02	02-106	Dumaresq	50	168	Ralph Dawson 1908 ACP17-34
33004	92-123	Brennan	Patrick	Uralla	16/4/03	05-15	Enmore	63	93	M & W Brennan
33079	02-87	Braghen (or Bracken)	Sam	Puddledock	10/4/02	02-54	Wentworth	321	98 & 102	ACP29-60 A White 1907 Govt Savings Bk NSW 1911 M A White 1917 RM N Chapman 1917 S A White 1917 M N Chapman 1919 RM HA Perrott 1919 S N & B Chapman 1919 M HA Perrott 1924 RM J & A Little 1925 S E Perrott 1925 M J & A Little 1926 RM A Little 1928 S £1074 Aust Bk Com 1928 M
33400	91252	White	Nancy A	Puddledock	6/3/02	02-26	Wentworth	408	100	ACP34-2 John White 1917 A Curtis 1923 M J White 1923 RM Emil Rees 1923 S J White 1923 M C Fitzgerald 1928 TM J White 1930 RM E Reese 1930 RM C'wealth Savings 1930 M Applied for Spl30/21 & 30/22
33404	88-16	Finlayson	Margaret	Armidale	8/1/03	03-1	Urotah	260	113	ACP08-98 SF Finlayson & K Finlayson
33409	03-27	Blaxland	Alfred, R, HF & EG	Armidale	2/4/03	03-13	Dumaresq	42.2	172	R,H&E Blaxland (execs) R Roan 1909 ACP18-18
33413	02-137	Hamilton	David	Wollomombi	3/7/02	02-104	Hargrave (adjoining county) & Wollomombi	498	1(H) 49 & 55(W)	ACP10-265 Charles Coventry 1906

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33417	89-20	Murray	John	Wollun	10/9/03	03-32	Sandon	77	73	ACP10-252
33480	87-117	Heagney	John	Armidale	15/1/03	03-4	Exmouth	290	205	ACP10-98
34054	97-32	Edgar	John	Wollomombi	22/10/03	03-38	Hargrave	373	94	M Govt Savings Bk NSW 1909 RM J Edgar 1914 M BNSW 1933 Lease in perpetuity 1933 [Very odd. Parish map has changed portion no. to 101 with notation R&J Edgar ACP81-71 with J Edgar and this lease no. crossed out]
36346	04-21	Hack	George	Armidale	21/1/04	04-1	Armidale	160	838-843, 849	Armidale Local Land Board referred to Land Appeal Court 27/4/1904. Confirmed 27/6/07 H Mallam 1908 G Hack 1909 RM A Hack 1909 S Govt. Savings Bk 1909 M A Hack 1913 RM CW Wilson 1914 M A Hack 1915 RM M Heffernan 1915 S CBS 1919 M M Heffernan 1920 RM J Bliss 1920 S BNSW 1920 M
34604	04-8	Brennan	William	Uralla	21/1/04	04-6	Enmore	252	75,77, 97	ACP06-1 (139 acres) Confirmed 8/8/04
34605	78-786	Brennan	Patrick	Enmore	21/1/04	04-7	Enmore	55	95	Confirmed 8/8/04 M&W Brennan (execs)
	72-42	BNSW for Campion	George	Malpas	21/1/04	04-8	Springmount	170		Withdrawn after Mrs Evelyn Hyde lodged a caveat
34608	04-13	Brennan	Daniel	Enmore	4/2/04	04-11	Enmore	373	33,34, 37, 42,43, 92	Confirmed 8/8/04
	03-29	Heafey	James	Puddledock	11/2/04	04-12	Tilbuster	40		Disallowed land not available
	78-676	Parsons	William	Enmore	10/3/04	04-23	Enmore	45		Disallowed
35274	01-83	Hale	Eli	Black Mountain	24/3/04	04-27	Boorolong	160	74	S J Bell 1918 Gift R Bell 1932
	93-19	Upson	William	Boorolong	26/5/04	04-42	Yarrowyck	960		Disallowed
35275	00-21	Thorpe	Frederick	Norwood Dumaresq	26/5/04	04-43	Yarrowyck	130	32	M&F Morse & AW Simpson 1914 F Thorpe 1917
	04-42	Stanley	Frederick	Guyra	26/5/04	04-44	Yarrowyck	195		Disallowed
	90-479	Chapman	William	Wyndella	28/7/04	04-55	Albert	100		Disallowed
35277	84-34	Dawson	William	Rosebank Wyndella	18/7/04	04-56	Albert	170	52	ACP11-1
	78-67	Parsons	William	Enmore	9/9/04	04-66	Enmore	80		Withdrawn
36168	76-152	Warner	James	Armidale	13/10/04	04-72	Duval	70	150	P Chisholm 1908 BNSW 1910 M P Chisholm 1911 RM ACP13-24
34120	03-19	Hamilton	Robert	Armidale	29/1/03	03-7	Duval	591	71	M Smith 1913 AW Simpson 1914 R Hamilton 1914 F Pearson 1917 Abs H Lonsdale & J Hamilton 1917 M F Manuel 1922 RM ABC 1923 M F Manuel 1925 RM W Dawson 1925 S F Manuel 1925 M RM W Dawson 1936 M CBCS 1936 Lease extended to 40 yrs 1930
35491	04-85	Hamilton	Robert				Duval	591	170	Not in original register. Some confusion with 34120. Confirmed 15/12/04 M Smith & AW Simpson 1913 M R Hamilton 1914 F Pearson 1917 Ab H Lonsdale & J Hamilton 1917 M F Manuel 19172 ABC 1923 M F Manuel 1925 RM W Dawson 1925 S F Manuel 1925 M W Dawson 1936 MR CBCS 1936 M

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	62-22	Moorehead	Richard	Armidale	15/12/04	04-86	Duval	355		No likely blocks presumed disallowed
	04-91	Moorehead	James	Armidale	15/12/04	04-87	Duval	265		No likely blocks presumed disallowed
	05-14	Bourke	John	Rockvale	16/2/05	05-17	Chandler	0	Balance of portion 126	Withdrawn
	78-439	AJSB for Cameron	Hector	Armidale	9/3/05	05-21	Yarrowyck	230	16	E Cameron 1912 AJSB 1912 RM E Cameron 1920 A E&W Cameron 1920 M ABC 1920 RM E&W Cameron 1922 S H Leeson 1923 M ABC 1923 RM H Leeson 1924 S F Firth 1924 M H Leeson 1924 RM F Firth 1925 S E Sturgeon 1025 M H Leeson 1925 RM E Sturgeon 1915 M CBCS 1925 RM E Sturgeon 1926 S E Belfield 1926 M CBCS 1926 RM E Belfield 1935 M BNSW 1935 Lease in perpetuity 1936
	00-18	Tolley	Richard	Yarrowyck	9/5/05	05-22	Yarrowyck	172		Withdrawn
	99-67	House	William	Enmore	9/3/05		Enmore	42	66	C Wilson 1908 (exec) E,A,H&A House 1926
	05-27	Scarf	Michael	Armidale	16/3/05	05-29	Enmore	110	107	ACP06-150
		Pearson				05-35	Uralla	36	464	ACP10-208 refused re Mines Dept objection
	99-67	House	William	Uralla	25/7/05	05-59	Enmore	52	105	C Wilson 1908 (exec) E,A,H&A House 1926
	80-203	Waters	Robert	Gara, Metz	3/8/05	05-60	Metz	250	389	Gift R&E Waters 1922 Now portion 415
	79-124	CBCS for Tobin	William	Armidale	7/9/05	05-65	Enmore	340	110	RM W Tobin 1911 S H Cahill 1915 M W Tobin 1915 RM H Cahill 1934 M BNSW 1934 RM H Cahill 1934 S W Burgess 1934 M BNSW 1934
	89-20	Murray	John	Wollun	26/10/05	05-74	Sandon	150	3	M BNSW 1911 RM J Murray 1919 ACP 1920-87
	04-8	Brennan	William	Enmore	4/1/06	06-1	Enmore	521	115	
	05-27	Scarf	Michael	Armidale	4/1/06	06-2	Enmore	270	117	S A&W Austin 1910 M BNSW 1910 RM A&W Austin 1913 S J Schaefer 1913 M BNSW 1913 RM J Schaefer 1920 Surrendered for closer settlement 14/1/21 Part SP38-1
	03-60	House	John	Enmore	11/1/06	06-3	Enmore	238	59 & 112	ACP06-3
	78-504	CBCS for Brennan	Patrick	Enmore	11/1/06	06-4	Enmore	260	118	RM execs for P Brennan 1933 Devise D Brennan 1934
	99-67	House	William	Enmore	25/1/06	06-9	Enmore	370	113	C Wilson 1908 (exec) E,A,H&A House 1926
	05-27	Scarf	Michael	Armidale	29/3/06	06-20	Enmore	120	119	Applied to convert 70 acres to ACP 1907 Forfeiture waived 1908 but area reduced to nil and no payment after 1908 so presumably forfeited. NB ACP08-164 is listed as being for this lease and surrendered for closer settlement. May be confusion with 06-20 above.
	06-33	Braham	William	Hillgrove	24/5/06	06-28	Shasta	110	2	S F Lawrence 1912 Absorbed into CP13-16
	01-66	Murray	Peter	Kentucky	7/6/06	06-30	Harnham	243	167, 195,	M BNSW 1908 Now ACP23-13

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									184	
	00-66	Maguire	Philip	Donald	8/2/06	06-33	Donald	245	229	ACP28-4
	00-21	Thorpe	Frederick	Dumaresq	22/2/06	06-34	Yarrowyck	517	35	M M&F Morse/AW Simpson 1914 RM F Thorpe 1917
	05-40	Johnson	George	Yarrowyck	22/2/06	06-35	Yarrowyck	285	37	176 acres converted to ACP 1907 M J McIntyre 1918
	06-50	Foster	Francis	Wollun	5/7/06	06-44	Eastlake	437		Disallowed land not available
	78-150	BNSW			26/7/06	06-49	Tiverton	110		Disallowed land not available
	95-8	Faint	Thomas	Hillgrove	12/7/06	06-56	Hargrave	40	37	ACP 22-17
	06-91	Crowley	Jeremiah	Wollun	30/9/06	06-62	Harnham	351	177	Withdrawn
	79-124	CBCS for Tobin	William		15/11/06	06-65	Enmore	475	122	RM W Tobin 1911 S H Cahill 1915 M W Tobin 1915 RM H Cahill 1934 M BNSW 1934 RM H Cahill 1934 S W Burgess 1934 M BNSW 1934 Lease in perpetuity 1933
	05-27	Scarf	Michael	Enmore	15/11/06	06-66	Enmore	500	121	ACP20-40 S A&W Austin 1910 M BNSW 1910 RM A&W Austin 1913 S J Schaefer 1913 M BNSW 1913 RM J Schaefer 1920
	66-10	Geldard	Henry	Armidale	15/11/06	06-68	Donald	200	235	Application by Geldard's agent Peter Charleton. Transferred to Charleton 1908. Foreclosure? CP24-47
	03-31	Mitchell	John	Guyra	25/10/06	06-70	Balblair/ Wentworth Cs. Clarke & Sandon	360	24	M CBS 1911 RM J Mitchell 1913 M N Finlayson 1913 RM J Mitchell 1914 S J Newberry 1914 M BNSW 1914 RM J Newberry 1932 S C Allingham 1932 M BNSW 1933 RM C Allingham 1935 S J Smith 1935 M BNSW 1935 Lease in perpetuity 1933
	96-6	Clark	James	Guyra	25/10/06	06-71	Clarke and Sandon, Balblair and Wentworth	220	25	S F Wright 1908 M H Wright 1909 RM F Wright 1910 S J Newberry 1916 M BNSW 1916 RM J Newberry 1932 S C Allingham 1932 M BNSW 1933 RM C Allingham 1935 S J Smith 1935 M BNSW 1935 Lease in perpetuity 1933
	78-150	BNSW For Cooper	Ernest & George	Armidale	6/12/06	06-74	Tiverton	110		Withdrawn
	06-165	Dawson	John	Swamp Creek Armidale	15/11/06	06-75	Metz	77	383	M AW Simpson 1912 RM J Dawson 1916 S A McWatters 1916 S G McWatters 1919 M Winchcombe Carson Ltd 1932
	07-43	McElroy	Edward	Metz	3/1/07	07-2	Hillgrove	120		Withdrawn
		Heagney	Thomas	Uralla		07-5	Salisbury	712	184	ACP10-24
		Adams				07-6	Salisbury	606	185	ACP10-8
	73-72	Doak	Robert	Castledoyle	14/2/07	07-26	Tiverton	480	169	Devise C Hooker 1931 M A Hooker 1931 RM C Hooker 1933 S W Dell 1934 M BNSW 1934 RM W Dell 1936 S A Overell 1936 M BNSW 1936 Lease in perpetuity 1935 ACP54-12
	07-122	Frost	Lucy	Uralla	25/4/07	07-35	Lawrence	195	202	ACP07-120 Govt Savings Bk 1913 RM L Cochran (nee Frost) 1923

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										S H Townsend 1933 M State Bk NSW 1923
	94-47	Ryan	James	Kentucky	16/5/07	07-41	Sandon	54	264 & 32	Disallowed land already alienated
	05-40	Johnson	George	Dumaresq	2/5/07	07-44	Yarrowyck	585	39	J McIntyre 1918
	93-19	Upton	William	Boorolong	2/5/07	07-45	Yarrowyck	500	43	S H Archer 1912 J Johnson & L Gibson 1912 RM execs of H Archer 1920 Devise N & S Archer 1920
	07-180	Cooper	George	Armidale	18/7/07	07-61	Tiverton	70	167	Disallowed 18/9/07
	05-27	Scarf	Michael	Enmore	1/8/07	07-66	Enmore	114	126	Part ACP20-40 S A & W Austen 1910 M BNSW 1910 RM A & W Austen 1913 S J Schaefer 1913 M BNSW 1913
	79-389	Fardell	Henry	Invergowrie	13/6/07	07-67	Elton	363	154	M Fardell exec. 1915 ACP 22-31
	79-124	CBCS for Tobin	William	Enmore	19/9/07	07-72	Enmore	47	127	RM W Tobin 1914 S H Cahill 1915 M W Tobin 1915 RM H Cahill 1934 M BNSW 1934 RM H Cahill 1934 S W Burgess 1934 M BNSW 1934 RM W Burgess 1937 S R Waters 1937 M BNSW 1937 Lease in perpetuity 1933
	00-99	AJSB for Tolley	John	Rocky Creek Bundarra Rd	1/8/07	07-73	Elton	48	156	RM J Tolley 1908 S D Mitchell 1908 M J Mitchell 1908 RM D Mitchell 1916 S J Moffatt 1916 M CBS 1916 RM J Moffatt 1934 M BNSW 1934 Lease in perpetuity 1933
	07-221	House	John	Enmore	26/9/07	07-74	Enmore	197	128	
	07-79	Kelly				07-80	Donald	100	237	ACP09-79 refused. ACP17-42
		Jobson				07-91	Sandon	20		ACP12-125
	99-67	House	William	Enmore	27/2/08	08-6	Enmore	30		Disallowed previously allotted to J House 07-74
	84-34	Dawson	William	Armidale	26/3/08	08-15	Albert	44	54	Part ACP11-1
	08-70	Allingham	John	Armidale	13/2/08	08-16	Tiverton	250	171	Part CPI1-80
	94-55	Edmonds	William	Eversleigh	13/2/08	08-17	Dumaresq	400	175	S W Townsend 1916 M W Edmonds 1916 RM W Townsend 1919 ACP23-20
	74-2451	Betts	William	Wyndella	13/2/08	08-18	Albert	454	56	Also ACP81-1
	90-132	Jackson	Charles	Wyndella	13/2/08	08-19	Albert	225	55	ACP23-23
	74-97	Wilson for Maguire	CG Thomas	Armidale	2/1/08	08-20	Tilbuster	280	137	RM exec. T Maguire 1936 S J Maguire 1937 M E Curtis 1937
	74-113	O'Dea	James	Tilbuster	2/1/08	08-21	Tilbuster	98	139	Lease in perpetuity 1936
	75-236	Scheef	Frederick	Puddledock	2/1/08	08-22	Tilbuster	134	138	
	83-190	Scheef	Christopher	Puddledock	2/1/08	08-23	Tilbuster	224	136	Gift W Scheef 1936
	06-168	Hern	Leo	Armidale	13/2/08	08-26	Hillgrove	165	94	M Govt Savings Bk NSW 1910 RM L Hern 1914 M Hern 1914 M CBCS 1922 RM execs M Hern 1937 Devise E Hern 1937
	84-204	Faint	Alexander	Winterdale	23/1/08	08-27	Clevedon	390	170	S E Allingham 1934 Formerly 75-72
	89-19	Wilson for Bracken	CG Robert	Armidale Loch Abba	23/1/08	08-28	Clevedon	389	171	RM R Bracken 1916 M BNSW 1916 RM R Bracken 1926 S P Hillard 1926 Lease in perpetuity 1936
	08-91	Cochran	John	Mt McDonald	9/5/08	08-33	Tiverton	311	172, 153	ACP34-6
	75-18	Dawson	Ralph	Wyndella	18/6/08	08-52	Dumaresq	23	176	J Dawson 1918 M CBCS 1925 ACP33-6
	03-60	House	John	Enmore	17/9/08	08-71	Enmore	90	131	

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	05-27	Scarf	Michael	Enmore	24/9/08	08-78	Enmore	197	132	S A & W Austin 1910 M BNSW 1910 RM A & W Austin 1913 S J Schaefer 1913 M BNSW 1913 Part ACP20-40
	78-295	Smith				08-79	Sobraon	640	16	ACP09-73
	08-180	Jerrett	Eveline	Enmore	17/9/08	08-83	Enmore	247	136	M BNSW 1910 MR G Jerrett (exec) 1921
	79-124	CBCS for Tobin	William	Enmore	12/11/08	08-85	Enmore	39	134	RM W Tobin 1911 S H Cahill 1915 M W Tobin 1915 RM H Cahill 1934 M BNSW 1934 RM H Cahill 1934 S W Burgess 1934 M BNSW 1934 RM W Burgess 1937 S R Waters 1937 M BNSW 1937 Lease in perpetuity 1933
	02-134	BNSW for Love	Walter	Rockwood	26/11/08	08-89	Mihi	66	229	ACP 18-35 RM W Love 1911 S J Bullock 1911 M BNSW 1912 RM W Bullock 1921 M BNSW 1921 RM W Bullock 1922 M J Gilmour 1925 RM W Bullock 1925 A R Evans 1925 M BNSW 1925 RM R Evans 1926 S H Cordingley 1926
	96-32	Bath	James	Hillgrove	24/12/08	08-95	Ferryman	40	13	Part ACP22-16 M Govt. Savings Bk NSW 1917 RM J Bath 1920 S T Faint 1920
	84-34	Dawson	William	Wyndella	1/10/08	08-106	Sandon & Sandy Creek, county of Hardinge	345	60	Part ACP11-2
	09-72	Chaffey	Samuel	Metz	6/5/09	09-29	Cooney & Metz	674	10,11 (M) 236 (C)	
	89-18	Wilson for Bracken	CW Robert	Loch Abbra	24/6/09	09-56	Clevedon	87	173	RM R Bracken 1916 M BNSW 1916 RM R Bracken 1926 S S,G&CJ Hillard 1926 Lease in perpetuity 1936
	P243 freehold	Shanahan	Patrick	Uralla	12/8/09	09-62	Uralla	40	320	ACP19-13 Exec. of P Shanahan 1919
	P434 freehold	Post	Conrad	Uralla	12/8/09	09-63	Uralla	89	294	ACP19-28
	89-20	Murray	John	Sandon	7/10/09	09-81	Sandon	42	71,29 1	Conversion of settlement lease 06-25 Mines Dept letter 1910 LLB recommended refusal 1910 Refused by Minister 1910
	96-32	Bath	James	Long Point, Hillgrove	21/5/10	10-19	Ferryman	43	4	ACP22-16 M Govt Savings Bk NSW 1917 RM J Bath 1920 S T Faint 1920
	10-55	Keegan	Edward	Care of Ashton Bros	9/6/10	10-22	Tiverton	115	167	Application to withdraw denied 1910 S J Holland 1919 M AMP 1920 Execs. J Holland 1927 S A Benjamin 1928 M CBCS 1928 RM A Benjamin 1928 S Stockman & Co 1928 N National Bk Aust 1928 S R Warner 1935 M Rural Bk NSW 1935
9	76-152	BNSW for Chisholm	Percival	Tilbuster	21/7/10	10-29	Exmouth	124	85	ACP18-17 RM P Chisholm 1911 S WH Warner 1913
	83-48	Govt.		Black	9/3/11	11-6	Exmouth	64	108	RM J Lawrence 1922

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		Savings Bk NSW for Lawrence	Johnson	Mountain						S J McIntyre 1922 M Govt Savings Bk NSW 1922 Includes 4 acres added 1917
	08-91	Cochran	John	Castledoyle	11/5/11	11-7	Tiverton	134	175	Part ACP 34-6
	82-231	Edgar For Wilson	Jane CW	Cooney Creek	22/4/12	12-4	Metz	312	231	Set aside for ACP 2/2/1912 Wholly absorbed in CP12-135 CG Wilson 1912
	86-75	Sims	John	Greenbank Yarrowyck	22/6/12	12-8	Saltash	200	26 & 27	Set aside for ACP 15/5/1912 Abs ES Sims 1918 Abs A Jackson 1922 M E Sims 1922 RM A Jackson 1927 M Govt Savings Bk NSW 1927 RM A Jackson 1928 S C Edmonds 1928 M Govt Savings Bk NSW 1928 RM C Edmonds 1935 S R Cooper 1935
	00-66	Maguire	Philip	Herbert Park	15/7/12	12-9	Donald	9	233	ACP27-55
	12-137	Bell	Jethro	Yarrowyck	20/12/12	12-15	Yarrowyck	1247	19	Conversion settlement lease 09-1 M CBCS 1922 RM J Bell 1935 S E Hanlan 1935 M BNSW 1935 RM E Hanlan 1936 S H Crouch 1936 M BNSW 1936 Claim by Marsh Estates for rabbit proof fence postponed re Supreme Court decision Marsh Estates vs Moffatt 1912. 1932 applied for lease in perpetuity Divided between E Hanlan and G Thorpe 1934 Applied for subdivision into CL35-1
	15-9	Smith	Amos	Kentucky	2/3/15	15-2	Devon	334		Special lease 3177 Board recommended refusal 15/11/15
	15-9	Smith	Amos	Kentucky	2/3/15	15-3	Devon	10		Special lease 07-78 Board recommended refusal 15/11/15
	16-17	Townsend	Edwin	Enmore	12/5/16	16-1	Enmore & Mihi	1152	Part 114 (Enmore) & 225 (Mihi)	Settlement leases 05-3 & 08-1 ACP27-1 p.114 775a p. 225 377a
	06-33	Lawrence	Frederick	Long Point, Hillgrove	4/8/16	16-2	Shasta	40	4	Refused 8/9/16
	09-154	Deiderick	John	Boorolong	14/10/19	19-9	Sobraon	640	Part FR 23469	Part special lease 17-35 or 17-55 Approved for conversion to ACP19-58
	20-41	Frost	Johnny	Armidale	18-5-20	20-9	Gara	104	86	HS08-8 ACP25-21 S C Stahlhut 1923 M J Frost 1923
	20-212	Stahlhut	Charles	Armidale	18/5/20	20-10	Gara	104	84	HS08-9 ACP25-20
	89-18	Bracken	Robert	Armidale	9/6/20	20-12	Clevedon	290	176	Special lease 09-99 'Attached to and deemed to be held in virtue of CP20-51' M BNSW 1923 RM R Bracken 1926 S WA Allingham 1927 M W Allingham 1927 RM WA Allingham 1935 S E Allingham 1935
	89-18	Bracken	Robert	Armidale	9/6/20	20-13	Clevedon	267	177	Special lease 10-19 'Attached to and deemed to be held in virtue of CP20-51' M BNSW 1923 RM R Bracken 1926 S WA Allingham 1927 M W Allingham 1927 RM WA Allingham 1935 S E Allingham 1935
	23-25	BNSW for Dewhurst	Claude	Armidale	16/7/25	25-2	Duval	168	189, 190	RM C Dewhurst 1927 S R&V Roan 1927 M J Pearson 1927 RM R&V Roan 1929 S H Kelly 1929

LEASE NO	RELATED CONDITIONAL PURCHASE NO	SURNAME	FIRST NAME	ADDRESS	APPLICATION OR CONFIRMATION DATE	CONDITIONAL LEASE APPLICATION NO	PARISH	AREA	PORTION NO	TRANSFERRED TO
										M BNSW 1935 RM H Kelly 1937 M CBA 1937 Lease in perpetuity 1934
	16-17	Townsend	Edwin	Sylvania Uralla	10/1/27	27-1	Enmore	201	8	Then CL27-1
	28-54	Allingham (Minister for Lands joining in)	Eric	Armidale	30/10/28	28-11	Tilbuster	1103	90, 105, part 145	Conversion part HF20-8 S P St Clair 1928 M Govt Savings Bk NSW 1928
	31-2	Bell	Jethro		9/2/31	31-1	Falconer	246	267	Conversion part HS07-8
	08-160	Govt Savings Bk NSW for McIntyre	James	Black Mountain	14/6/32	32-1	Exmouth	24	128	Applied for 71 acres
	20-55	Govt Savings Bk NSW for Ditton	Charles	Iona, Black Mountain	14/6/32	32-3	Exmouth	25	129	Applied for 70 acres Lease in perpetuity 1936
	34-5	Martin	Lucy	Taree	23/4/34	34-1	Cooney	946		Conversion special leases 10-122,10- 155,20-29 Now Lucy Warner 1935 M Rural Bk NSW 1935
		CBCS for Bell	Jethro		7/1/35	35-1	Yarrowyck	364	9	Subdivision of SL12-15 RM J Bell 1935 S L Thorpe 1935 M BNSW 1935
	09-133	Warner	William	Newholme Armidale	26/7/35	35-4	Duval	99	102, 104	Conversion special lease 34-2

APPENDIX O: HOMESTEAD SELECTION APPLICATIONS IN THE COUNTY OF SANDON, 1895 TO 1932

Notes

The applications were drawn from:
Armidale Land Office, Homestead selection registers, University of New England and Regional Archives, 33/5122-3.

Selections below 20 acres have been omitted. In this thesis, portions below this size have been ignored as they were essentially suburban blocks for persons working in the nearby town.

In column 'section', selections are recorded as '14', the section of the relevant act, 'or', for an original homestead selection, and 'add' for an additional homestead selection.

Abbreviations

ACP	Additional conditional purchase
CP	Conditional purchase
CPL	Conditional purchase lease
HS	Homestead selection
IL	Improvement lease
M	Mortgage
RM	Removal of mortgage
S	Sale

Selection no.	Surname	Forename	Address	Application date	Area (acres)	Section	confirmed	Parrish	Block no.	Capital Value	Remarks
95-001	McGuire	Terence	Green Valley	21/11/95	40	14	28/1/96	Donald	212	60	Ballot, other three all McGuire family. Homestead granted 1901 CP11-06
95-002	McGuire	Thomas	Bakers Creek Armidale	21/11/95	40	14	28/1/96	Donald	211	60	Ballot, Catherine McGuire no 2. Grant executed 1902 N Johnson 1903 D Phipps 1906 P Cuskelly 1914 ACP21-11
95-003	Irwin	William John	Armidale	28/11/95	40	14	28/1/96	Donald	216	60	Grant 1902 C Stahlhut Armidale 1906 W Bell 1909 C Stahlhut 1911 T Jones & CF Scriven 1911 L Lloyd 1906 C Stahlhut 1906 W Bell 1909 C Stahlhut 1911 T Jones & C Scriven 1911 C Stahlhut 1914 CP20-42
95-004	Muldoon	James	Armidale	5/12/95	40	14	28/1/96	Donald	206	60	Forfeited 30/3/1901 available for HS
95-005	Muldoon	Mary	Armidale	5/12/95	40	14	28/1/96	Donald	207	60	Grant executed 1902 9/5/05 Armidale Local Land Board finds abandoned and recommends forfeiture. Forfeited 5/6/1906
95-006	Read	John	Armidale	12/12/95	40	14	28/1/96	Donald	205	£60	Forfeited 4/7/1900 Available for HS
95-007	McGuire	Mary	Armidale	12/12/95	38	14	28/1/96	Donald	215	£58	Forfeited 12/12/1901 Available for HS 1902
95--008	McGuire	Catherine	Armidale	12/12/95	40	14					Identical to 95--001 disallowed
96-001	McGuire	Patrick	Bullock Gully Armidale	20/2/96	40	14	25/3/96	Donald	209	£60	Grant 24/12/1901 N Johnson Bakers Cr 1904 D Phipps Armidale 1906

Selection no.	Surname	Forename	Address	Application date	Area (acres)	Section	confirmed	Parish	Block no.	Capital Value	Remarks
											ACP20-81
96-002	Cooper	James	Armidale	12/3/96	31	14	23/4/96	Armidale	322	£95 5s.	Grant 16/11/1901 Secretary for Lands 1904 (advance of £50 made in 1902) M JS Cooper 1911 TP McCann 1911S JLG Johnstone M 1911 T McCann 1920 CP20-81
96-003	Norris	James	Armidale	12/3/96	35	14	23/4/96	Armidale	358	£178 15s.	Grant 15/11/1901 M Norris 1908 DA Cochrane 1909 N Johnson 1911 E Bourke 1913 A Payne 1914 Govt Savings Bk 1914 M ACP20/70
96-004	Harper	Robert	Armidale	19/3/96	40	14	23/4/96	Armidale	331	£140	Grant 15/11/1901 Secretary for Lands 1905 M Govt Savings NSW [no date] RJ Harper 1908 H Hardman 1908 P Roach 1920 C Tindall 1920 M P Roach 1931 W&A Tosh 1936 C'wealth Bk 1936
96-005	Harper	John	Armidale	19/3/96	40	14	23/4/96	Armidale	330	£160	Grant 1906 RJ Harper 1908 H Hardman 1908 Armidale Local Land Board recommended forfeiture in 1907 non-compliance with conditions. Refused permission for transfer to RJ Harper 1907 but approved 1908
96-006	Browning	James	Appletree Hill	2/4/96	40	14	14/5/96	Armidale	332	£120	CP12-140 Grant 1902 Govt Savings NSW 1909 J Browning 1913
96-007	Cooper	John	Armidale	30/4/96	32	14	17/6/96	Armidale	333	£96 15s.	Grant 1903 Advance £60 1900 Forfeited 1909, reversed 1910 (only one payment from 1906-1910)
96-008	Skinner	George	Great Britain Mine Armidale	30/4/96	34	14	17/6/96	Armidale	323	£86 5s.	Grant 1902. Applied to convert to CP, approved 1911. CP09-23 G Skinner 1908
96-009	Savill	Alfred	Zion Hill Armidale	7/5/96	40	14	17/6/98	Armidale	324	£90	Grant 1902 W Yeomans 1924
96-010	Jong See	Thomas	Armidale	28/5/96	33	14					Disallowed as applicant was a Chinaman not naturalised. Reapplied by Samuel Jong See 18/6/96- disallowed as applicant was not a naturalised subject of Her Majesty the Queen.
96-011	Jong See	Samuel	Armidale	18/6/96	33	14	21/7/96	Armidale	326	£74 16s 3d.	Applicant was the son of Thomas Jong See who was not naturalised. 1907 Armidale Local Land Board recommended waiver of incurred forfeiture Grant executed 1908 Caroline See 1908 CP20/66
96-012	Brereton	Charles	Armidale	13/8/96	20	14	7/9/96	Armidale	872	£160	Won ballot Forfeited 1899
96-013	Johnston	James	Armidale	13/8/96-	20	14	7/9/96	Armidale	873	£120	Won ballot Converted to CP1910-22
96-019	McDonald	Alexander	Armidale	13/8/1896	20	14	7/9/96	Armidale	869	£80	FH Cooper 1906 E Gwynne 1907 J Richardson & Co 1907 E Gwynne, FJ Hawkins, Govt Savings NSW 1908F Hawkins 1916 T Bourke 1916 CP17-30
96-021	Brereton	Raymond	Armidale	13/8/96	20	14	7/9/96	Armidale	871	£60	Forfeited 1898 no payments
96-	Norris	James	Armidale	20/8/96	21	14	7/9/96	Armidale	874	£64	Mary Norris 1909

Selection no.	Surname	Forename	Address	Application date	Area (acres)	Section	confirmed	Parish	Block no.	Capital Value	Remarks
023										2s 6d.	CP11-78 CP21-13
96-027	McCerthy	William	Armidale	8/10/98	20	14			870		Disallowed Armidale Local Land Board unable to procure attendance of applicant 17/11/96
96-030	Hardman	Alfred	Care of FJ Hardman Armidale	12/11/96	40	14	14/12/96	Armidale	320	£90	Forfeited 1898 no payments reapplied for 98-9
96-032	Savill	Arthur	Armidale	24/12/96	55	18	22/2/97	Armidale	328	£123 15s.	Converted CP11-78
97-005	Hillard	William	Armidale	16/9/97	119	14	20/10/97	Gara	Block 81, select-ion area 329	£148 15s	E Hillard 1905 CP1908-10 Part CP16-2
97-006	Hillard	Jacob	Spring Farm Armidale	30/9/97	100	14	11/11/97	Gara	Block 73, HS 329	£175	Wholly absorbed by CP10-141
97-010	Parry	Edward	Armidale	9/12/97	63	14	10/1/98	Armidale	325	£159 7s 6d	Forfeited 1899
98-006	Rollins	Samuel	Armidale	16/6/98	20	14	6/7/98	Armidale	870	£70	Converted CPL 1910-49 P Piper 1904 WA Mcmillan 1905 J Johnston 1906
98-007	Parry	Henry	Armidale	16/6/98	120	14	16/8/98	Donald	217, 218, 219 HS60	£180	Forfeited 1899
98-008	Grimson	Robert	Armidale	30/6/98	20	14	16/8/98	Armidale	871	£60	Forfeited HS96-21 Converted CP1911-72 Susannah Browning 1898 JT Wells 1904
98-009	Skinner	Sidney	Armidale	14/7/98	40	14	16/8/98	Armidale	320	£90	Forfeited HS96-30 S Ellicott 1898 Govt Savings 1905
98-010	Mills	Ernest	Armidale	11/8/98	41	14	29/9/98	Armidale	319	£92 5s.	Applied to convert then withdrew 1910 CP09-53 41 acres
98-011	McCully	Arthur	Herbert Park	11/8/98	32	14			208	£48 15s.	Disallowed as Board unable to procure applicants attendance
98-012	House	James	Rockwood Armidale	19/8/98	568	6		Lawrence & Mihi	189, 190, 205		Under CP Relief Act 1896 Application approved 1899 CL99-564 but cancelled 1/6/1900 CLA1900/470
99-001	Caffery	Thomas	Armidale	5/1/99	40	14	6/2/99	Armidale	840 & 841	£100	Forfeited 1900
99-002	Clapson	George	Rockvale Rd	9/3/99	20	14	16/5/99	Armidale	872	£160	Won ballot Crown grant to G Clapson 1912 AE McGuire 1912 Public Trustee 1917 Mary McGuire 1917 CP24-16
99-005	Caffery	Thomas	Armidale	10/8/99	60	14	9/10/99	Armidale	856, 857, 858	£180	E Caffery 1918 Surrendered to the King 1924 TJ Caffery sailed with the 33 rd Battalion. Part CP24-42
99-006	Gallagher	Reuben	Armidale	10/8/99	60	14	4/12/99	Armidale	846, 847, 848	£165	CP13-15
99-011	See	Charles	Armidale	26/10/99	63	14	5/12/99	Armidale	325	£159 7s 6d	Permission to transfer 1913 denied. Deed of grant 1913. B Browning 1914 Country Producers Selling Co. Ltd 1914 W Burns 1928 B Browning 1936 A Mitchell 1936
99-012	Ince	Christopher	Armidale	3/11/99	44	14	15/1/00	Armidale	318	£89 8s 9d	Forfeited 1902
99-013	Bower	Samuel	Armidale	14/12/99	60	14	15/1/00	Armidale	842, 843, 844	£150	Forfeited 1901
99-	Bower	William	Armidale	14/12/99	84	14	15/1/00	Armidale	836,	£231	Forfeited 1901

Selection no.	Surname	Forename	Address	Application date	Area (acres)	Section	confirmed	Parish	Block no.	Capital Value	Remarks
014									837, 838, 839, 877	13s 9d	
00-003	Bower	John	Armidale	5/4/00	40	14	20/8/00	Armidale	454, 549	£100	Forfeited 1901
00-008	Long	Jeremiah	Gostwyck Rd Uralla	11/10/00	295	14	5/12/00	Gara	78,79, 80	£344 3s 1d.	P Maguire 1906 Converted to freehold 1911 CP11-73
	Not recorded				671			Boorolong	3, 42-3, 60	£671	<i>Walcha Witness</i> 23/2/01, p.2. Three miles from Duval, 6 miles from Black Mountain, 16 miles from Armidale, available 18/4/01 This is the area exchanged by Blomfield for land in Sobraon but taken as CL01-21 not HS.
02-001	Cuskelly	Patrick	Bullock Gully	17/4/02	280	16	5/5/02	Donald	210, 213- 215, 217-9	£420	Won ballot CP11-47 According to <i>Armidale Chronicle</i> 7/5/02, p. 5 PS Maguire was successful in ballot. 1899 Donald Parish map has portions 205-219 as set aside for Homestead leases. Originally set aside for special area 1892 & 1894, 205-6,8 revoked 1902.
04-004	Hillard	Jacob	Armidale	19/5/04	140	3/1903	4/8/1904	Gara	75-77	£175	CP1910-141
05-002	Caffery	Thomas	Armidale	9/3/05	84	add		Sandon	836- 839, 877	£231 13s 9d	Disallowed 22/5/07
05-003	Gallagher	Reuben	Armidale	9/3/05	100	add		Sandon	842- 5, 849	£250	Disallowed 22/5/07
06-002	Devlin	George	Donald Public School near Armidale	11/10/06	40	or	11/11/06	Donald	207	£60	Govt Savings Bk 1909 E McCusker 1913 J Frost 1919 CP 20-41
06-003	Browning	James	Armidale	13/9/06	99	add	14/11/06	Sandon	327 & 329	£198	Govt Savings Bk 1907 CP12-140
07-001	Cooper	James	Armidale	10/6/07	44	add	15/3/07	Sandon	318	£89	T McCann 1811 J Johnstone 1911 M CP20-81 Not located, no such no. on parish maps, possibly absorbed in original HS.
07-002	Vaupel	William	Hillgrove	16/5/07	73	or	18/9/07	Metz	398	£147 10s	E Stremlow 1916 L Butler 1917 T Snow a920 F Morgan CP25-24
07-003	Watson	Nathan	Hillgrove	4/4/07	51	or	20/5/07	Metz	397, formerly 42	£102	G Sewell 1915 CP15-4
07-004	Ellenden	William	Brookstead Hillgrove	4/4/07	65	or	20/5/07	Metz	396	£130 10s	Forfeited 1916
07-008	Lander	John	Guyra	24/6/07	330	or	10/8/07	Falconer	267	£742 10s	Conflicting applications determined by Armidale Local Land Board. Govt Savings Bk 1908 J Lander 1913 HS Grant to Lander 1913 J Bell 1913 CBS 1914 J Bell 1918 ABC 1918 J Bell 1929 Govt Savings Bk 1929 Minister for Lands 1932 CP31-2
07-009	Chapman	William	Guyra	24/6/07	50	or	19/7/07	Falconer	268	£625	Conflicting applications determined by Armidale Local Land Board. HS grant W Chapman 1913 CP26-59
07-010	Moore	William	Guyra	24/7/07	50	add	2/11/07	Falconer	305	£96 15s.	Govt Savings Bk 1908 N Hertslet 1923 W Moore 1924 E Lackey 1924 W Moore 1929

Selection no.	Surname	Forename	Address	Application date	Area (acres)	Section	confirmed	Parish	Block no.	Capital Value	Remarks
07-011	Smith	William	Guyra	27/6/07	50	add	22/11/07	Falconer	309	£112 10s.	J Moloney 1909 M W Smith 1911 RM F Dean 1911 S G Dean 1912 S CP27-3
07-012	Smith	Matthew	Guyra	27/6/07	50	add	22/11/07	Falconer	308	£112 10s.	H Dean 1910 CP27-47
07-013	Weiderman	Catherine spinster	Guyra	27/6/07	150	add	2/11/07	Falconer	267	£675	Conflicting applications A Eiderman 1911 ACP20-61
07-014	Faulkner	William	Guyra	27/6/07	50	add	22/11/07	Falconer	307	£112 10s.	Conflicting applications, ballot allotted 50 acres on resurvey CP17-39
07-015	Castelli	Joseph	Woodlands North Guyra	27/6/07	150	add	22/11/07	Falconer	306	£675	The applications 10-15 are all for the same land, portion 266, 300 acres. Board divided it between the six applicants. Govt Savings Bk 1914 J Castelli 1916 W Castelli 1917 J Hiscox 1918 W Castelli 1918 J Hiscox 1923 S BNSW 1923 M J Hiscox 1927 RM BNSW 1927 M J Hiscox 1934 RM HF White & L Dutton 1934 M
07-016	Turner	William	Armidale	19/9/07	48	or	29/11/07	Armidale	893	£169 15s	A Tierney 1909 CP12-49
07-017	Maybury	Francis	Carrington Vale, Rockvale Rd	12/9/07	43	or	19/9/07	Armidale	897	£153 2s 6d	CP14-16
07-018	Norris	Mary widow	Mayfield Armidale	12/9/07	51	or	19/9/07	Armidale	898	£217 16s 3d	
07-019	Cooper	Francis	Armidale	12/9/07	52	or	19/9/07	Armidale	899	£196 1s 6d	Forfeited for non-payment, Forfeit reversed 1909 Forfeited and reversed 1911 C Marshall 1917 F Handebo 1927 S J Doolan 1928 Govt Savings Bk 1929 M J Doolan 1930 RM J White 1930 S Govt Savings Bk 1930 M J White 1934 RM J Kiefer 1934 S
07-020	Marshall	Edwin	Care of Ashton Bros Armidale	12/9/07	54	or	19/9/07	Armidale	900	£278	HS grant to E Marshall 1913
07-021	Maybury	Francis	Willow View Rockvale	12/9/07	52	or	19/9/07	Armidale	901	£182	F Ward 1915 T Arndell 1918 V Johnson 1921 Govt savings Bk 1922 V Johnson 1922 RM J Johnstone 1932 M V Johnson 1936 RM Rural Bk 1936 M
07-022	Doyle	William	Hillview Uralla	12/9/07	40	or	19/9/07	Armidale	902	£163	J Johnstone 1914 W Doyle 1917 P O'Brien 1928 S
07-023	Tierney	Andrew	Tilbuster	12/9/07	43	or	19/9/07	Armidale	889	£173	CP12-50
07-024	Harvey	Robert	Metz Care of Ashton Bros Armidale	12/9/07	48	or	19/9/07	Armidale	896	£170 12s 6d.	CP13-38
07-025	Faint	Christopher	Puddledock Bridge Armidale Care of Ashton Bros	12/9/07	45	or	19/9/07	Armidale	895	£157 10s.	H Lonsdale 1918 C Faint 191 C Mackenzie 1932
07-026	Northey	Robert	Willow-view Armidale	12/9/07	46	or	19/9/07	Armidale	894	£61	S Strong 1916 R Coakes 1925 Caveat in favour of R Coakes not consistent with duties as administration of estates of Sarah

Selection no.	Surname	Forename	Address	Application date	Area (acres)	Section	confirmed	Parish	Block no.	Capital Value	Remarks
											Strong Caveat withdrawn 1927 P Charlston 1927
07-027	Wynne	Joseph	Armidale	12/9/07	43	or	19/9/07	Armidale	891	£194 12s.	CP12-195 ACP21-37
07-028	Osborne	Thomas	North Armidale	12/9/07	43	or	19/9/07	Armidale	890	173£	Govt Savings Bk 1918 Again 1927 T Osborne 1929 RM Sarah Osborne 1930
07-029	Cooper	Walter	Armidale	12/9/07	53	or	19/9/07	Armidale	888	£174 13 9d.	F Cooper & R Coupe 1914 J Cooper 1924
08-001	Grimson	Robert	Armidale	2/1/08	44	or	10/1/08	Armidale	892	£143	CP11-98
08-002	Kelly	Henry	Tilbuster	13/2/08	43	or	30/3/08	Armidale	886	£108 2s 6d.	
08-003	Cooper	William	Armidale	27/2/08	42	or	30/4/08	Armidale	887	£105	ACP11-99
08-008	Devlin	George	Armidale	14/5/08	105	add	22/3/09	Gara	86	£156	C'wealth Savings Bk 1909 G Devlin 1913 E McCusker 1913 S J Frost 1919 ACP 20/9
08-009	Stahlhut	Charles	Armidale	14/5/08	105	add	22/3/09	Gara	84	£157 10s.	W Bell 1909 C Stahlhut 1911 T Jones & C Scriven 1911 M C Stahlhut 1914 ACP20/10
08-010	Hillard	Ernest	Armidale	14/5/08	105	add	22/3/08	Gara	85	£157 10s.	CP16-2
09-001	Maguire	Patrick	Donald	28/5/09	95	con	9/3/10	Donald	SpL 4002 & 4072	£332. 10s.	Conversion of special lease. CP11-73
09-002	Walsh	James	Sligo Uralla	24/6/09	331	or	9/9/09	Salisbury	214	£1158 10s.	BNSW 1935
09-003	Dawson	Arthur	Fern Hill Guyra	24/6/09	331	or	9/9/09	Salisbury	215	£993	CP16-26
09-004	Burnham	Thomas	Karoola Guyra	2/9/09	57	or	28/9/09	Uralla	293	£115 6s 3d	Won in ballot CP15-20
11-001	Maguire	James	Rockvale	31/1/11	100			Donald	239		Conversion of SL 09-12, Mines Dept objected, Minister refused
11-007	Hallaron	Henry	Wollomombi	6/9/11	122		24/10/11	Wollomombi	68	£122 10s.	CP11-90
12-001	Ditton	Charles	Black Mountain	22/1/12	72		30/1/12	Exmouth	109	£219	CP20-55
17-001	Watson	Esther married woman	Glebe	16/7/17	65		5/9/17	Metz	396	£195 15s.	E Edgar 1930
18-001	Mills	Ernest	Rocky Gully Guyra	15/4/18	74		30/5/18	Exmouth	115 & 116	£148 17s 6d.	1921 recommended that resumption for night soil. May have been reduced from 157 acres to 74 acres at this time
18-002	Ditton	Charles	Black Mountain	15/4/18	77		30/5/18	Exmouth	114	£366 18s 9d.	
20-001	Mills	Ernest	Rocky Gully Guyra	1/3/20	101		5/8/20	Falconer	401	£202	
20-003	Blanch	Hector	Blue Mountain Walcha	23/11/20	2500			Eastlake & Winterbourne	IL 1921		Withdrawn allowed
20-005	Blanch	Hector	Winterbourne Uralla	26/11/20	2500		20/12/22	Eastlake & Winterbourne	96	£3402	IL 1921 CP24-21
21-002	Mills	Ernest	Rocky Gully Guyra	24/1/21	78		8/4/21	Falconer	50 & parts of 55 & 147	£117 12s.	
24-001	Waters	Robert	Enmore	2/5/25	1600		23/10/25	Enmore	31 IL 1833	£606 7s 6d.	
26-001	Waters	Robert	Enmore	2/6/26	615		6/1/27	Enmore	146	£615	
32-001	Waters	Robert	Enmore	2/5/24	1198		12/9/32	Enmore	153	£1048 5s.	E Waters 1933
32-021	Mills	Ernest	Rocky Gully Guyra	14/6/32	26		2/9/32	Exmouth	127	£39 18s 9d.	Applied for 141 acres reduced to 26 acres on survey

APPENDIX P: CROWN LAND LOTS OFFERED AT AUCTION IN THE COUNTY OF SANDON, 1886 TO 1914

Table 1: Blocks offered for sale at auction 1886-1899

Notes

The following blocks were listed for sale in the *New South Wales Government Gazette*. The last column has notes of various kinds, including notations on the relevant parish maps and other details of ownership derived from the conditional purchase and lease registers as found in Appendices 15 and 16. Blocks under 20 acres have been omitted. In this thesis portions below this size have been ignored as they were essentially suburban blocks for town workers.

Abbreviations

ACP Additional conditional purchase
BNSW Bank of NSW
CP Conditional purchase

Year	Parish	Government Gazette no.	Government Gazette date	Government Gazette page	Portion	Acres	Last listed for sale	Advertisement Notes	Sale date	Parish map notations and other notes
1886	Uralla	171	22/3/86	1960	2	299		Forfeited improvement lease JP Henry	26/5/86	Could not find, only block close to this size is 300 acres, C Smith portion 272
1886	Saltash	397	20/7/86	4813	174	93			22/9/86	J Sims 07-16
1886	Blacknote	414	27/7/86	5061	90	40	27/7/81		1886	Not sold, listed again in 1887, Bloomfield and Marsh
1886	Blacknote	414	27/7/86	5061	308	58	26/11/79		1886	C87-20 Ryan
1886	Donald	414	27/7/86	5260	172	400	21/11/83		1886	CP3794-114 Fitzgerald or CP1885-13 Kelly
1886	Eastlake	414	27/7/86	5260	60	40	7/7/80		1886	1935 Marsh & Thorley
1886	Elton	414	27/7/86	5061	92	116	27/7/81		1886	1894 95-105
1886	Elton	414	27/7/86	5061	94	120	27/7/81	Fencing value £42	1886	
1886	Elton	414	27/7/86	5061	119 & 120	68				
1886	Sandon	414	27/7/86	5061	204, 264, 493	40		Adjacent to TSR493		
1886	Tilbuster	488	31/8/86	4903	160	47		Forfeited 22/6/1886 CP Elizabeth Hiscox	3/11/86	Selected by Mary McCully CP1886-138
1886	Tiverton	488	31/8/86	4903	96	97	29/2/84	Void CP Patrick Kelly	3/11/86	1936 Charles Rogers 1897 JM Ryan CP 85-146
1886	Elton	609	26/10/86	7413	150	40		Forfeited CP A Strahle	29/12/86	Belfield & Hungerford
1886	Saltash	609	26/10/86	7413	12	200		Forfeited CP HG Marsh	29/12/86	Surprising that Marsh had land in Saltash (also another block). Later divided into two, portion 12, A Adams ACP09-16, 150 acres, and portion 40, A Adams CP00-22 50 acres.
1886	Wentworth	609	26/10/86	7413	51	64			29/12/86	AF Dutton incorporated in portion 124
1886	Falconer	682	30/11/86	8207	153	52			2/2/87	AF Dutton
1887	Tiverton	191	1/4/87	2303	82	35		Void CP 78-229	1/6/87	Selected 1886, declared void, selected again by J Brackin
1887	Tiverton	191	1/4/87	2303	83	160		Void CP 78-290	1/6/87	Selected 1886, declared void, selected again by J Brackin
1887	Tiverton	191	1/4/87	2303	85	200		Void CP 79-29	1/6/87	Selected 1886, declared void, selected again by J Brackin
1887	Blacknote	343	15/6/87	3980	90	40	28/9/86		17/8/87	Bloomfield & Marsh
1887	Clevedon	343	15/6/87	3981	113	100		Forfeited CP T Jones	17/8/87	G Jenkins
1887	Donald	343	15/6/87	3980	125	22			17/8/87	
1887	Eastlake	343	15/6/87	3980	45	160	3/4/78		17/8/87	C McLeod Marsh
1887	Elton	343	15/6/87	3980	105	110	28/9/81		17/8/87	CBCS ACP 06-195
1887	Elton	343	15/6/87	3980	109	98	28/9/81		17/8/87	Hungerford & Belfield
1887	Elton	343	15/6/87	3980	110	98	28/9/81	Lapsed mineral CP A	17/8/87	AC Belfield 10-59

Year	Parish	Government Gazette no.	Government Gazette date	Government Gazette page	Portion	Acres	Last listed for sale	Advertisement Notes	Sale date	Parish map notations and other notes
								Belfield		
1887	Gara	343	15/6/87	3981	203	55			17/8/87	City Bank part. ACP07-71
1887	Metz	343	15/6/87	3980	195	40		Lapsed CP 84-5288 C Williams	17/8/87	R A & E E Waters CP1891-28
1887	Metz	343	15/6/87	3980	201	40		Lapsed CP 84-5288 C Williams	17/8/87	Robert Waters 2366-171 201 & 202 leased to R Waters 91- 231 lease no 21259
1887	Metz	343	15/6/87	3980	202	40		Lapsed CP 84-5288 C Williams	17/8/87	Robert Waters 2366-171
1887	Salisbury	343	15/6/87	3980	178	58		Void CP MH Marsh	17/8/87	Bloomfield & Marsh
1887	Saltash	343	15/6/87	3980	139	100		Forfeited CP CT Grills	17/8/87	PM 53a BNSW ACP10-223
1887	Saumarez	343	15/6/87	3981	279	22			17/8/87	S2758 AA Dangar
1887	Exmouth	375	5/7/87	4408	81	125		Special area 1	7/9/87	Divided later into portion 81, AMcLeod CP90-497 and portion 201. AMcLeod ACP99-2 Selected by AA McLeod (65 acres) 1890-497
1887	Sandon	375	5/7/87	4408	423	80	1/9/80		7/9/87	Taylor, West & Barclay
1887	Armidale	393	15/7/87	4602	421	48				
1887	Armidale	393	15/7/87	4602	422	43				
1887	Armidale	393	15/7/87	4602	423	47				
1887	Armidale	393	15/7/87	4602	424	59				
1887	Armidale	393	15/7/87	4602	426	53				
1887	Armidale	393	15/7/87	4602	427	54				
1887	Exmouth	3939	15/7/8	4602	7	43				
1887	Sandon	525	19/9/87	6234	53	40		Forfeited CP Blaxland	21/11/87	S2385 C R Blaxland
1887	Arding	591	24/10/87	7105	378	64		Formerly reserve 710	27/11/87	City Bank
1888	Exmouth	134	27/2/88	1504	59	50		Forfeited CP85-101 J Lander	30/4/88	W Pleffer CP88-45
1888	Lawrence	134	27/2/88	1504	24	50		Forfeited CP J House 84-150	30/4/88	CP88-23 as per earliest map. On later map marked as portion 204, then absorbed into adjoining block 185.
1888	Salisbury	134	27/2/88	1504	219	40		Forfeited CP CM Marsh 84-150	30/4/88	E C Bloomfield
1888	Yarrowyck	134	27/2/88	1504	3	200		Forfeited CP J Kellett 84-333	30/4/88	Part ACP07-255 CBCS
1888	Yarrowyck	134	27/2/88	1504	4	100		Forfeited CP J Kellett 84-343	30/4/88	ACP07-255 CBCS
1888	Yarrowyck	134	27/2/88	1504	5	100		Forfeited CP J Kellett 84-399	30/4/88	J Geary CP88-58
1888	Gara	429	5/7/88	4622	182	45			5/9/88	D McIntyre s2837
1888	Saltash	429	5/7/88	4622	29	33				
1888	Armidale	500	28/7/88	5288	437	48	8/9/80		28/9/88	J A Nivison
1888	Armidale	500	28/7/88	5288	711	84	29/2/84		28/9/88	J A Nivison
1888	Armidale	500	28/7/88	5288	714	97	29/2/84		28/9/88	J A Nivison
1888	Armidale	500	28/7/88	5288	715	56	29/2/84		28/9/88	J A Nivison
1888	Mihi	500	28/7/88	5288	14	40	14/8/78	Within Gostwyck resumed area	28/9/88	Cancelled freehold Crown survey plan sold to W J Dangar
1888	Mihi	500	28/7/88	5288	16	40	14/8/78	Within Gostwyck resumed area	28/9/88	Cancelled freehold Crown survey plan sold to W J Dangar
1888	Mihi	500	28/7/88	5288	50	40	14/8/78	Within Gostwyck resumed area	28/9/88	Cancelled freehold Crown survey plan not sold no bids Sold to F H Dangar 9/6/1897
1888	Mihi	500	28/7/88	5288	74	80	14/8/78	Within Gostwyck resumed area	28/9/88	cancelled freehold Crown survey plan sold to W J Dangar
1888	Mihi	500	28/7/88	5288	81	40	14/8/78	Within Gostwyck resumed area	28/9/88	Cancelled freehold Crown survey plan sold W J Dangar
1888	Mihi	500	28/7/88	5288	123	40	14/8/78	Within Gostwyck resumed area	28/9/88	Cancelled freehold Crown survey plan sold to W J Dangar
1888	Mihi	500	28/7/88	5288	125	40	14/8/78	Within Gostwyck resumed area	28/9/88	Cancelled freehold Crown survey plan not sold no bids sold to F H Dangar 9/6/1897
1888	Mihi	500	28/7/88	5288	127	40	14/8/78	Within Gostwyck resumed area	28/9/88	Cancelled freehold Crown survey plan not sold no bids Sold to F H Dangar 9/6/1897
1888	Mihi	500	28/7/88	5288	128	40	14/8/78	Within Gostwyck resumed area	28/9/88	Cancelled freehold Crown survey plan not sold no bids Sold to F H Dangar 9/6/1897
1888	Springmount	500	28/7/88	5288	79	100		Forfeited CP EM Ryan	28/9/88	CP88-42 E Handebo 3/10/1888

Year	Parish	Government Gazette no.	Government Gazette date	Government Gazette page	Portion	Acres	Last listed for sale	Advertisement Notes	Sale date	Parish map notations and other notes
1888	Springmount	500	28/7/88	5289	81	60		Forfeited CP J Owens	28/9/88	M Heafey ACP99-49
1888	Springmount	500	28/7/88	5389	83	76		Forfeited CP R Kirkwood	28/9/88	M. Heafey leased part, CL90-365 26/10/1890
1888	Wollomombi	500	28/7/88	5288	29	148		Water reserve 1049	28/9/88	S2894 Probably part of 64
1888	Wollomombi	500	28/7/88	5288	70	149				Finlayson
1888	Arding	578	9/8/88	5544	49	26		Rocky River goldfield	10/10/88	Not this portion as bought by HA Thomas before 1874.
1888	Arding	578	9/8/88	5545	112	75		Rocky River goldfield	10/10/88	T J Fraser 3428-250
1888	Armidale	578	9/8/88	5545	743	44	2/7/79, 7/7/80, no bids	Voided CP JA McDonald	10/10/88	A J Hack
1888	Armidale	578	9/8/88	5545	797	23				
1888	Elton	578	9/8/88	5545	96	80	24/4/78, no bids	Rocky River goldfield	10/10/88	C Mitchell ACP07-163 Leased to Catherine Mitchell 94-5 lease no 25237
1888	Elton	578	9/8/88	5545	97	80	24/4/78, no bids	Rocky River goldfield	10/10/88	J A Mitchell ACP91-39
1888	Exmouth	578	9/8/88	5545	21	40	26/2/75, 28/7/80, 16/1/81, no bids	Lapsed CP 70-2545 J Robertson	10/10/88	Not sold selected by J Dawson ACP91-20
1888	Metz	578	9/8/88	5544	190	40		Lapsed CP MA Ward 80-91	10/10/88	R Doak 91-40/R Waters
1888	Metz	578	9/8/88	5544	191	40		Lapsed CP MA Ward 80-109	10/10/88	R Doak 91-40/R Waters
1888	Saltash	578	9/8/88	5545	12 (&40)	200	29/12/86, no bids	Forfeited CP82-283 HG Marsh	10/10/88	
1888	Sandon	578	9/8/88	5527	44	40	17/2/73, 2/6/80, 28/9/86, no bids	Lapsed CP 68.2566 A McDonald	12/10/88	Taylor
1888	Sandon	578	9/8/88	5527	471	26	11/1/1882, no bids		12/10/88	Ryan ACP10-156
1888	Springmount	578	9/8/88	5545	110	144	2/2/76, no bids		10/10/88	F White CP91-252 Selected F White 91-252
1888	Springmount	578	9/8/88	5545	113	153	2/2/76, no bids		10/10/88	M Heafey CP90-458
1888	Donald	565	31/8/88	6197	160	40		Forfeited CP CM McLean	2/11/88	CP 1888-55 Lily Read 3/10/1888.
1888	Sandon	565	31/8/88	6197	425	38	22/12/80		2/11/88	J Ryan SCP10-156
1888	Sandon	586	12/9/88	6459	244	88	11/4/87	This block absorbed in 1919SS	16/11/88	Taylor, West & Barclay
1888	Sandon	586	12/9/88	6459	268	89			16/11/88	Taylor, West & Barclay
1888	Sandon	586	12/9/88	6459	270	87			16/11/88	Later divided portion 270, J Murray ACP10-23, 47 acres and portion 66 ,Murray, CP 95-41, 40 acres.
1888	Sandon	586	12/9/88	6459	277	55			16/11/88	Taylor, West & Barclay
1888	Sandon	586	12/9/88	6459	279	49			16/11/88	F G Taylor
1888	Sandon	586	12/9/88	6459	281	94			16/11/88	Taylor, West & Barclay
1888	Sandon	586	12/9/88	6459	285	92			16/11/88	CR Blaxland
1888	Exmouth	655	19/10/88	7401	82	70			21/12/88	Taylor, West & Barclay Apparently not sold as J Deiderick applied for lease 14/8/89
1888	Exmouth	655	19/10/88	7401	83	68			21/12/88	Taylor, West & Barclay Apparently not sold as J Deiderick applied for lease 14/8/89
1888	Arding	714	15/11/88	8128	118	29		Within Rocky River Goldfield	21/1/89	J & J Young
1889	Sandon	659	13/12/89	9099	245	88			14/2/90	Taylor, West and Barclay
1889	Sandon	659	13/12/89	9099	283	94			14/2/90	Taylor, West and Barclay
1890	Metz	33	15/1/90	425	136	40		T H Gardner's forfeited CP85-80	19/3/90	
1890	Uralla	33	15/1/90	425	137	29		Within Rocky River goldfield	19/3/90	
1890	Armidale	185	31/3/90	2821	743	44	2/7/79, 7/7/80, 10/10/88		4/6/90	A J Hack
1890	Saltash	317	14/6/90	4671	21	60		W. Tolley's forfeited CP89-3	19/8/90	
1890	Tiverton	506	15/9/90	7168	145	52		J McMillan's forfeited CP89-52	29/11/90	

Year	Parish	Government Gazette no.	Government Gazette date	Government Gazette page	Portion	Acres	Last listed for sale	Advertisement Notes	Sale date	Parish map notations and other notes
1890	Sandon	684	2/12/90	9261		412	40		20/5/91	
1890	Blacknote	684	2/12/90	9261		296	77		20/5/91	F C Taylor
1891	Mihi	166	12/3/91	1957		21	47		20/5/91	F R White
1891	Mihi	166	12/3/91	1957		22	43		20/5/91	F R White
1891	Mihi	166	12/3/91	1957		23	40		20/5/91	Listed again 23/7/91
1891	Mihi	166	12/3/91	1957		24	40		20/5/91	Listed again 23/7/91
1891	Lawrence	166	12/3/91	1957		47	40		20/5/91	
1891	Lawrence	166	12/3/91	1957		49	40		20/5/91	
1891	Lawrence	166	12/3/91	1957		77	107		20/5/91	
1891	Lawrence	166	12/3/91	1957		78	50		20/5/91	
1891	Lawrence	166	12/3/91	1957		79	80		20/5/91	
1891	Lawrence	166	12/3/91	1957		81	72		20/5/91	
1891	Sandon	226	8/4/91	2609		44	40		10/6/91	F Taylor
1891	Sandon	226	8/4/91	2609		425	38	2/11/83		
1891	Eastlake	356	8/6/91	4269		80	91		12/8/91	W Thorley's forfeited CP J Ryan part ACP10-155
1891	Eastlake	356	8/6/91	4269		85	40		12/8/91	W Thorley's forfeited CP87-26 J Ryan CP93-17
1891	Exmouth	356	8/6/91	4269		78	150		12/8/91	W N Handebo's forfeited CP BNSW Could be an error here, Handebo's CP of this portion is in Springmount and not forfeited.
1891	Hargrave	475	23/7/91	5749		29	119		23/9/91	
1891	Hargrave	475	23/7/91	5749		63	100		23/9/91	R. Hargrave's forfeited CP and CL
1891	Hargrave	475	23/7/91	5749		64	100		23/9/91	R. Hargrave's forfeited CP and CL
1891	Mihi	475	23/7/91	5749		23	40	20/5/91	23/9/91	AA Dangar
1891	Mihi	475	23/7/91	5749		24	40	20/5/91	23/9/91	AA Dangar
1891	Kentucky	737	21/11/91	9190		41	58		24/2/92	J. Ryan's disallowed CP H W Fletcher
1891	Armidale	805	21/12/91	9951		716	80		24/2/92	JJ Bliss
1891	Armidale	805	21/12/91	9951		717	45		24/2/92	JJ Bliss
1891	Armidale	805	21/12/91	9951		718	80		24/2/92	JJ Bliss
1891	Armidale	805	21/12/91	9951		719	49		24/2/92	JJ Bliss
1891	Armidale	805	21/12/91	9951		720	49		24/2/92	JJ Bliss
1892	Donald	171	10/3/92	2000		188	20		18/5/92	
1892	Armidale	171	10/3/92	2000		852	38		18/5/92	Offered again 15/11/93
1892	Armidale	171	10/3/92	2000		853	40		18/5/92	Offered again 15/11/93
1892	Armidale	171	10/3/92	2000		854	40		18/5/92	
1892	Armidale	171	10/3/92	2000		855	38		18/5/92	
1892	Guyra	404	2/6/92	4498		138	38		10/8/92	
1892	Eastlake	404	2/6/92	4498		156	181		10/8/92	Upset price £2 19s 6d per acre plus £267 improvements Special area 13280 Offered again 29/3/97
1892	Eastlake	404	2/6/92	4498		83	274		10/8/92	Upset price £1 14s 9d per acre plus £63 improvements Special area 13280 J Menzies part CP93-10
1892	Eastlake	404	2/6/92	4498		158	183		10/8/92	Upset price £1 16s 6d per acre plus £59 improvements Special area 13280 A Menzies
1892	Eastlake	404	2/6/92	4498		84	91		10/8/92	Special area 13280 A Menzies
1892	Gostwyck	517	15/7/92	5744		189	72		21/9/92	FR Dangar
1892	Davidson	529	26/7/92	6139		99	20		28/9/92	
1892	Gostwyck	580	16/8/92	6647		187	179		18/10/92	Upset price £3 1s 6d plus £12 19s improvements FH Dangar
1892	Gostwyck	580	16/8/92	6647		188	175		18/10/92	Upset price £3 2s plus £17 15s. improvements FH Dangar
1892	Saltash	788	14/11/92	9033		33	103		18/1/93	Offered again 20/9/93
1892	Gostwyck	788	14/11/92	9033		57	67		18/1/93	FH Dangar
1893	Armidale	233	11/5/93	2831		716	80		14/6/93	
1893	Armidale	233	11/5/93	2831		717	45		14/6/93	
1893	Armidale	233	11/5/93	2831		718	80		14/6/93	
1893	Armidale	233	11/5/93	2831		719	49		14/6/93	
1893	Armidale	233	11/5/93	2831		720	49		14/6/93	
1893	Guyra	368	31/5/93	4158		73	100		2/8/93	Upset price £3 1s 6d plus £7 10s improvements J Hillard part CP10-141
1893	Mihi	368	31/5/93	4158		220	127		2/8/93	Offered again 9/6/97
1893	Saltash	500	17/7/93	5563		33	103	18/3/93	20/9/93	AS Cooper part ACP93-98
1893	Saltash	500	17/7/93	5563		139	100		20/9/93	BNSW part CP10-223

Year	Parish	Government Gazette no.	Government Gazette date	Government Gazette page	Portion	Acres	Last listed for sale	Advertisement Notes	Sale date	Parish map notations and other notes	
1893	Salisbury	525	24/7/93	5809		186	63		20/9/93	Offered again 29/3/98	
1893	Salisbury	525	24/7/93	5809		213	83		20/9/93	E Blomfield	
1893	Dumaresq	542	28/7/93	6021		136	20		29/9/93		
1893	Dumaresq	542	28/7/93	6021		142	30		29/9/93		
1893	Metz	542	28/7/93	6021		136	40	1890	29/9/93	Withdrawn selection SJ Chaffey CP92-113	
1893	Metz	542	28/7/93	6021		137	120		29/9/93		
1893	Armidale	633	9/9/93	7134		852	38	18/5/92	Special area 16585	15/11/93	Offered again 6/2/95
1893	Armidale	633	9/9/93	7134		853	40	18/5/92	Special area 16585	15/11/93	Mary Myers
1893	Armidale	706	10/10/93	7947		841	20	18/5/92	Special area 16585	13/12/93	GA Hack CL30346
1893	Armidale	706	10/10/93	7947		845	20		Special area 16585	13/12/93	Offered again 14/3/94
1893	Armidale	706	10/10/93	7947		846	20		Special area 16585	13/12/93	Offered again 14/3/94
1893	Armidale	706	10/10/93	7947		847	20		Special area 16585	13/12/93	Offered again 14/3/94
1893	Armidale	706	10/10/93	7947		848	20		Special area 16585	13/12/93	Offered again 14/3/94
1893	Armidale	706	10/10/93	7947		849	20		Special area 16585	13/12/93	Offered again 14/3/94
1893	Armidale	706	10/10/93	7947		856	20		Special area 16585	13/12/93	Offered again 14/3/94
1893	Armidale	706	10/10/93	7947		857	20		Special area 16585	13/12/93	Offered again 14/3/94
1893	Armidale	706	10/10/93	7947		858	20		Special area 16585	13/12/93	Offered again 14/3/94
1893	Armidale	706	10/10/93	7947		830	20		Special area 16585	13/12/93	J & R Moore
1893	Armidale	706	10/10/93	7947		831	20		Special area 16585	13/12/93	J & R Moore
1893	Armidale	706	10/10/93	7947		832	20		Special area 16585	13/12/93	Offered again 14/3/94
1893	Armidale	706	10/10/93	7947		833	20		Special area 16585	13/12/93	E Buckingham
1893	Armidale	706	10/10/93	7947		834	20		Special area 16585	13/12/93	Offered again 14/3/94
1893	Armidale	706	10/10/93	7947		770	20		Special area 16585	13/12/93	Offered again 14/3/94 and 14/6/94
1893	Armidale	706	10/10/93	7947		771	20		Special area 16585	13/12/93	Offered again 14/3/94 and 14/6/94
1893	Armidale	706	10/10/93	7947		772	20		Special area 16585	13/12/93	Offered again 14/3/94 and 14/6/94
1893	Donald	706	10/10/93	7947		151	24			13/12/93	
1893	Exmouth	725	17/10/93	8133		201	60			20/12/93	R S Mulligan
1893	Davidson	753	27/10/93	8448		145	47			1894	A McClenaghan
1893	Saltash	753	27/10/93	8448		15	40			1894	SC Cooper
1893	Mihi	753	27/10/93	8448		212	196			1894	CE White
1893	Mihi	753	27/10/93	8448		23	320			1894	CE White
1893	Mihi	753	27/10/93	8448		214	320			1894	CE White
1894	Wollomombi	19	10/1/94	215		5	99			14/3/94	HM Finlayson CP94-32
1894	Wollomombi	19	10/1/94	215		59	39			14/3/94	K Finlayson
1894	Wollomombi	19	10/1/94	215		105	46			14/3/94	K Finlayson
1894	Armidale	252	24/4/94	2625		841	20	13/12/93		4/7/94	GA Hack CL36346
1894	Armidale	252	24/4/94	2625		845	20	13/12/93		4/7/94	
1894	Armidale	252	24/4/94	2625		846	20	13/12/93		4/7/94	
1894	Armidale	252	24/4/94	2625		847	20	13/12/93		4/7/94	
1894	Armidale	252	24/4/94	2625		848	20	13/12/93		4/7/94	
1894	Armidale	252	24/4/94	2625		849	20	13/12/93		4/7/94	
1894	Armidale	252	24/4/94	2625		856	20	13/12/93		4/7/94	Offered again 14/6/95
1894	Armidale	252	24/4/94	2625		857	20	13/12/93		4/7/94	Offered again 14/6/95
1894	Armidale	252	24/4/94	2625		858	20	13/12/93		4/7/94	Offered again 14/6/95
1894	Armidale	252	24/4/94	2625		832	20	13/12/93		4/7/94	A Glass
1894	Armidale	252	24/4/94	2625		834	20	13/12/93		4/7/94	JB Fitzgerald
1894	Armidale	252	24/4/94	2625		770	20	13/12/93		4/7/94	T Pickham
1894	Armidale	252	24/4/94	2625		771	20	13/12/93		4/7/94	T Pickham
1894	Armidale	252	24/4/94	2625		772	20	13/12/93		4/7/94	T Pickham
1894	Donald	309	16/5/94	3200		13	77			25/7/94	AE Bigg
1894	Lawrence	527	13/8/94	5065		118	40			17/10/94	FR White
1894	Lawrence	527	13/8/94	5065		121	40			17/10/94	FR White
1894	Lawrence	527	13/8/94	5065		123	40			17/10/94	FR White
1894	Armidale	799	29/11/94	7522		852	38			6/2/95	M Pickham
1895	Harnham	69	25/1/95	639		177	85			26/3/95	
1895	Sandon	69	25/1/95	639		64	148			26/3/95	
1895	Sandon	69	25/1/95	639		65	101			26/3/95	
1895	Harnham	128	21/3/95	1163		144	52			23/4/95	
1895	Sandon	226	1/4/95	2210		279	49			4/6/95	
1895	Lawrence	262	17/4/95	2572		113	190			19/6/95	
1895	Armidale	387	14/6/95	3891-2		770	20	13/12/93, 4/7/94	Upset price £214 9s plus £164 improvements	21/8/95	
1895	Armidale	387	14/6/95	3891-2		771	20	13/12/93, 4/7/94	Upset price £120	21/8/95	
1895	Armidale	387	14/6/95	3891-2		772	20	13/12/93, 4/7/94	Upset price £120	21/8/95	
1895	Armidale	387	14/6/95	3891-2		836	20		Upset price £80	21/8/95	

Year	Parish	Government Gazette no.	Government Gazette date	Government Gazette page	Portion	Acres	Last listed for sale	Advertisement Notes	Sale date	Parish map notations and other notes	
1895	Armidale	387	14/6/95	3891-2		837	20		Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		838	20		Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		839	20		Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		840	20		Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		841	20	13/12/93, 24/4/94	Upset price £50	21/8/95	
1895	Armidale	387	14/6/95	3891-2		843	20		Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		844	20		Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		845	20	13/12/93, 24/4/94	Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		846	20	13/12/93, 24/4/94	Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		847	20	13/12/93, 24/4/94	Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		848	20	13/12/93, 24/4/94	Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		849	20	13/12/93, 24/4/94	Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		856	20	13/12/93, 24/4/94	Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		857	20	13/12/93, 24/4/94	Upset price £80	21/8/95	
1895	Armidale	387	14/6/95	3891-2		858	20	13/12/93, 24/4/94	Upset price £80	21/8/95	
1896	Devon	399	23/5/96	2914		17	132			29/7/96	R Hudson
1896	Dangarsleigh	848	21/10/96	7963		48	36			22/12/96	
1896	Dangarsleigh	848	21/10/96	7963		50	35			22/12/96	
1896	Duval	969	25/11/96	8548		16	60			27/12/97	
1897	Mihi	269	3/4/97	2475		34	40			9/6/97	
1897	Mihi	269	3/4/97	2475		50	40			9/6/97	
1897	Mihi	269	3/4/97	2475		127	40	31/5/93		9/6/97	FR White
1897	Mihi	269	3/4/97	2475		128	40			9/6/97	
1897	Uralla	304	25/4/97	2793		143	20			16/6/97	
1897	Gara	870	3/11/97	7941		211	40			5/1/98	
1898	Eastlake	85	29/1/98	778		156	89	2/6/92		29/3/98	W Carlon part CP98-24
1898	Salisbury	85	29/1/98	778		186	63	20/9/93		29/3/98	
1898	Lawrence	85	29/1/98	790		161	40			29/3/98	
1898	Donald	85	29/1/98	790		125	22			29/3/98	
1898	Lawrence	85	29/1/98	790		78	50			29/3/98	
1898	Lawrence	85	29/1/98	790		79	80			29/3/98	
1898	Gara	638	23/7/98	5512		35	40			28/9/98	
1898	Gara	638	23/7/98	5512		38	37			28/9/98	
1898	Gara	638	23/7/98	5512		35	66			28/9/98	
1898	Uralla	816	17/9/98	7160		173	33			23/11/98	
1899	Lawrence	55	18/1/99	55		193	112			22/3/99	
1899	Lawrence	55	18/1/99	55		194	112			22/3/99	
1899	Lawrence	55	18/1/99	55		195	174			22/3/99	
1899	Eastlake	95	21/6/99	4744		95	102			23/8/99	
1899	Mihi	676	19/8/99	6257		125	40		A M Bullock's forfeited CP	25/10/99	
1899	Lawrence	1018	20/12/99	9513		84	40			21/2/00	

Table 2: Blocks offered for sale at auction 1904-1924**Notes**

The following table is drawn mainly from: Auction sale register, University of New England and Regional Archives, 33/5167. This is the only surviving register of such sales and begins at 1904. Sales for 1900 to early 1904 have been drawn from the *NEW South Wales Government Gazette*. It has not been possible to identify buyers for these blocks, if in fact they were sold at auction. Blocks below 20 acres not been included as previously noted. Abbreviations as for Table 1.

Sale date	Purchaser		Address	Calling	Parish	Portion	Size (acres)	Upset price or price paid £	Source
10/7/00					Metz	342	22		NSWGG 9/5/00, p. 3611.
8/8/00					Lawrence	84	40		NSWGG 6/6/00, p. 4418.
8/8/00					Wentworth	80	289		NSWGG 6/6/00, p. 418.
7/11/00					Saltash		57		Armidale Chronicle 1/9/00, p.5
21/11/00					Wentworth	52	40		NSWGG 19/9/00, p. 7304.
27/2/01					Lawrence	197	80		NSWGG 22/12/00, p. 9983.
27/2/01					Saltash	39	80		NSWGG 22/12/00, p. 9983.
26/9/01					Falconer	246	49		NSWGG, 27/7/01, p. 5819.
26/9/01					Falconer	247	40		NSWGG, 27/7/01, p. 5819.
27/11/01					Mihi	77	40		NSWGG 26/9/01, p. 7392.
22/3/02					Saltash	29	33		NSWGG, 21/1/02/ p. 496.
22/3/02					Sandon	413	46		NSWGG, 21/1/02/ p. 496.
22/3/02					Sandon	469	40		NSWGG, 21/1/02/ p. 496.
29/10/02					Tilbuster	131	47		NSWGG, 23/8/02, p. 5983.
25/11/02					Saltash	42	20		NSWGG, 20/9/02, p. 6731.
25/11/02					Saltash	41	41		NSWGG, 20/9/02, p. 6731.
8/1/04					Sandon	451	21		NSWGG, 24/10/03, p. 7844.
27/1/04					Enmore	91	111		NSWGG, 25/11/03, p. 8646.
2/3/04					Enmore	49	200		NSWGG, 30/12/03, p. 9507.
23/3/04					Armidale	834	20	£100	
21/6/04					Yarrowyck	1	160		
21/6/04					Yarrowyck	15	100		
17/8/04	Hunt	John	Armidale	Tailor	Duval	163	31	£1 10s per acres	
21/12/04	Finlayson	Jane	Armidale	Grazier	Wollomombi	31	107	£80	
22/3/05	Cooper	Samuel	Rocky River	Grazier	Saltash	15	40	£1 per acre	
13/12/05	Moorehead	Richard	Fair View Armidale	Grazier	Duval	16	59	£59 5s	
24/1/06	White	R, C & J	Rockwood	Graziers	Enmore	98	151	£151	
14/3/06	Fitzgerald	John	Armidale	Auctioneer	Armidale	834	20	£60	
8/8/06	Dangar	Albert	Gostwyck	Grazier	Gostwyck	171	50	£125	
21/8/07	Young	J & J	Rocky River	Grazier	Arding	118	29	£102	
11/12/07	Cochrane	John	Castledoyle	Grazier	Tiverton	102	20	£40	
8/7/08					Tiverton	169	155		Sold but unclear who buyer was. [Parish map – 405 acres, set aside for ACO 12/12/1906, R. Doak ACP54-12 so portion no. may be incorrect]
3/3/09	Jones	Henry	Uralla	Labourer	Uralla	174	20	£60	Plus improvements £236 10s
23/6/09	Blomfield Croft	Edwin Hugh	Boorolong		Albert	53	35	£67	
9/3/10	Marsh Estates				Harnham	197	21	£56	
3/8/10	Bourke	James	Uralla	Grazier	Devon	28	30	£182	
22/11/11	Warner	William	Armidale	Grazier	Duval	172-173	22	£76	
8/5/12	Wigan	Evelyn	Woodville	Grazier	Springmount	75	175	£1 15s per acre	
2/10/12	Warner	William	Newholme	Grazier	Duval	176	98	£1 5s per acre	

APPENDIX Q: SETTLEMENT LEASE APPLICATIONS IN THE COUNTY OF SANDON, 1900 TO 1909

Notes

The source for these applications is:

Crown Land Agent, Armidale, Register of Settlement Leases 1896-1912, University of New England and Regional Archives, 33/5126-5129.

This series covers the period to 1912, but there were no settlement leases granted in Sandon after 1909 in this register which may be a later version. It is not clear why there are no settlement leases before 1905, as 33/5075 Register for annual leases for pastoral purposes 1869-92 lists one lease which was partly converted to settlement lease in 1900.

Abbreviations

AL	Annual lease
ACP	Additional conditional purchase
Add	Additional settlement lease
CL	Conditional lease
CP	Conditional purchase
Or	Original settlement lease

Lease no	Surname	Forename	Address	Application date	Confirmation date	Area applied for	Section	Parish	Portion no	Settlement lease area	notes
00-001								Lawrence		1010	33/5065: past of AL10848 converted to Settlement lease NB Unable to identify this area on the 1887 or 1902 Parish of Lawrence maps.
05-003	Townsend	Edwin	Greylands Uralla	21/12/05	9/5/06	1215	Or	Enmore	353	821	CP16-17 & CL16-1 <i>Armidale Chronicle</i> 30/12/05 p. 4: 19 applicants in ballot, so more than the two disallowed below.
05-004	Dorrington	William	Manuka Farm, Uralla	21/12/05		1230	Or	Enmore	353	821	Disallowed
05-005	Brennan	Thomas	Enmore	21/12/05		1230	Or	Enmore	353	821	Disallowed
06-025	Murray	John				420		Sandon	71	440	Applied unsuccessfully for conversion to CL1909-81
08-001	Townsend	Edwin	Enmore Uralla	29/5/08	10/7/08	337	Add	Mihi	225	3532	CP16-17 & CL16-1
09-001	Bell	Jethro	Hillcrest Dumaresq	28/1/09	6/2/09	2200	Or	Yarrowyck	48	930	Term to 1948. CP1912-137 & CL1912-15. Advertised <i>Armidale Chronicle</i> 30/1/09, p. 5. Annual rent £32 1s 8d.

APPENDIX R: HOMESTEAD FARM APPLICATIONS IN THE COUNTY OF SANDON, 1913 TO 1926

Notes

These entries are drawn from:

Homestead Farm Register, University of New England and Regional Archives, 33/5125.

Included in this table are five homestead farms granted in the adjoining county. They are included here as they are discussed in the text.

Abbreviations

ACP	Additional conditional purchase
BNSW	Bank of NSW
CP	Conditional purchase
DP	Deposited plan
HS	Homestead selection
M	Mortgage
RM	Removal of mortgage
RS	Returned soldier
RSSH	Returned soldiers special holding
S	Sold
TT	Torrens title

Selection no.	Surname	Forename	Address	Application date	Area (acres)	confirmed	Parish	Block no.	Remarks
13-001	Hennessy	Edward		29/12/13	255	12/1/14	Uralla	122,123, 137,408, 409,255	M W Carlon 1915 Note portion 255 DP7406 'Proposed to be resumed by the Crown for exchange'. Other blocks also originally Dangar so probably also exchanged. ACP73-38
17-002	Box	Ronald	Abergeveny Bondi	9/1/17	116		Falconer	402	RS only Withdrawn 14/4/17
17-004	Box	Ronald	Abergeveny Bondi	9/1/17	103		Falconer	403	RS only Withdrawn 14/4/17
17-005	Archibald	Robert Athol		13/1/17	72	27/3/17	Falconer	405	M Minister for Lands 1921 RM R A Archibald 1927 RS only. Granted £200 assistance 1917, £125 in 1919 1926 complied with conditions except payment of Crown dues, compliance certificate issued. Schedule for payment of arrears 1933 4 acres resumed for Guyra-Dorrigo railway, compensation of £74 12s paid but dept. claimed £13 15s 2d for land at £3 per acre plus 10% other. Capital value originally £270 reduced to £216 in 1926.
17-007	Elbel	Henry Edward		23/2/17			Falconer	405	Disallowed as already applied for by Archibald.
17-008	Mitchell	David Coventry		23/2/17	116	13/3/17	Falconer	402	1919 sold to Archibald Francis Rae with consent of Minister M Minister for Lands 1921 RM A F Rae 1925 M Minister for Lands 1925 RM A F Rae 1927 S H E Williams 1927 £493 7s 6d M BNSW 1929 RM HE Williams 1934

									S E J Lackey 1934 £300 RS only 1918 advance £53 15s 6d. Capital value £320
17-010	Shearan	Ernest Robert Dudley	North Sydney	29/5/17	65		Falconer	404	Allowed to be withdrawn
17-012	Wells	Loyal Williams	Guyra	2/10/17	57	14/2/18	Falconer	406	Returned soldiers only M Minister for Lands 1921 Capital value £229 reduced to £157 1917 advance £300, further £95 10s in 1919. 1936 payment of rent deferred to 31/1/37 provided pay 1/3 of income
18-005	Wells	Loyal Williams		15/4/18	46	30/5/18	Falconer	407	Additional to 17-12 Capital value £184 reduced to £126 in 1935
19-002	Rae	Archibald Francis for Rae, Thomas Neil		27/3/19	103	4/6/19	Falconer	403	Acting for Neil Thomas Rae M Minister for Lands 1921 and 1925 RM A F Rae 1927 S H E Williams 1927 M BNSW 1927 RM H E Williams 1924 S E J Lackey 1934 RS only Capital value £283 reduced to £185 in 1932
19-003	Archibald	Robert Athol		7/7/19	65.5	31/7/19	Falconer	404	M Minister for Lands 1921 RM R A Archibald 1927 Set aside for additional HF Capital value £131
19-010	Rae	A F		11/11/19	113		Wentworth	103	disallowed
19-011	Nagle	Patrick	Commercial Hotel Walcha	29/12/19	140		Elderbury County of Hardinge		Disallowed
19-012	Gaherity	Charles Garnett	Darlinghurst	22/12/19	156	8/3/20	Elderbury County of Hardinge	308	Lessee intends to effect improvements in lieu of rent for first 5 years. Withdrawal permitted 30/3/20
19-013	Dixon	Robert Patrick	Guyra	22/12/19	340	30/3/20	Elderbury County of Hardinge	310	M 1922 Minister for Lands (State Bank) Capital value £1360 reduced to £850 in 1919 and £680 in 1935. TT3917-193 Homestead Grant to Patrick Dixon S Roderick Mackenzie 16/6/1949
19-014	Hertslet	Norbert Lawrence	Guyra	24/12/19	284	30/3/20	Elderbury County of Hardinge	311	M 1922 Minister for Lands (State Bank) 1926 arrears of £23 19s funded under Concessions to Returned Soldiers to be paid in 10 instalments. RM NL Hertslet 1926 S Elizabeth Rose Gunn 1926 Capital value £1421 reduced to £852 in 1919 and £639 in 1935. TT3985-192 Homestead grant to Elizabeth Rose Gunn, wife of Edwin Hill Gunn 25/2/1927 S Andrew Drew 11/2/1946 S Gordon Jackson 7/7/1949
19-015	Menzies	Horace Frederick	Black Mountain	24/12/19	314	30/3/20	Elderbury County of Hardinge	312	S Samuel James Rixon 1920 M BNSW 1933 1925 certificate of grant issued to SJ Rixon Capital value £1360 reduced to £817 in 1919 and £681 in 1935. TT4590-239 Homestead grant to BNSW 28/9/1933 caveat under regulation 222B Crown Lands Act 1913 24/8/1949 Caveat withdrawn 24/8/1949 transferred from BNSW to Samuel Rixon
19-016	Wheaton	Clifford Ethelbert	Guyra	24/12/19	155	30/3/20	Elderbury County of Hardinge	309	M Minister for Lands (State Bank) 1922 M BNSW 1929 Capital value £895 reduced to £817 in 1919 and £623 in 1935. Advance of £625 applied for 1920. RSS payment £143/13/3 1920. TT4335-72 Homestead Grant to Clifford Ethelbert Wheaton S FJ & DP Mulligan 1/8/1951
19-017	Yeoman	Donald Norman	Black Mountain	14/12/19	152	4/6/20	Elderbury County of Hardinge	308	S 1929 CE Wheaton £900 M BNSW 1929 Capital value £936 reduced to £610 in 1919 and £533 in 1935. TT3886-120 Homestead Grant to Donald Norman Yeoman 7/7/1926 S Clifford Wheaton 1929
20-	Collins	Albert Thomas		9/2/20	1050	30/3/20	Tilbuster	144	M Minister for Lands 1921

001									RM A T Collins 1925 S A A Strahle 1925 M Minister for Lands 1925 RM A A Strahle 1928 S A W Schaefer 1928 M Govt. Savings Bank of NSW 1928 Capital value £1250 reduced to £1063 in 1933 1920 application to exchange land refused. 1921 applied to sell to JM White (denied?) 1928 advance of £500 from GS Bank
20-002	White	Augustus Francis		12/2/20	1600	30/3/20	Exmouth	208	M Minister for Lands 1921 M Govt. Savings Bank NSW 1926 Capital value £1490 reduced to £1303 in 1927 and £993 in 1932. Lessee to effect improvements in lieu of rent for first 5 years. Residence suspended to 1/9/24 (start date not recorded)
20-004	Chinnery	Victor William		10/5/20	281	4/6/20	Armidale	940-949	Returned soldier M Minister for Lands 1921 RM V W Chinnery 1924 S G M Parsons 1927 £1150 Capital value £1180 reduced to £843 in 1926
120-005	Prior	John Perry		9/2/20	1500	4/6/20	Exmouth		Area no. 1083 Returned soldier M Minister for Lands 1922 RM J P Prior 1926 S D Yeoman 1926 M J P Prior 1926 Now Crown lease 27-10 20/11/1928 Capital value £1500 reduced to £1331 in 1927.
20-006	Smith	Leslie Herbert		9/2/20	1550	4/6/20	Tilbuster		Area 1083 Returned soldier Withdrawn 5/8/20
20-007	Allingham	Eric John			1500		Exmouth		Withdrawn 18/10/20
20-008	Allingham	Eric John		13/8/20	1503	18/10/20	Tilbuster	145,190, 105	(parish map 1918 for returned soldiers only) M Minister for Lands 1921 M Govt. Savings Bank NSW 1926 RM E J Allingham 1927 ACP 28-54 and CL 28-11 14/11/28 Capital value £1342 Residence permitted on portion 100, parish of Tilbuster for 18 months from 18/4/22. Permission granted to lease to P St Clair for 2 years from 1/11/26.
20-009	Wells	Loyal William		12/12/20	99.5	6/4/21	Falconer	409	Additional M Minister for Lands 1921 Capital value £298 reduced to £273 in 1922 and £199 in 1935.
21-002	Halloran	Herbert Samuel John		9/4/21	180.25	16/2/22	Metz	30, 59	Formerly a camping and water reserve and a travelling stock reserve. S W A J Mulligan 1927 £397 (Parish map CP49-10) Capital value £287 reduced to £265 in 1921.
21-006	Burnham	Thomas		4/4/21	70.75	11/8/21	Uralla	559	S M P Shanahan 1928 £440 Perpetual lease 2/1/29 Capital value £283 Thomas was father of Richard Burnham who enlisted in WW1 but was discharged as medically unfit. Unclear if he got this under war service provisions.
21-007	Fuller	John William snr		21/6/21	176	11/8/21	Devon	34	Previously a special lease for mining. Formerly Return Soldiers Special Holding 19-5 M T M Heagney 1928 M W Carlon 1929 Capital value £660 [Devon Parish map 5 th ed 1952, HF21-7 RJ Carter CP80-24] TT4271-9 mortgaged to TM Heagney and W Carlon 1929. Declared bankrupt 1948. Sold to M & V Goodhew 1948. Sold to SJ and RJ Carter orchardists Kentucky 1950. Then TT 6403-249 and TT9963-146. [Devon parish map 3 rd ed 1913 Returned soldiers special holding area declared 4/7/1919 revoked 29/4/1921] Possibly previously RSSL area 19-5

									issued to GT Miller but forfeit after adverse report.
22-003	Falconer	John Frederick Browne		29/5/22	611.75	2/8/22	Duval	166-168	Withdrawn 2/8/22
24-001	Waters	Robert Harold			693	2/5/24	Enmore	31	Enmore Parish Map 5 th ed. 1924 Also HS31-1 1198a. Appears to be a subdivision of HS24-1. This and 26-1 seem to be the former improvement lease 1833. The adjoining Rocky Creek Forest Reserve granted to Waters as SpL33-15 [probably not a returned soldier]
26-001	Waters	Robert			646	1/6/26	Enmore	146	Enmore Parish Map 5 th ed. 1924 Set aside for AHS.

APPENDIX S: IMPROVEMENT LEASE APPLICATIONS IN THE COUNTY OF SANDON, 1900 TO 1907

Notes

These entries are drawn from:

Crown Land Agents Office Armidale, Register of Improvement leases 1898-1907, University of New England and Regional Archives, 33/5130.

This register only contains entries to 1900, but other such leases were granted in the county of Sandon after that date. Those which have been identified from other sources are included, but it is possible that there were others.

Abbreviations

AL	Annual lease
CL	Conditional lease
CP	Conditional purchase
FR	Forest reserve
HS	Homestead selection
IL	Improvement lease
NSWGG	<i>New South Wales Government Gazette</i>
OL	Occupational licence
POL	Preferential occupation licence
TR	Travelling stock route

Lease no	Application no	Surname	Given name	Address	Block no	Parish	Sale	Area	Rent £	notes
412		Hay	Alexander	Armidale	257	Armidale	11/10/98	52	4	Declared void 5/7/99
700		Blomfield	Edwin	Salisbury	352	Sandy Creek County of Hardinge	10/7/00		140	2900 acres. This lease is entirely in adjoining county. Transferred to EC Blomfield and HMF Croft 16/3/02 Forfeited NSWGG 9/9/03 Fencing between portions 67 & 68 and IL352 erected by Charles Thorpe and half value of £28 to be refunded to him 9/8/01. Improvements on these ILs the property of the Occupation Licensee of Boorolong except for the fencing. Therefore, the value of improvements to be remitted to ECB. Regained, forfeited 1907.
701		Blomfield	Edwin	Salisbury	353	Sandy Creek County of Hardinge and Sobraon	10/7/00	510	200	Total area 5100 acres. Approx. 10% in parish of Sobraon Transferred to EC Blomfield and HMF Croft 16/3/02 Forfeited NSWGG 9/9/03 Regained, forfeited 1907.
702		Blomfield	Edwin	Salisbury	354	Sobraon	10/7/00	4100	160	Transferred to EC Blomfield and HMF Croft 16/3/02 Forfeited NSWGG 9/9/03. Regained, forfeited 1907.
						Armidale		112		<i>Armidale Chronicle</i> 16/6/00 p. 3. Two improvement leases nos. 255 & 257 60 acres and 52 acres within 2 miles of Armidale to be sold. Can't identify on Armidale, Donald, Duval parish maps. Portion 257 must be lease relinquished by Hay in 1898. Possibly part of lease of 505 acres. below
	04-2	Anderson				Metz		460		Armidale Local Land Board Minutes 8/1/04 Proposal to set land aside for an improvement lease. 460 acres surrounded by portions 127, 70-73, 68 and The Falls, Metz. John Glassop, chairman of the trustees of the common and Mr

Lease no	Application no	Surname	Given name	Address	Block no	Parish	Sale	Area	Rent £	notes
										Jones, trustee, objected A.J. Hack also appeared. Application granted. ALLB Minutes 7/6/04 withdrawn
		Perrott	AH			Enmore	23/5/05	7160	1d per acre	ALLB Minutes 29/9/05 Currently held as POL. At date of expiry of pastoral lease area was 21,482 acres. Applicant holds no other leases with improvements within the POL or OL and no part of the land applied for suitable for closer settlement. 28 years May not have taken this up as when Enmore sold only an OL of 7000 acres. listed.
		Warner	AF			Tilbuster?		1129		Armidale Local Land Board Minutes 2/2/06 Applied for lease of 4267 acres held as pastoral lease of 12,802 acres. Holds no other leases. Some land suitable for closer settlement but only 60 acres adjoining Black Mountain cemetery near railway station and 550 acres between portions 202 and 104, parish of Exmouth suitable to allow existing holders to add to their land. Timber on balance of these areas, part of TR880-1023 should be preserved. Existing TS routes need to be preserved. Area applied for in Tilbuster 915 acres & 214 acres not suitable for closer settlement can be granted.
1578	Hay	Alexander				Armidale		505		Armidale Local Land Board Minutes 16/11/06 Applied to convert AL13664 to improvement lease. Applicant does not hold sufficient land to maintain family, no valid objection, approved. <i>Armidale Chronicle</i> 3/11/06 p.3 Annual lease 13664. Armidale parish map 1900. This is over FR39581 p.419, 421-429.
	Hillgrove Pty Gold Mining Co					Ferryman & Hargrave		5925		ALLB Minutes 29/11/07 rejected as 'character of the country is [not] of the class defined in section 26 of the Crown Land Act of 1893' and also detrimental to the inhabitants of Hillgrove.
1833	Clifton	Edmond			709	Enmore		1513		From 1899 Parish map, portions 153 (975 acres); 160 (566 acres) and 161 (220 acres), less two enclosed CP blocks if 40 acres each. Later CL41-3, HS32-1 & HS45-1. 1924 map, HS24-1 683 acres and 32-1 1198 acres. Armidale Local Land Board Minutes 5/2/09 Recommended auction sale, upset price 3d per acre, 15-year term 8/12/09 E Clifton, M Heffernan, K Hudson tendered. E. Clifton 'holds land as sub lease of the occupation licence and has affected various inputs on the land during his occupancy of the last 4 years' Awarded his tender. Enmore parish map suggests it was extended to ca2500 acres later. Armidale Local land Board Minutes 8/12/1909 E Clifton, M Heffernan, K Hudson tendered for improvement lease 709, awarded to Clifton as has held as sublease to Perrott's OL.
921		Blanch	Hector	Winterbourne	96	Eastlake		2722		Converted to HS20-5 then CP24-21 Advertised <i>Armidale Chronicle</i> 5 March 1913 p. 7. Within Emu Creek resumed area, block 738, partly in parish of Winterbourne, county of Vernon.
1876					618	Springmount		120		Forest reserve 36075 applied for as annual lease 06-38 by Charles Mott [from annual lease register]
1921						Lawrence		1450		33/5075: AL10848 to TH Ross, Emu Creek, then CS Thorley & CMcL Marsh absorbed by IL1921, probably 1914 as that last date of payment. Reduced from 1440 acres in 1892 to 430 acres as 1010 acres converted to settlement lease 00-1, then 400 acres in 1908, 399 acres in 1913 for a road. [This may have been under the provision in the 1903 amending act which allowed annual leases to be converted into improvement leases]

Lease no	Application no	Surname	Given name	Address	Block no	Parish	Sale	Area	Rent £	notes
1234		Bell	Reuben					2140		Boorolong Parish Map 1922. Lease is over Boorolong State Forest, dedicated 1916 transferred to Forestry Commission 1918. Bought at auction in 1903('Local and General News', <i>Armidale Chronicle</i> , 15 July 1903, p.4), rent reduced by the Land Appeal Court from £50 to £44 in 1905 ('Land Appeal Court', <i>Sydney Morning Herald</i> , 29 September 1905, p. 7).

APPENDIX T: CONDITIONAL PURCHASE LEASES ISSUED IN THE COUNTY OF SANDON, 1907 TO 1908

Notes

The source for these entries is:

Conditional purchase lease register, University of New England and Regional Archives, 33/5110.

Abbreviations

AJSB	Australian Joint Stock Bank
CP	Conditional purchase
M	Mortgage
RM	Removal of mortgage
S	Sale
WR	Water reserve

CPL no.	Family Name	Given Name	Address	Date of application	Section	Parish	Area	Portion	Notes
07-05	Heagney	Thomas	Falconer	4/4/07	O	Salisbury	712	184	Conflicting applications determined by Armidale Local land Board 17/4/1907 CP10-24
07-06	Adams	Harold	Salisbury Plains	4/4/07	O	Salisbury	606	185	Conflicting applications determined by Armidale Local Land Board 17/4/1907 CP11-8
07-09	Tolley	Albert	Mountain View Bundarra Rd	4/4/07	O	Harnham & Salisbury	653	127 & 183	AJSB 1908 M A Tolley 1910 RM William Cahill 1910 S £2400 ALLB approved sale but Tolley not to again make original holding. CP17-20
08-01	Bell	John	Wyndella	1/10/08		Sobraon	1734	15	No. 1 in ballot, 374 applicants. Govt Savings Bk 1912 M J Bell 1926 RM N Bell 1931 S £3030 J & M Bell 1931 M N Bell 1935 RM CBCS 1935 M Lease in perpetuity 1934
08-04	Edmonds	James	Windella	1/11/08		Sobraon	1460	14 & 28	No 4 in ballot 374 applicants. Application to transfer to J Croft denied 1909 H Smith 1928 S £3104 J Edmonds 1928 M WR 117 acres added 1929. p. 26, 48 acres added 1931.

APPENDIX U: CROWN LEASE APPLICATIONS IN THE COUNTY OF SANDON, 913 TO 1935

Notes

These entries were derived from:

Register of Crown-leases, University of New England and Regional Archives, 33/5009-10.

Crown leases (also called Crown-leases) were introduced in 1912 and were essentially a re-working of settlement leases. They had a term of forty years (later extended to forty-five years) and could be converted to a homestead lease in the last five years. Very few such leases were granted in the county of Sandon up to 1915.

Abbreviations

AL	Annual lease
AMP	Australian Mutual provident Society
BNSW	Bank of NSW
CBCS	Commercial Banking Company of Sydney
CnL	Crown lease
CP	Conditional purchase
HF	Homestead selection
NSWGG	<i>New South Wales Government Gazette</i>

Crown lease number	Surname	Given name	Address	Date of application	Parish	Area	Portion number	Area number	Capital value £	Annual rent £	Notes
					Donald	41					<i>Armidale Chronicle</i> 12 November 1913 p. 4. [Not in register]
13-13	House	John	Enmore	19/4/13	Enmore	60		476	£80	£1	Application withdrawn
13-16	House	John	Enmore	10/5/13	Enmore	60	70	476	£80	£1	CP28-20 <i>Armidale Express</i> 22 April 1913, p. 4.
13-23	Prater	Donald	Care of AJ Hack Armidale	4/7/13	Davidson	200	163, 143, 156	655	£232 19s	£2 10s 9d	<i>Armidale Express</i> 15 August 1913, p. 6 Rent £2 10s 9d. Later CP26-17. <i>Armidale Chronicle</i> 16 August 1913 p. 4 JT Smith successful but withdrew, leases awarded to D Prater. No. 2 in ballot CP26-17 & CL26-1 Also CP19-30 20 acres added 1914
14-05	Moorehead	John	Elderbury, Guyra	1/6/14	Duval	180	180	1238	£555	£6 18s 9d	No 1 in ballot S Hall 1920 A C Dewhurst 1921 S S Hall 1921 M ACP23-25 <i>Armidale Express</i> 9 June 1914, p. 1. <i>Armidale Chronicle</i> 30 April 1914, p. 3. Rent £5 7s 6d, improvements £240.
14-07	Enks	Jacob	Metz	20/7/14	Metz	65	A	1345	£159	£1 19s	M Bell 1923 Portions 19 & 43 added 15 acres £1924 <i>Armidale Chronicle</i> 19 August 1914, p. 6. Rent £2 0s 8d.
14-08	Bosworth	Benjamin	Uralla	20/7/14	Arding	93	278	1344	£234	£2 18s	No 1 in ballot (31) D McNeil 1919 ACP20-83
15-04	Jerrett	Eveline	Enmore	5/5/15	Enmore	43	62	1769	£43 15s	£1	G Jerrett (exec) 1923 CP29-69
17-18	McLennan	Donald	Armidale Gully	17/7/17	Davidson	88	116, 164	2973	£132	£1 13s	
18-05	Brennan	John	Enmore	16/4/18	Enmore	1096	143	3205	£730	£9 2s 8d	Gazetted as £2000 reduced on appraisal. CBCS 1936 Lease in perpetuity 1935
18-06	Walsh	Michael	Dangarsleigh	20/4/18	Enmore	670	C	3205	£670	£8 7s 6d	Application withdrawn

Crown lease number	Surname	Given name	Address	Date of application	Parish	Area	Portion number	Area number	Capital value £	Annual rent £	Notes
18-07	Finlayson	Archibald	Bonny Doon Armidale	16/5/18	Merrigalah	3962	G	3200	£2971	£39 7s	Area reduced to 984 acres, p. 9. AMP 1921 M A Finlayson 1922 RM A Menzies 1922 S BNSW 1929 M A Menzies 1933 RM E Hanlan 1923 S £1200 BNSW 1933 M E Hanlan 1934 RM A Barwick 1934 A BNSW 1934 S Lease in perpetuity 1935
1918-14	Johnson	Norman	Rosedale Armidale	21/8/18	Enmore & Winterbourne	3000		3205	£2000	£25	Application withdrawn
18-15	Johnson	Alfred	Grafton Rd Armidale	20/9/18	Enmore	672	144	3205	£670	£8 7s 6d	Govt Savings Bk NSW 1929 M Lease in perpetuity 1936
18-16	Waters	Edward	Metz	2/9/18	Cooney	3283	9	3271	£1641	£20 10s 5d.	Forfeited 1925
19-02	Walsh	Allen	Dangarsleigh	10/2/19	Enmore & Winterbourne	2850	145	3205	£2000	£25	Surrendered 1922
20-01	Morgan	Frank	Hillgrove	26/1/20	Ferryman & Merrigalah	6500	11	3464	£2708	£33 17s 1d.	Adverse circumstances 1922 Void vide NSWGG 9/2/21
20-02	Waters	Alfred	Metz	6/2/20	Cooney	5590	12	3271	£2137	£37 8s 2d.	Forfeited 1923
20-03	Johnson	George	Armidale	9/2/20	Merrigalah	4970	10	3465	£3313	£41 8s 4d.	Forfeited non-payment of rent 1922
20-05	Faint	John	Long Point Hillgrove	27/1/20	Shasta	5417	3 & 5	3464	£2708	£32 17 3d	Rural Bal 1935 M
20-14	Waters	Robert	Metz	21/9/20	Ferryman [NB c. Clarke?]	2645	14	3568	£1322	£16 10s 8d	E Waters 1935 gift
20-15	Faint	James	Hillgrove	20/9/20	Shasta	3750	C	3569			Void 1921
20-16	Lawrence	Frederick	Long Point Hillgrove	20/9/20	Shasta	3555	7	3569	£1422	£17 15s 6d	A Pearse 1929 S Forfeited NSWGG 29/9/33 Forfeit reversed NSWGG 22/12/33
20-17	Scheef	Albert	Long Point Hillgrove	22/9/20	Ferryman	1598	15	3569	£532	£9 19s 9d	Lease in perpetuity 1935
20-21	Bigg	Henry	Jeogla	22/11/20	Ferryman	5760		3634			Null and void 1923
21-06	Parkinson	Percy	Armidale	22/4/21	Elton	301	161	3729	£451	£5 12s	Applied for lease in perpetuity 1934, not clear if granted
21-08	Asmus	Frederick	Walcha	2/5/21	Shasta	3550	8		£887	£27 17s 9d	Govt Savings Bk NSW 1927 M
21-10	Costelloe	Ambrose	Boorolong	18/4/21	Elton	164	162	3729	£287	£3 12s	Govt. Savings Bk NSW M A Costelloe 1927 RM W Fardell 1927 S £514 ACP28-3
21-12	Martin	George	Dumaresq	18/4/22	Elton	271	160	3729	£441	£5 10s 5d	J Martin 1926 S
21-16	Sewell	Jethro	Oaklands Hillgrove	19/10/21	Shasta	3128	6	3569	£1042	£13 0s 8d	AW Simpson 1928 M J Sewell 1934 Rural Bk 1934 M Lease in perpetuity 1935
22-03	Witherdin	Harry	Wollomombi	19/6/22	Hargrave	480	99		£187	£2 6s 11d	Lease in perpetuity 1936
22-06	Chapman	Arthur	Tilbuster	15/12/22	Duval	739	183, 167-8 (A)	3942	£2320	£29 10s 9d	Minister for Lands 1923 M A Chapman 1929 RM Subdivided 1929 B Fittler 1929 S £2820 Lease in perpetuity 1936
22-07	Johnson	Alfred	Enmore	12/12/22	Enmore	775	145	3943	£1160	£14 10s 9d	N Johnson 1924 M A Johnson 1927 RM P Brennan 1927 S N Johnson 1927 M J Johnson 1928 Transfer of mortgage Lease in perpetuity 1934
23-03	Waters	Ernest	Silverton, Metz	25/1/23	Ferryman	6104	17	3634	£2034	£25 5s 8d	J Waters 1936 S £50 Reappraised 1935 £1000
23-08	Lake	William	Care of J Taylor Brewarrina	11/4/23	Merrigalah	4970	10	3979	£3313	£41 8s 4d	Disallowed
25-04	Chapman	Arthur	Armidale	13/7/25	Duval	168				£3 5s.	Armidale Local Land Board recommended that additional Crown-

Crown lease number	Surname	Given name	Address	Date of application	Parish	Area	Portion number	Area number	Capital value £	Annual rent £	Notes
											lease be granted, but Minister refused 1925.
25-05	Hanlan	Patrick	Green Vale Metz	18/7/25	Metz	750	61-3, 132, 52, 232, 264	4262	£822	£10 3s 2d	Reappraised 1936 to £1193 Lease in perpetuity 1936
25-06	Scheef	Albert	Long Point Hillgrove	2/11/25	Ferryman	1875	16		£937	£11 14s 6d	Additional. Originally 20-17 Lease in perpetuity 1934
25-07	Lawrence	Frederick	Long Point Hillgrove	12/12/25	Shasta	300	AL22.2				Disallowed 1926
25-08	Simmons	Frederick	Barraba	5/11/25	Cooney	3283	9	4308	£1641	£20 10s 5d	Application withdrawn
25-09	Merchant	John	Barraba	12/11/25	Cooney	3283	9	4308	£1641	£20 10s 5d	Application withdrawn
25-10	Simmons	James	Metz	5/11/25	Cooney	3282	9	4308	£1641	£20 10s 5d	Rural Bk 1936 M
26-09	Jerrett	George		5/6/26	Lawrence	317	62		£317	£3 19s 4d	Originally 15-4 CP29-69
26-10	Johnson	Alfred	Uralla	21/8/26	Merrigalah	320	1		£186	£4	Govt Savings Bk NSW 1929 M Lease in perpetuity 1936 Originally 18-15
26-13	Blake	George	Melrose	9/8/26	Merrigalah	1986	3	4402	£1936	£2 17s 6d	Subdivided 1934 Lease in perpetuity 1935
26-14	Doyle	Cyril	Enmore	9/8/26	Merrigalah	1807	2	4402	£1807	£22 11s 9d	Govt. Savings Bk 1929 M Additional Crown-lease 32-4
26-15	Simmons	Frederick	Metz	7/10/26	Cooney	5130	12	4006	£2137	£26 14s 5d	J Simmons 1936 S £200 Lease in perpetuity 1936
27-09	Sewell	George	Long Point Hillgrove	2/7/27	Shasta	4300	9	3465	£2150	£26 17s 6d	Forfeited 1929
27-10	Yeomans	Donald	Black Mountain	17/8/27	Exmouth	1522	207		£1331	£25 7s 4d	Conversion of HF20-5 BNSW 1929 M
27-18	Faint	George	Hillgrove	24/10/27	Ferryman	143	18	4517	£160	£1 15s 2d	Lease in perpetuity 1935
29-03	Chapman	Arthur	Armidale	8/4/29	Duval	401	182, 166, 184			£7 18s	Applied for by Minister for Lands for Chapman Subdivision of CnL22-6 R Roan 1929 A £1430 J Pearson 1929 M R Roan 1930 RM H Kelly 1930 S £1550 BNSW 1935 M A Kelly 1937 RM
29-08	Eliott	Gilbert	Mosman Armidale	17/10/29	Merrigalah	4970	10	3970	£3313	£41 19s 4d	Withdrawal permitted 1930
29-09	Eliott	Gilbert	Mosman Armidale	17/10/29	Shasta	2100					Withdrawal permitted 1930
30-02	Waters	Edward	Enmore	3/3/30	Shasta	1570	10	3450	£392	£4 18s 9d	
30-07	Jerrett	George	Enmore	14/7/30	Merrigalah	4970	10	3979	£3313	£41 8s 4d	
30-08	Johnson	Alfred	Enmore	15/9/30	Shasta	4300	9	3465	£1075	£26 17s 6d	Lease in perpetuity 1936
30-09	Waters	Gordon	Enmore	7/10/30	Merrigalah	5440	11	3464	£2266	£28 6s 8d	Lease in perpetuity 1937
30-11	Frazier	Samuel	Armidale	7/10/30	Enmore	981	149	4750	£613	£7 13s 4d	H&R Pont 1935 S £100 S&H Frazier 1935 M S&H Frazier 1936 S £7 10s
30-14	Williams	Hercules	Black Mountain	9/12/30	Exmouth	818	124	4772	£819	£10 4s 9d	C. Robertson 1933 M Lease in perpetuity 1937 NSWGG 24/10/1930 no 160, p. 4413 Block A 833 acres and Block B 1070 acres parish of Exmouth available for lease.
30-15	Williams	James	Black Mountain	9/12/30	Exmouth	1053	125	4772	£1053	£13 7s 6d	BNSW 1933 M NSWGG 24/10/1930 no 160, p. 4413 Block A 833 acres and Block B 1070 acres parish of Exmouth available for lease.
31-02	McDonnell	William	Salisbury Plains	30/3/31	Enmore	2650		4792	£662	£8 5s 8d	Disallowed
31-04	Mitchell	William	Long Swamp Rd Armidale	23/3/31	Enmore	2480	83	4792	£620	£7 15s	Forfeited 1935
31-	Faint	James	Hillgrove	22/6/31	Ferryman	1003	20	4812	£501	£6 5s 5d	Lease in perpetuity 1935

Crown lease number	Surname	Given name	Address	Date of application	Parish	Area	Portion number	Area number	Capital value £	Annual rent £	Notes
05											
31-06	Faint	Thomas	Hillgrove	22/6/31	Ferryman	1231	22	4812	£615	£9 18s 11d	Lease in perpetuity 1936
31-07	Elliott	Edward	Armidale	28/6/31	Ferryman	999	21	4812	£501	£6 5s 5d	Lease in perpetuity 1936 C Faint 1936 S £110 Rural Bk 1936 M
31-11	Craigie	Robert	Armidale	29/3/31	Enmore	1520	51 & 51	4792	£380	£4 15s 9d	SpL21-20 added 1932.
31-12	Waters	Clarence	Metz	22/6/31	Ferryman	1072	25	4812	£357	£6 14s	A Stent 1933 A £20 Lease in perpetuity 1935
31-13	Sauer	Matthew	Wollomombi	23/6/31	Ferryman	1157	23	4812	£578	£7 1s 5d	
31-14	Faint	William	Hillgrove	23/6/31	Ferryman	1124	26	4812	£562	£7 0s 6d	
31-15	Witherdin	Winifred	Hillgrove	22/6/31	Ferryman	863	24	4812	£431	£5 7s 11d	
32-01	Sauer	Matthew	Armidale	1/4/32	Ferryman	926	E	4812	£463	£5 15s 9d	Disallowed
32-02	Brennan	Aubrey	Enmore	30/5/32	Enmore	3380	148	4877	£845	£10 11s 3d	NSWGG 8/4/1932 no 45, p. 1236. 'Poor pasturage, best suited for turnout of winter stock'
32-03	Westaway	Clarence	Enmore	5/9/32	Cooney	1485	22		£495	£6 3s 9d	Forfeited 1937
32-04	Doyle	Cyril	Enmore	4/7/32	Shasta	1600	11		£400	£5	
33-02	Hanlan	Edward	Armidale	11/10/33	Merrigalah	2977	4			£9 12s 4d	Subdivision of CnL18-7 BNSW M E Hanlan 1934 RM J Hanlan 1934 A BNSW 1934 M Lease in perpetuity
33-04	Blake	George	Enmore	28/12/33	Merrigalah	418	5		418	5 4s 9d	Subdivision CnL26-13 (?) M Johnson 1934 S E Simpson 1934 M Lease in perpetuity
35-02	Hiscox	James	Bald Blair Guyra	14/1/35	Exmouth	1098	A	£5029	1098	13 17s 6d	J Short 1935 S £200 BNSW 1936 M Lease in perpetuity NSWGG 14/12/1934 no 223, p. 4450 'good wool-growing country when improved but improvement will be costly'
35-011	Parker	Norman	Tiverton	24/10/35	Enmore	2480	83	£4792	620	7 15s	Declared null and void 1936

APPENDIX V: SPECIAL LEASE APPLICATIONS IN THE COUNTY OF SANDON, 1889 TO 1910

Notes

Special leases were originally intended for ‘special’ purposes such as wharfs, jetties, dams, brick-kilns, quarries, fisheries, tramways and the like. No mention was made in the *Crown Lands Act 1884* of grazing or agriculture, but in the county of Sandon these came to be the most frequent reason given for an application. Special leases were originally not allowed to be converted but a change in legislation in 1908 allowed such conversions if the special lease had been for the purpose of grazing and agriculture, although at times applications were refused.

As with other forms of tenure, a definitive list of special leases granted by the Armidale Local Land Board has proved impossible to construct. Entries for Sandon county leases were selected from the following series:

Armidale Land Office, Special leases, University of New England and Regional Archive, 33/5114-5119.

The surviving volumes of this form of lease have been rewritten at an unrecorded date, so that leases which had expired, lapsed or converted to conditional purchase at the time of rewriting were omitted. Some missing leases have been identified in the conditional purchase register, as a note was made when the conditional purchase was the result of the conversion of some kind of lease. To make the task of identification even more difficult, special leases were assigned a running number which was not recorded in the register, yet the conditional purchase register often only identified such leases by this number. In a handful of instances, I was able to identify the special lease in question, but those which proved elusive are listed at the end of this table under their running number. Some special leases have been identified in the Armidale Local Land Board (ALLB) minutes.

A search of newspapers may have yielded more applications, for instance the following report:

Edward Fox Special Lease of 320 acres for the purpose of dairying, p. Uralla, c. Sandon. The Board’s decision was: - We allow the application to be withdrawn as the applicant declines to accept the area proposed to be allotted. We recommend the refund of the deposit and survey fee less the sum of £4 17s 3d costs incurred in dealing with the application. We are unanimously of the opinion that the area proposed to be allotted is sufficient, considering the position and character of the land. Mr G Lonsdale appeared for and with the applicant and applied for the withdrawal in open court. Mr. Surveyor Hogarth for the Crown. Similar decisions were given in the cases of J. S. Duncombe (2), W. M. Hedderman, P. Dowling. The Department recommended the allotment of a lesser area than that applied for in each case, but all of the applicants refused to accept, and withdrew their application.’ *Uralla News*, 21 June 1906, p.2.

Such applications do not appear in the surviving register. However, given the nature of the tenure, and the fact that those leases which endured and particularly those which were converted to conditional purchase have been identified, suggests that searching for those which did not would add little to the argument which is presented in this thesis. Only those leases of 20 acres or more have been recorded here, as previously discussed. Applications which were refused or allowed to be withdrawn are shaded blue, while those which were forfeited or lapsed are pink.

Abbreviations

ACP	Additional conditional purchase
ALLB	Armidale Local Land Board
CL	Conditional lease
CP	Conditional purchase
E	East
N	North
NE	North east
NW	North west
POL	Preferential occupation licence
SE	South east
SpL	Special lease
SW	South west
TS&CR	Travelling stock and camping reserve
WR	Water reserve

Application no	Surname	First name	Address	Application date	Parish	Portion	Area	Notes	date	term
89-001	Wright	Thomas	Armidale	16/9/89	Enmore		40	Erecting an inn Withdrawn 2/6/90		
94-001	O'Connor	Patrick	Uralla	12/1/94	Devon	Near NE cnr CL2363,E to Kentucky Creek	320	Boiling down establishment	30/7/95	15
96-013	Johnson				Armidale	873	20	CP10-39		
97-002	Brandscheid	Casper		15/2/97	Metz	NE cnr 19, E to falls	50	Market garden and dairy	6/4/98	7
98-001	Bourke	James	Uralla	3/5/98	Devon	NE cnr p13	30	Wool washing Applied for 320a must conduct business in 'a cleanly and inoffensive manner'	4/11/99	7
98-004	Norton	Henry	Rocky River	20/6/98	Arding	Police paddock reserve	80	Pig and poultry farm refused at request of Mines Dept		
98-007	Barry	Patrick	Macintyre Flat near Armidale	19/10/98	Duval	SE cnr p147	50	Agriculture Clear 25 acres, fence	9/12/99	14
99-001	Maguire	John	Armidale	13/1/99	Gara	NW cnr p75	50	Agriculture, grazing Cultivate 20 acres, fence	16/5/00	14
99-003	Hall	Edward	Guyra	28/1/99	Falconer	198-204	89	Agriculture Cultivate ¼ of area	2/9/99	15
99-006	Kelly	John		17/3/99	Donald	SW cnr 182	40	Agriculture	7/4/00	14
99-007	Hall	Edward	Guyra	17/3/99	Falconer	205- 8,194-7, secs. 15- 7 village of Falconer	163	Pig and poultry farm Refused as applicant has application in for Special Lease of 89a. Land applied for is required for Spl of a smaller area than that applied for and it is proposed to offer them at auction		
99-009	Johnson	Neil	Black Mountain	1/5/99	Tilbuster	North part FR880 p122	80	Special lease no 2464 CP12-68 Agriculture	15/11/99	14
99-010	Johnson	Lawrence	Black Mountain	10/5/99	Exmouth		100	Agriculture Board recommended allowing withdrawn as against the public interest		
99-012	Jones	Richard	Black Mountain	7/12/99	Exmouth	110	50	Lease 2371 Agriculture CP10-102	31/3/00	20
99-014	Wilkins	Jabez	Guy Fawkes	10/7/99	Armidale	321	36	Grazing L. Waugh 1910 Within 3 years fence, ringbark, provide water	20/12/99	15
99-015	Cattell	Thomas	Rocky River	11/7/99	Arding	133	20	Orchard and agriculture	30/3/01	14
99-017	Francis	Ephraim	Rocky River	12/7/99	Uralla	214	20	Nursery garden and other agricultural purposes	30/8/01	14
99-018	Parnell	Samuel	Black Mountain	14/7/99	Tilbuster		100	Agriculture Board allowed withdrawal		
99-020	Grant	Donald	Rocky River	30/8/99	Arding	139	20	Vegetable garden, nursery and general agriculture	23/3/01	14
99-021	Inglis Robson	David George		8/9/99	Metz		160	Grazing withdrawal allowed as applicants intend to make a fresh application		
99-022	Rixon	Frederick	Uralla	20/9/99	Dangarsleigh	133	102	Grazing and agriculture ALLB Minutes 18/2/03 conditions fulfilled to date applicant says he has cleared 20 acres but 'cannot plough owing to the drought' CP10-40	4/2/00	14
99-023	Nixon	Gabriel	Uralla	6/10/99	Devon	18	320	Agriculture, grazing, dairy farming Added p113-9 14a later	11/10/01	14
99-024	Glock	John	Rocky River	7/10/99	Arding	135	60	Agriculture	17/7/01	14
99-026	Heagney	Patrick	Guyra	14/11/99	Falconer	203, 206-8, 194-7, sections 14-17, village of Falconer	75	Agriculture	12/10/00	15
99-	Inglis	Thomas	Hillgrove	14/11/99	Metz	N of J	160	Erecting machinery, building and pipe line.	5/12/99	15

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027						Glass p268		Now Hillgrove & Armidale Electrical corporation 1903 EC Baisley & A Matheson, London, 1904		
99-028	Ditton	Charles	Black Mountain	21/11/99	Tilbuster		100	Agriculture Withdrawn		
99-029	Jones	John	Black Mountain	27/11/99	Tilbuster	127	50	Agriculture CP10-100 Also CP15-45	5/12/00	14
99-030	Harris	Harold		8/12/99	Metz	S p128, comprises GL296, parts of 298-9	62	Storage of explosives. Lessee not allowed to interfere with stock grazing the land. The Board considers the magazine would not be dangerous to the inhabitants. The Mayor of Hillgrove attended but did not speak.	17/7/00	15
00-003	Redmond	Michael		14/3/00	Falconer	205-8	75	Agriculture	12/10/00	15
00-005	Archer	William		20/4/00	Falconer	240-1	93	Grazing CP09-65	3/7/00	14
00-006	Fitzgerald	Thomas		22/5/00	Arding		20	Grazing and agriculture withdrawn at applicant's request		
00-007	Rixon	William	Rocky river	1/6/00	Arding		320	Refused in view of report of DS and objection by the trustees of the Uralla temporary common		
00-008	Bullen	George	Rocky river	13/6/00	Arding	SW cnr his CP218, whole of Crown land between Tipperary Gully & Cleghor n's CP	50	Grazing Withdrawn at applicant's request		
00-016	Hutchison	William	Uralla	14/9/00	Uralla		40	Agriculture withdrawn		
00-017	Stanley	Frederick	Yarrowyck	14/9/00	Yarrowyck		100	Grazing and agriculture Withdrawn		
00-020	Cooper	Arthur	McIntyre flat	19/10/00	Duval		125	Grazing and farming Withdrawn		
00-021	Porter	David	Tilbuster	30/10/00	Duval		50	Refused in view of Wardens report		
00-022	Pearson	William	Clearview Armidale	16/11/00	Armidale	CR2223 5 & TS8	64	Withdrawn		
00-023	Jones	Richard	Black Mountain	28/11/00	Tilbuster	125	100	Dairy farm SpL 3097 CP15-16	27/11/01	14
00-026	Elliott	George	Castledoyle	28/12/00	Tiverton	163-4	156	Grazing	28/8/01	14
01-001	Cooper	Samuel		18/1/01	Saltash	26-7	150	Grazing	7/6/01	10
01-002	Rixon	William	Rocky river	29/1/01	Arding		40	Grazing Refused in view of Wardens report and objection of /trustees of the Uralla common		
01-027	Hinton	Hezekiah	Black Mountain	4/10/01	Tilbuster	129	120	Grazing G Hinton 1903 J Gallagher 1903	13/2/02	14
01-028	Whackett	George	Rocky river	8/10/01	Arding		40	Beekeeping Conflicts with application by G Bullen. Refused		
01-029	Lawlor	John	Armidale	11/10/01	Duval	155 & 156	100	Grazing	10/12/02	10
01-030	Faint	John		29/10/01	Duval	Adjoins Puddledock Bridge & his residential block 57	28	Disallowed as needed for camping and water reserve. <i>Armidale</i> Chronicle 28/6/02 p.4.Overruled by Minister	8/4/03	14
01-031	Jones	John		19/11/01	Tilbuster	NW cnr his SpL 2750	80	Agriculture and access to water refused		
02-003	Deiderick	John		17/1/02	Sobraon	Ad his SpL of 18/9/01	100	Agriculture and grazing Refused		

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						[not in this register]				
02-004	Bullen	George	Rocky River	18/1/02	Arding	147	50	Beekeeping		14
02-009	McNamara	Alfred	Kentucky	4/4/02	Harnham		40	Agriculture Disallowed land not available 25/9/02		
02-012	Smith	Charles	Boorolong	18/4/02	Sobraon		320	Grazing refused in view of reports from District Surveyor and Warden 12/9/02		
02-014	Foran	Thomas	Armidale	30/4/02	Armidale	424-429	317	Agriculture and grazing Withdrawn		
02-015	Foran	Thomas	Armidale	30/4/02	Armidale	419, 421-3	188	Agriculture and grazing Withdrawn		
02-019	Hern	Moses	Armidale	9/5/02	Armidale	880	60	Recreation (coursing) Hern is chairman of the New England Coursing club	18/3/03	28
02-021	McLeod	James		20/5/02	Exmouth	Part TR880	200	Agriculture Refused in view of reports of forester and D. surveyor		
02-022	Jones	John	Black Mountain	20/5/02	Tilbuster	131	50	Dairying Withdrawn		
02-025	Souter	Leslie	Black Mountain	30/5/02	Exmouth		180	Agriculture and grazing Withdrawn		
02-028	Rixon	William	Rocky River	9/6/02	Arding		100	Dairying Board recommended, but letter from Trustees of Uralla Common, refused vide Lands Dept letter 13/7/04		
02-031	Heagney	Patrick	Guyra	16/6/02	Wentworth & Balblair (c. Clarke)	RR9820	320	Withdrawn 'as applicant does not desire to go on with lease. He has sold all his stock and swears he cannot profitably use the land for agriculture'. Withdrawn		
02-034	Carlton	James	Salisbury Plains	26/5/02	Mihi	SE cnr CL90-21	130	Grazing Disallowed		
02-035	House	James	Uralla	26/5/02	Mihi	NE cnr p208	130	Grazing Disallowed		
02-036	Carlton	William	Salisbury Plains	26/5/02	Mihi	As 02-34	130	Grazing Disallowed		
02-037	Carlton	Andrew	Salisbury Plains	26/5/02	Mihi	As 02-34	130	Grazing Disallowed		
02-038	Menzies	Alexander	Salisbury	26/5/02	Mihi	C&WR 10641	130	Grazing Disallowed		
02-039	White	Clarence	Rockwood	26/5/02	Mihi	As 02-38	130	Grazing Disallowed		
02-040	Long	Patrick		26/5/02	Mihi	As 02-38	130	Grazing Disallowed		
02-044	Warner	Albert	Tilbuster	17/7/02	Exmouth	Se cnr 87, portion of reserve 692	190	Grazing Approved 23/2/03	23/11/04	14
02-045	Gentle	George	Armidale	21/7/02	Butler	C&TR1 892	300	Agriculture and grazing Withdrawn		
02-047	Warner	Albert	Tilbuster	26/7/02	Duval	SW cnr 95	240	Recommended 23/2/03 Refused 04 Reversed	19/11/04	28
02-048	Warner	Albert	Tilbuster	26/7/02	Duval	W cnr 49	180	Recommended 23/2/03 Refused 04 Reversed	19/11/04	28
02-049	Warner	Albert	Tilbuster	26/7/02	Duval	NE cnr his SpL	226	Recommended 23/2/03 Refused 04 Reversed	19/11/04	28
02-050	Hudson	Richard		30/7/02	Devon		320	Cultivation of grasses and Refused – reasons apply to 02-50-53 Land held for grazing by Hudson on POL and is in goldfield. Such a large area should not be granted as a SpL. If goldfield is not necessary it should be revoked. Overturned by LAC and Minister subject to reservation of right to withdraw land for settlement and all mining rights to be conserved.	16/4/04	28
02-051	Hudson	Richard		30/7/02	Devon		320	Cultivation of grasses and grazing See 02-50	16/4/04	28
02-052	Hudson	Richard		30/7/02	Devon		320	Cultivation of grasses and grazing See 02-50	16/4/04	28
02-	Hudson	Richard		30/7/02	Devon		320	Cultivation of grasses and grazing	16/4/04	28

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053 02-058	Manuel	James		19/5/02	Uralla	264	20	See 02-50 Agriculture Applicant to cultivate 2a ALLB minutes 8/7/03	16/4/04	10
02-060	Jones	Richard	Black Mountain	22/9/02	Tilbuster	E side p.125	50	Dairying Refused ALLB minutes 9/2/03 already holds 2 SpL one for agriculture and one for dairying 'sufficient in our opinion for his purpose'. Already held under OL being improved by licensee under arrangement with Forestry dept.		
03-005	Davis	Arthur	Tilbuster	17/2/03	Duval	161	30	Grazing and agriculture Clear & cultivate 10a CP14-22	21/11/03	14
03-006	Curtis	Henry	Brooklyn	18/2/03	Davidson	207	40	Grazing	19/8/03	5
03-007	Curtis	Henry	Brooklyn	18/2/03	Clevedon	120	48	Grazing	19/8/03	5
03-010	Johnson	Neil	Armidale	30/3/03	Donald	223	40	Agriculture Clear & cultivate 10a	27/4/04	14
03-011	Maguire	Patrick	Bakers Creek	20/4/03	Donald	Pt TSR 4311	55	Agriculture Cultivate 16a ALLB minutes 25/4/04	29/6/04	14
03-015	Whackett	George	Rocky River	22/5/03	Devon		180	Refused as land held for grazing purposes under POL 8/7/03/7457		
03-020	Griffith	George	Rocky river	17/6/03	Arding		20	Refused as within Uralla Temporary common		
03-025	Coventry	Elsa	Camperdown Armidale	22/7/03	Hargrave	Part TSR258 9 & p.1	100	Access to water. Refused in view of DS report		
03-030	Whackett	George	Rocky River	16/10/03	Devon & Saltash	26 (Devon)	110	Grazing and agriculture Special lease no 3367 Stack & burn 15a for 3years, keep 10a under cultivation ALLB7/3/04 Concurrent with SL3-31 CP11-74	25/5/04	
03-031	Hudson	Richard	Balala	3/11/03	Devon	27	115	Grazing and agriculture Stack & burn whole area in 5 years. Can be withdrawn for settlement after 14 years ALLB minutes 7/3/04 Concurrent with 02- 53 adjoining	11/6/04	
04-001	McNeil	Duncan	Rocky River	19/1/04	Saltash	160		Refused		
04-003	Collins	Michael	Tilbuster	2/2/04	Duval	76	164	Cultivate 4a	2/11/04	14
04-008	Bullock	James	Lawrence	16/2/04	Lawrence	Reserve 1286	84	Refused already held under AL		
04-011	Williams	Peter	Black Mountain	16/5/04	Exmouth	TSR 9294	150	Refused as land is required in the public interest		
04-012	Johnson	Laurence	Black Mountain	23/5/04	Exmouth	TSR 9294 & 22232	200	Stock Branch objection, refused		
04-013	Schaefer	John & Henry	Armidale	30/5/04	Clevedon	131 & 159	147	Withdrawn		
04-015	Finlayson	Kenneth		31/5/04	Davidson		200	?		
04-016	Featherston	Francis	Arding	24/6/04	Arding	p.32	30	Protest, withdrawn		
04-017	Neil	Thomas	Guyra	8/7/04	Falconer	Part TSR 22252	30? 3020?	?		
04-018	Cooper	William	Uralla	23/9/04	Uralla	Part p.85,76, 77,98,67	30	Bee and poultry farm ?		
04-020	McGuire	Henry	Tilbuster	19/10/04	Duval	24	68	Grazing ?		
04-021	Fittler	Valentine	Eldervilla, Armidale	17/10/04	Donald		100	?		
04-022	Hawkins	Frederick	Wollun Platform	4/11/04	Sandon	451,72	39	?		
04-023	Jones	Henry		9/12/04	Uralla		150	Dairying ?		
04-026	Schaefer	John & Henry	Stonefield Armidale	28/10/04	Clevedon		147	Grazing ?		
04-027	Glock	William	Rocky River	28/12/04	Arding		40	Piggery & poultry ?		

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05-001	Bigg	Alfred			Donald		41	Grazing ALLB minutes 20/5/07 postponed		
05-027	Wright	James			Duval	171	33	CP10-81 Grazing		
05-036	Anderson	W						Grazing ALLB minutes refused as needed for original settlement 25/6/06		
06-001	Gentle	George			Butler & Dangarsleigh		265	From ALLB minutes 25/6/06 withdrawn		
06-019	White	C&J			Mihi	WR607	50	Grazing From ALLB minutes 25/6/06		14
06-020	White	C&J			Mihi	Camping reserve 17349	105	Grazing From ALLB minutes 21/6/06		14
06-023	Watson	W			Butler & Dangarsleigh		197	Grazing From ALLB minutes 16/11/06		14
06-029	Lucre				Arding	165	43	Grazing CP09-66		
06-030	Watson	W			Butler, Dangarsleigh & Arding		171	Grazing From ALLB minutes Gates to be erected and notice that land enclosed is a TS&CR. Not to be overstocked and rabbits destroyed 25/6/06		
06-033	Watson	W			Butler			Grazing		
06-087	Jackson	Charles	Wyndella	13/11/06	Dumaresq	C&WR 568	320	Grazing Applied to convert ACP10-92 refused on Mines Dept objection. Application to extend lease refused 1921	12/6/07	14
06-090	Wright	Frederick	Aboomala Guyra	4/12/06	Wentworth	TS&CR 14266	113	Grazing Transferred to J Newberry 1916 Lease terminated 12/9/20	9/9/08	14
06-091	Baker	Edward	Guyra	5/12/06	Wentworth	TS&CR 14266 104	113	Grazing M NMLCA 1909 RM E Baker 1912 S W Hegarty 1912 CP14-4	5/8/08	14
07-001	Kleindeinst	David	Uralla	2/1/07	Uralla		40	Withdrawn		
07-002	Moffatt	John	Yarrowyck	8/2/07	Yarrowyck	TSR376	250	Withdrawn		
07-003	Moffatt	John	Yarrowyck	8/2/07	Saltash	Vacant land north of p.37 &38	20	Withdrawn		
07-004	Ray	Edmond	Burying Ground Cr Armidale	11/2/07	Tilbuster	Reserve 4489	80	Refused		
07-007	Froome	James	Puddledock	12/2/07	Tilbuster	Reserve 4489	80	Residence & grazing extended to 1935 ACP19-62 refused CP26-48 approved		14
07-009	Chapman	John	Dumaresq	18/2/07	Arding	WR16	47	Disallowed		
07-010	Cattell	Thomas	Arding	18/2/07	Arding	WR16	54	Refused		
07-011	McManus	Kieran	Arding	18/2/07	Arding	WR16 P166	40	Grazing CP20-12	13/5/08	14
07-012	Parkinson	Alwynn	Arding	18/2/07	Arding	WR16	54	Disallowed		
07-013	Pleffer	Walter	Arding	18/2/07	Arding	WR16	54	Disallowed		
07-015	Hogbin	William	Uralla	28/2/07	Uralla	Adjoins his CP	240	Refused		
07-016	Ferris	Edward	Dumaresq	5/5/07	Butler	WR910	105	Disallowed		
07-017	Munday	John	Dumaresq	5/5/07	Butler	WR910	95	Grazing CP10-122	21/4/09	14
07-018	Collins	Michael	Tilbuster	19/3/07	Duval		100	Withdrawn		
07-020	Jones	John	Black Mountain	22/3/07	Tilbuster		50	Refused		
07-022	Skewes	George	Rocky River	25/3/07	Arding	Portion of temporary common	320	Withdrawn		
07-	Hedderman	William	Rocky River	25/3/07	Arding	Portion of	320	Withdrawn		

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023						temporary common				
07-024	McNeil	Duncan		27/3/07	Saltash		70	Withdrawn		
07-025	Jones	Henry	Uralla	27/3/07	Arding		320	Withdrawn		
07-026	Fearby	Karl	Rocky River	2/4/07	Arding		320	Withdrawn		
07-027	Young	Richard	Rocky River	2/4/07	Arding		320	Withdrawn		
07-028	Leaman	Ernest	Rocky River	2/4/07	Arding		320	Withdrawn		
07-029	Francis	Ephraim	Rocky River	5/4/07	Arding		200	Withdrawn		
07-031	Nelson	John	Arding	9/4/07	Arding		320	Withdrawn		
07-033	Jenkins	George	Herbert Park	11/4/07	Clevedon, Davidson, Springmount		240	Withdrawn		
07-035	Handebo	Henry	Puddledock	13/4/07	Springmount	Reserve 952	45	Grazing ACP17-16	24/6/08	10
07-036	Jenkins	George	Herbert Park	17/4/07	Clevedon		35	Withdrawn Probably Mines Dept veto as in Springmount goldfield		
07-037	Jenkins	George	Herbert Park	17/4/07	Davidson		30	Withdrawn Probably Mines Dept veto as in Springmount goldfield		
07-040	Jenkins	George	Herbert Park	17/4/07	Davidson		80	Withdrawn Probably Mines Dept as in Springmount goldfield		
07-041	Finlayson	John	Conningdale	18/4/07	Wollomombi	Bounded on N by p6 and part of p199, on W by `199, S by 94,95,21, E by CL4839 & Wollomombi River	175	Grazing Applied for 14 yr extension 1915, Board approved but Minister denied Expired 31/12/14	18/12/07	7
07-042	Finlayson	John	Conningdale	18/4/07	Wollomombi	Bounded on S by p23 & CL4839, W by CL4839, N & E by Wollomombi River	40	Grazing Applied for 14 yr extension 1915, Board approved but Minister denied Expired 31/12/14	18/12/07	7
07-043	Cross	William	Rocky River	22/4/07	Devon	Comm. NW one Stahluts residential lease	320	Dairying Withdrawn		
07-044	Dowling	Patrick	Rocky river	22/4/07	Arding		100	Grazing Withdrawn		
07-046	Bullen	George	Armidale	23/4/07	Arding		100	Grazing Withdrawn		
07-047	Young	James	Rocky River	23/4/07	Arding		320	Grazing Withdrawn		
07-048	Francis	Herbert	Rocky River	23/4/07	Uralla		200	Grazing Withdrawn		
07-049	Ryan	Daniel	Armidale	24/4/07	Uralla	TS&CR 22232	90	Grazing, agriculture and general improvement of the land Withdrawn due to stock inspectors report		
07-050	Burton	Thomas	Armidale	25/4/07	Devon	Not recorded	320	Grazing, agriculture, dairying Withdrawn vide Mining Dept		
07-051	Smith	Benjamin	West End Uralla	26/4/07	Uralla		40	Grazing, Withdrawn vide Mining Dept		
07-052	Ryan	Michael	Armidale	27/4/07	Salisbury	Reserve 254	50	Withdrawn		
07-053	Ryan	Michael	Armidale	29/4/07	Devon	From SW cnr SpL07-28	320	Grazing Withdrawn vide Mines Dept		
07-055	Roberts	George	Armidale	29/4/07	Uralla	N of Swilkes' sluicing claim then E,N,W to start	320	Grazing Withdrawn vide Mines Dept		

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07-059	Bone	William	Armidale	6/5/07	Arding	P162, formerly RL06-4 and vacant land between it and my RL	28	Grazing Withdrawn vide Mines Dept		
07-060	Goodhew	Henry	Uralla	105/07	Arding	Reserve 29675&29676 then eastwards to make up quantity on Uralla Common	320	Grazing Withdrawn vide Mines Dept		
07-064	Rixon	William	Armidale	17/5/07	Arding	Between p117&161	100	Dairying Withdrawn vide Mines Dept		
07-065	Jenkins	George	Herbert Park	20/5/07	Springmount	East of p30	18	Access to water for p30 Withdrawn vide Mines Dept		
07-068	Jenkins	George	Herbert Park	20/5/07	Davidson	W of p.149,71,72,60-3	33	Access to water for 149,72,71,60-3 Purchased 11/3/1914 by Mrs B Jenkins under Special Purchase 1910-221	16/12/08	14
07-069	Jenkins	George	Herbert Park	20/5/07	Davidson	W of p69,70,91,150,35,28-9,84,7 part of 8	29	Access to water for p69,70,91,150,35,28-9,84,7 part of 8 Purchased 11/3/1914 by Mrs B Jenkins under Special Purchase 1910-222	16/12/08	14
07-070	Jones	William	Endeavour Uralla	21/5/07	Uralla	Northern end of TRCR22232	37	Grazing dry cows and cultivating 5 or 6 acres Withdrawn		
07-071	Bone	Michael	Arding	23/5/07	Arding	WR238 & 19603 north of p241	30	Grazing Lease extended to 31/12/24 ACP18-74	9/9/08	7
07-080	Kelly	John	Home Range Armidale	18/6/07	Donald	237	100	Grazing ACP09-79	5/5/09	14
07-081	Haydon	John	Hillgrove	18/6/07	Metz	39	40	Grazing Letter objecting (from whom?) allowed to be withdrawn		
07-082	Walsh	Maurice	Hillgrove	19/6/07	Metz	137	120	Grazing Withdrawn		
07-084	Cochrane	Andrew	Castledoyle	9/8/07	Tiverton	SE cnr 66,W to Commissioners Waters, N.E, then S by Powers Cr	105	Grazing extended to 1928 Forfeited 1925	17/3/09	10
07-087	Heap	Christopher	Armidale	31/8/07	Armidale	Temporary common & reserve22252	100	Withdrawn Grazing		
07-091	Melvaine	Charles	Llangothlin	24/9/07	Sandon	4	21	Orchard ACP12-125 J Murray 1910 J Jobson 1912	21/4/09	14
07-098	Thomas	Roderick	Yarrowyck	12/11/07	Uralla	484 (Rixon's lapsed SpL)	194	Grazing Withdrawn		
07-099	Tolley	John	Armidale	18/12/07	Elton		25	Withdrawn vide Mines Dept Access to water		
07-30	Young	George	Rocky River	16/4/07	Arding		320	Withdrawn		
08-001	McWatters	Alexander	Grafton Rd	10/1/08	Urotah	16	93	Access to water Applied for 320a Application refused by approved by Minister CP10-176 disallowed re Mines Dept again ACP13-6 ACP20-46 approved	24/11/09	14
08-002	Blomfield	Edwin		10/1/08	Harnham		20	Grazing, cultivation Board recommended but permitted to be withdrawn		
08-003	Sewell	George	Sandy Ck Hillgrove	17/1/08	Metz	Convergence of Sandy Creek and Commissioners Waters, S.E,W to falls	60	Dairying varied to grazing and access to water Extended to 31/12/1923 Forfeited 7/6/18	4/8/09	7

Application no	Surname	First name	Address	Application date	Parish	Portion	Area	Notes	date	term
08-007	Bindley	James	Metz	30/1/08	Metz	Suburban land on N of village Metz	140	Grazing Withdrawn		
08-008	Faulkner	John	Yarrowyck	17/2/08	Yarrowyck	49	75	Grazing Lease extended to 1929 and 1936 J Konz 1928 CP21-22 of all but 11a	8/6/10	7
08-011	Pearson	David	Uralla	22/2/08	Uralla		50	Running dry cows Withdrawn		
08-012	Morton	Albert	Hillgrove	2/3/08	Metz		80	Grazing Withdrawn		
08-013	Duncombe	Garnet	Uralla	11/3/08	Uralla		100	Slaughtering withdrawn		
08-014	Kleindeinst	David	Uralla	28/3/08	Uralla	487	34	Grazing ACP16-25	16/6/09	14
08-015	Ryan	David	Uralla	7/4/08	Uralla	475	42	Grazing ACP20-6	21/4/09	14
08-017	Hayne	Matthew	Uralla	7/4/08	Uralla		20	Withdrawn		
08-018	Jones	Henry	Rocky River	21/4/08	Uralla		20	Withdrawn re Mines Dept		
08-019	Swilkes	John	Uralla	22/4/08	Uralla		20	Withdrawn re Mines Dept		
08-025	Ryan	Daniel	Uralla	11/5/08	Uralla		30	Withdrawn		
08-026	Pearson	David	Uralla	12/5/08	Uralla	269	55	Grazing W Jones 1914 ACP20-9	8/6/09	14
08-028	Springton	William	Armidale	16/6/08	Armidale	495-7	38	Withdrawn		
08-032	Frazer	John	Rocky River	10/7/08	Uralla	NW cnr 331	22	Grazing CP10-201	30/6/09	14
08-033	Coventry	Andrew	Camperdown	10/7/08	Urotah	TR1419	320	Grazing. Refused		
08-034	Coventry	Andrew	Camperdown	10/7/08	Urotah	Southern part of TR1419	320	Grazing Refused but ALLLB recommended 7 year lease 26/3/09		
08-035	Coventry	Andrew	Camperdown	10/7/08	Urotah	Middle part of TR1419	320	Grazing Refused but ALLLB recommended 7 yr lease 26/3/09 refused		
08-041	Mackenzie	Arthur	Wandsworth	23/1/08	Lawrence	NW cnr 188, part TR42903	320	Grazing 1916 following inspection (of this and 08-5 & 6) directed to operate on 200ac each year for 3 years, balance by 1922. Forfeiture recommended 17/2/22 B Hudson 1909 A Dawson 1916 Forestry Dept 1920	10/2/09	14
08-042	Walsh	Maurice	Woodville Armidale	4/8/08	Metz	SW cnr 119	35	Grazing Extended to 1920, 1925, 1932. Conditions not complied with forfeit 16/12/25	26/1/09	7
08-043	Maguire	Michael	Herbert Park rd	6/8/08	Donald	219 & 224	42	Grazing agriculture ACP12-45 J Keifer 1911	24/9/09	14
08-048	Hunter	William	Hillgrove	11/8/08	Ferryman		320	Withdrawn		
08-049	Mackenzie	Arthur	Wandsworth	23/1/08	Lawrence	Adjoins 08-4	320	Grazing 1916 following inspection (of this and 08-5 & 6) directed to operate on 200ac each year for 3 years, balance by 1922. Forfeiture recommended 17/2/22 B Hudson 1909 A Dawson 1916 Forestry Dept 1920	10/2/09	14
08-050	Ward	Thomas	Salisbury Court	25/8/08	Harnham	CR1101 & 40258	54	Grazing, agriculture, dairying Forfeited 29/5/12	18/10/11	14
08-051	Dutton	Leslie	Urandangie Guyra	7/9/08	Wentworth	TSR22217	27	Grazing Applied for extension 1923 then withdrew so lapsed	6/10/09	14
08-053	Clarke	Anne	Dangars Lagoon	21/9/08	Uralla	R983, part RR985-1888, being	90	Withdrawn		

Application no	Surname	First name	Address	Application date	Parish	Portion	Area	Notes	date	term
08-056	Bell	George	Wyndella	16/10/08	Sobraon	school site WR429 63	120	Grazing Extended to 1929	1/9/09	10
08-057	McClenaghan	William	Green Vale Armidale	31/10/08	Davidson	NE cnr 151	130	Grazing Extended to 1921 OCP10-71 refused Mines Dept objection ACP21-21 refused ACP32-12 approved	13/10/09	10
08-060	Mackenzie	Arthur	Wandsworth	23/1/08	Lawrence	Adjoins 08-4	320	Grazing 1916 following inspection (of this and 08-5 & 6) directed to operate on 200ac each year for 3 years, balance by 1922. B Hudson 1909 A Dawson 1916 BNSW 1920 P204, 40a surrendered 1916 Lease extended to 31/12/35 ACP26-45	10/2/09	14
08-061	Clark	John	Uralla	5/11/08	Uralla	489	34	Grazing Conditions not fulfilled forfeited 10/4/12	13/7/10	7
08-062	Clarke	Albert	Uralla	11/11/08	Uralla	SpL08- 53	56	Dairying Forfeiture waived 1911 Purpose changed to grazing and agriculture 1915 ACP19-7 (25a) CP19-26 (balance)	4/8/09	14
08-063	Young	Christopher	Uralla	12/11/08	Uralla	SE cnr 197	60	Refused		
09-003	Vickery	George	Uralla	12/1/09	Uralla	W p244 & TSR850	60	Dairying Mines Dept Withdrawn		
09-013	Cuskelly	Owen	Donald	8/2/09	Donald	SE cnr p10	200	Conflicts with 09-12 Withdrawn		
09-014	Kelly	John	Home Range Armidale	10/2/09	Donald	As 12 & 13	273	Conflicts with 09-12 & 13 Withdrawn		
09-017	Maguire	John	Rockvale Road	16/2/09	Donald	240	85	Grazing Conflicts with SpL09-14 Applied to convert to ACP15-50 but withdrew. Application to extend lease denied	14/12/09	14
09-019	Charlston	Peter	Heatherston Armidale	22/2/09	Donald		50	Conflicts with 09-14 Withdrawn		
09-024	Jenkins	George	Herbert Park	11/3/09	Clevedon	Within TS881 east extension	200	Grazing Withdrawn		
09-025	Jenkins	George	Herbert Park	11/3/09	Clevedon	Within TS881 east extension	320	Grazing Withdrawn		
09-026	Lawlor	John	Armidale	12/3/09	Armidale	Within temporary common and TSR22252	50	Withdrawn		
09-029	Cahill	Edward	Salisbury Plains	22/3/09	Blacknote	CR 27621	245	Grazing Disallowed		
09-036	Allingham	Christopher	Hillgrove	30/3/09	Metz	115	66	Withdrawn		
09-039	Hogbin	William	Uralla	2/4/09	Uralla	304	40	Grazing A Smith 1911 Application to extend refused 1924	18/1/11	14
09-043	Burt	Arthur	Donald	13/4/09	Armidale	Res 41877 p.902	50	Agriculture Withdrawn		
09-045	Bracken	Robert	Loch Abbra	3/5/09	Clevedon	SW cnr p172	320	Grazing and access to water BNSW 1916 Non-compliance with conditions but forfeiture waived 1919 ACP20-51	11/1/11	14
09-047	Roberts	John	Rocky River	6/5/09	Arding	Adjacent p163,468, etc	20	Refused 9/9/09		
09-049	Teege	David	Puddledock	27/5/09	Tilbuster	E of CL2523	320	Mines Dept Refused		
09-052	Faint	Thomas	Hillgrove	8/6/09	Hargrave & Ferryman	SW cnr p77	320	Conflicts with 09-54 Refused		
09-053	Faint	Thomas	Hillgrove	8/6/09	Hargrave & Ferryman	SW cnr 36	320	Conflicts with 09-55 Withdrawn		
09-	Willmott	Frederick	Hillgrove	8/6/09	Hargrave &	SW cnr	320	Withdrawn		

Application no	Surname	First name	Address	Application date	Parish	Portion	Area	Notes	date	term
054					Ferryman	77				
09-055	Willmott	Frederick	Hillgrove	8/6/09	Hargrave & ferryman	SW cnr 36	320	Withdrawn		
09-056	Froome	James	Puddledock	14/6/09	Tilbuster	NW cnr p35	100	Grazing Conflicts with 09-49 & 10-17 Not referred to Mines Dept, approved ACP19-36 refused ACP26-50 approved ALLB minutes 4/5/10 awarded ca 1/3 of area, southern part Extended to 1931	12/4/11	14
09-057	Clark	Sidney	Puddledock	14/6/09	Tilbuster	NW cnr 73	164	Grazing Conflicts with 09-49 D Porter 1912 CP19-65 refused Cp24-1 refused ACP29-19 approved ALLB minutes 4/5/10 awarded 2/3, northern part extended to 1931	12/4/11	14
09-058	Finlayson	John	Conningdale	16/6/09	Wollomombi		120	Mines Dept Refused 7/5/10		
09-059	Hunter	William	Hillgrove	18/6/09	Ferryman	SW cnr 77	320	Conflicts with 09-51 & 53 Refused		
09-060	Hunter	William	Hillgrove	18/6/09	Ferryman		320	Conflicts with 09-52 Withdrawn		
09-072	Johnson	Neil	Guyra	11/8/09	Falconer		50	Withdrawn		
09-075	Wright	Elsie	Wongwibinda	14/8/09	Ferryman	Each side of Narrow Neck River	80	Withdrawn		
09-076	Looker	Alfred	Guyra	18/8/09	Falconer		60	Withdrawn		
09-077	Looker	Alfred	Guyra	18/8/09	Falconer	23 & 26	40	Access to water Forfeited 1919 for non-payment of rent	6/7/10	14
09-078	Love	Walter	Rockwood Uralla	19/8/09	Mihi	W&CR 43049	64	Grazing R. Mogridge 1916 H. Cordingly 1919 ALLB Minutes 5/5/10. Hack for James House, annual lessee 'frankly admitted that an arrangement existed between the said J. House and CR White whereby CR White had the use of the land in question and Jas House had the use of land the property of CR White in exchange. We therefore recommend that the annual lease of the land to J House be terminated and that the application by Walter Love be granted'.	12/10/09	14
09-079	Bullen	George	Rocky River	20/8/09	Uralla	179	23	Grazing Extended to 1937	22/2/11	14
09-085	McWatters	Alexander	Hillgrove	10/9/09	Urotah		320	Grazing and access to water Refused 9/3/10		
09-088	Bourke	Thomas	Summer Hill Uralla	22/9/09	Uralla	TSR 22252 & 23082	200	Withdrawn		
09-090	Bracken	William	Rockvale	29/9/09	Clevedon	P154, TS&CR 1859	174	Mines Dept Refused		
09-092	Heagney	Patrick	Falconer	8/10/10	Falconer	4-9 village of Falconer	60	Withdrawn		
09-093	Jackson	Charles	Yarrowyck	11/10/09	Elton		40	Withdrawn		
09-095	Johnson	Neil	Guyra	25/10/09	Exmouth	Between p107 & Little Lagoon	80	Withdrawn		
09-099	White	John	Puddledock	27/10/09	Clevedon	SE cnr 93 within TSR 881 east extension	300	Liable to forfeiture 1913, waived R Bracken 1912 BNSW 1916 CL20-12	14/12/09	14

Application no	Surname	First name	Address	Application date	Parish	Portion	Area	Notes	date	term
						and Springmount Res area 230				
09-100	Saunders	George	Hillgrove	30/12/07	Metz		60	Grazing Withdrawn		
09-100	Deiderick	John	Boorolong	30/10/09	Sobraon	SW cnr 24	250	Board recommended 14 yr lease, but refused [who by?]		
09-101	Hamilton	Robert	Armidale	4/11/09	Exmouth	SW cnr 153 Within Tilbuster Res Area 566	320	Forestry Dept letter Refused		
09-102	Hamilton	Robert	Armidale	4/11/09	Exmouth	Between railway and SpL09-101 & 103	320	Refused		
09-103	Hamilton	Robert	Armidale	4/11/09	Exmouth	adjoins SpL09-101	320	Refused		
09-105	Hamilton	Robert	Armidale	4/11/09	Exmouth	Adjoins SpL09-103	320	Refused		
09-107	Hamilton	Robert	Armidale	4/11/09	Exmouth & Duval	Adjoins SpL09-105	320	Refused		
09-108	Hamilton	Robert	Armidale	4/11/09	Exmouth & Duval	Adjoins SpL09-105	320	Refused		
09-109	Hamilton	Robert	Armidale	4/11/09	Exmouth & Duval	Adjoins SpL09-105	320	Refused		
09-110	Jones	John	Black Mountain	4/11/09	Tilbuster	NW cnr 17	320	Conflicts with SpL10-96 & 110 Refused		
09-120	Maguire	James	Woodville Bendemeer	8/2/09	Donald	239	100	Grazing Application to convert to ACP1911-1, Mines Dept objection ACP22-24 for 55a ACP23-21 for remainder plus extension of special lease refused. Lapsed?	14/12/10	14
09-124	Croft	Hugh			Sobraon and Sandy Creek		320	ALLB Minutes 28/10/10 refused as recommended to Charles Smith 09-114 [this application not in surviving register.] Also 125 and 126, 320a each. Refused as applicant declined to accept these two without 124.		
09-125	Croft	Hugh			Sobraon and Sandy Creek		320	See 09-124		
09-126	Croft	Hugh			Sobraon and Sandy Creek		320	See 09-124		
09-127	Croft	Hugh			Sobraon and Sandy Creek		320	See 09-124		
1910-016	Hayne	Matthew	Uralla	7/4/08	Uralla	TSCR 22232 part	80	Grazing Withdrawn		
1910-017	Ray	E						ALLB minutes 4/5/10 conflicts with 09-49, 56 & 57. Refused.		
1910-116	Chisholm				Tilbuster	FR 43976	190	From parish map		
2075	Wright	Frederick			Falconer	198-204	87	CP10-183		
2413	Maguire	John			Gara	88	57	CP13-39		
3177	Smith	Amos			Devon	120	10	CP15-54		
3313	Rixon	Horatio			Uralla	254	20	CP09-184		
3314	Dickens	Charles			Tilbuster	129	170	CP14-27		
183666	Rixon	Horatio			Uralla	164	20	CP09-184		
4173	Higginbotham	Lindon			Tilbuster	164	76	CP15-03		
4452	Bourke	George			Uralla	66,77,98	31	CP10-216		
4485	Rae	Thomas			Falconer	254	90	CP10-47		

APPENDIX W: RETURNED SOLDIERS SPECIAL HOLDINGS APPLIED FOR IN THE COUNTY OF SANDON, 1917 TO 1920

Returned soldiers special holdings (RSSH) were issued to settlers in the last years of the First World War and soon after but were abandoned in favour of settlement purchase and returned soldiers' group purchase. They were perpetual leases issued under the *Returned Soldiers Settlement Act 1916* and the *Returned Soldiers Settlement (Amendment) Act 1917*. The following entries are derived from:

Register of Returned Soldiers Special Holding (Leases), University of New England and Regional Archive, series 33/5133.

They were further checked in the *New South Wales Government Gazette*. Blocks of less than 20a. have not been recorded.

No	Surname	Given names	Residence	Applied	Parish	Area	Portion	Capital value £	Transferred to and notes
17-01	Johnson	Alfred	Armidale	23/2/17	Armidale	24		220	<i>Armidale Chronicle</i> , 28/2/1917, p. 2. 28/7/17 letter from father advising son wished to abandon land. Possibly one of those listed below.
					Armidale		940-956		NSWGG 14/9/1917 no 162, p. 5199-5200. p. 940-956, p. Armidale. Portions 940-950 20a.-35a., remainder below 20a. Parts of portions 950, 953-956 revoked 1923. NSWGG, no. 44, 13/4/1923, p. 1913. These were not intended to be home maintenance areas but 'home sites for bush workers or people of limited means'. <i>Armidale Chronicle</i> , 19/9/17, p. 2. One of these was probably 17-1. Portions 940-949 granted to Victor Chinnery as HF20-4.
18-01	Love	William John	Tilbuster	19/1/18	Guyra	36	92	180	NSWGG 14/9/1917 no 162, p. 5159.
19-01	Blanch	Hector Wilberforce	Wollun	8/2/19	Devon	406	18 & 34		RSSH area. Disallowed area not yet available.
19-04	Dorrington	Leonard George	Uralla	11/7/19	Devon	230	18	585	NSWGG 4/7/1919 no. 161, p. 3672. Certificate issued 1927.
19-05	Miller	George Thomas	Uralla	28/10/19	Devon	176	34	528	NSWGG 4/7/1919 no. 161, p. 3672. Adverse report and forfeit 1920 NSWGG, 26/11/20, no. 204, p. 7016. Assigned to John William Fuller as HS21-7, renumbered p. 429.
20-01	Love	William John	Tilbuster	29/3/20	Guyra	106	589-91	477	Addition to 18-1. NSWGG, no. 59, 19/3/1920, p. 1840-1. 1927 applied to purchase lease, granted at £3 per acre. S TJ Hillard 1928 £923 M BNSW 1937 NSWGG 19/3/1920, no. 59, p. 1840-41 p. 89, 90-91, 106a. set aside specifically of WJ Love.

APPENDIX X: SOLDIERS GROUP PURCHASES ISSUED 1928 TO 1934

The following has been extracted from:

Register of Group Purchases (Soldiers), University of New England and Regional Archive, series 33/5111.

This is apparently not the first register as payments begin in 1935 but presumably were transferred to cards soon after. Under 'capital value', first figure is CV as gazetted, the second as appraised, date not always specified, but usually 1934. Additional data is drawn from the *New South Wales Government Gazette*.

Group purchase no	Surname	Given names	Confirmed	Parish	Area	Portion	Capital value £	notes
28-1	Adamson	Frederick	31/1/28	Harnham	52	243	853 680	M Minister for Lands 1928
28-2	Adamson	Robert Charles	10/2/28	Sandon	59	121	1154 840	M Minister for Lands 1928 Certificate of fulfilment of conditions 1931
28-3	Bagnall	John James Victor	3/1/28	Sandon	50	96	923 727	M Minister for Lands 1928
28-4	Ballantyne	John McTaggart	31/1/28	Sandon	60	85 & 455	1153 880	M Minister for Lands 1928
28-5	Bashford	Alfred George	31/1/28	Sandon	58	115	1092 806	M Minister for Lands 1928
28-6	Brecht	Alan Wentworth	31/1/28	Sandon	53	118	1142 818	M Minister for Lands 1928
28-7	Bullock	Leslie John	31/1/28	Sandon	100	126	1284 967	'Bonnie Doon' M Minister for Lands 1928 RM L Bullock 1932 S D Macpherson £300 1932 M Minister for Lands 1932 1932 Transfer to MacPherson approved subject to payment of interest of £51 19s 11d on RSS advance, insurance, stamp duty, interest on deferred payments to be paid. Macpherson to assume responsibility for old store debt of £2.17.5, liability for mortgage debt to be repaid at £75 per year, and the Minister to have first mortgage. Instalments for 1929, 1930 and 1931 to be deferred for 5 years. 1938 Macpherson advised that penal interest owing, £68.3.7 waived, and from 1/5/1938 to 1943, to pay £120 per year, thereafter £150 per year towards land instalment, interest on mortgage debt and mortgage debt capital outstanding. (Letter from Under Secretary)
28-8	Burton	John Angus	10/2/28	Sandon	101	127	1362 1038	
28-9	Burton	Norman George	31/1/28	Sandon	100	98	1303 1061	
28-10	Carter	Sydney George	31/1/28	Sandon	165	124 & 129	2180 1457	1928 45 acres added conditional on ED Tracey having permission to enter on land and remove the cottage currently on block
28-11	Castle	Henry Charles	31/1/28	Sandon and Harnham	73	108 & 425	1083 919	M Minister for Lands 1928 RM HC Castle 1933 S JH Billington 1933 M Minister for Lands 1933
28-12	Challis	William Windsor	31/1/28	Harnham	38	233 & 234	948 747	Forfeited 1942. NSWGG, 18/8/42, p.2363.
28-13	Clarke	Thomas John	31/1/28	Sandon	60	114	1152 810	Forfeited 1942. NSWGG, 2/10/42, p. 2728.
28-14	Cleghorn	Rupert Alexander	31/1/28	Sandon	50	95	923 692	M Minister for Lands 1928 RM RA Cleghorn 1935 S Albert John Wollun 1935 M Minister for Lands 1936
28-15	Clements	George Edward Atkins	31/1/28	Sandon	64	117	1150	15/7/1929 from Under Secretary Declared forfeit for non-fulfilment of conditions, RSS Advance declared repayable in full with interest. Manager will take over and sell all items with proceeds to go towards advance debt.
28-16	Colless	Clifton Bert	31/1/28	Sandon	83	113 & 87	2018 1450	M Minister for Lands 1928 8/7/1929 from Under Secretary that the amount of £6.3.5 owing for survey costs to be paid with next instalment, finally due on 28-2/1930. 'In the meantime you should pay whatever amount you can, to the District Surveyor in reduction of the debt'.
28-17	Colless	Malcolm Leslie	31/1/28	Sandon	77	128 & 156	1533 1083	p.123 (?) crossed out. Area of about 28 acres added 1928.

Group purchase no	Surname	Given names	Confirmed	Parish	Area	Portion	Capital value £	notes
28-18	Cupples	Francis James		Harnham	55	244	1002 780	M Minister for Lands 1928 RM FJ Cupples 1928 S Albert Ernest Rushbrook Kentucky 1928 (subject to existing mortgage) M Minister for Lands 1928 Forfeited 1953, NSWGG 25/9/42, p. 2689, reversed NSWGG 23/2/45, p. 367, forfeited NSWGG 31/7/53, p. 2488.
28-19	Davidson	Douglas Gordon		Sandon	56	111	1139 813	Forfeited 1942. NSWGG, 24/7/42, p. 2241.
28-20	Ferris	Edward		Sandon	62	119	1395 1052	Forfeited 1942. NSWGG, 2/10/42, p. 2728.
28-21	Findlay	Durward Langdon	10/2/28	Sandon	57	125	1108 798	Forfeit waived unconditionally 1929.
28-22	Freame	Wykeham Henry	1/2/28	Harnham	43	235, 236, 237	828 780	Forfeited 1941. NSWGG, 10/10/41, p. 3622.
28-23	Fulthorpe	Ralph Ramshaw		Sandon	59	84 & 92	1123 914	
28-24	Green	William John		Harnham	80	247, 248, 249, 423	1656 1220	Area increased in 1932 with addition of p.248 and 423.
28-25	Grills	John Cecil		Sandon	82	81 & 149	978 795	
28-26	Hardcastle	Richard Oswald		Sandon	60	103	1126 801	Forfeited 1942. NSWGG, 9/1/0/42, p. 2754.
28-27	Haynes	Walter Andrew		Harnham	76	240, 241, 424	1062 853	
28-28	Haynes	William Herbert		Harnham	106	238 & 239	1253 1012	
28-29	Hill	Joseph		Sandon	63	122	1237 861	Granted temporary suspension of residence provided arrangements made for protection and maintenance on the imposts? Of the building. 1931
28-30	Jamieson	Laurence		Sandon	144	151 & 161	1554	
28-31	Jack	Robert Walter		Harnham	57	231	930 752	
28-32	Kellett	Walter John		Sandon	52	89	1093 815	M Minister for Lands 1928 RM WJ Kellett 1928 S Frederick Douglas Forde 1928 M Minister for Lands 1928
28-33	King	Cecil John		Sandon	64	107	1083 880	
28-34	Lovick	John Harry		Sandon	100	97	1550 1195	M Minister for Lands 1928 RM JH Lovick 1935 S Hugh Macpherson Kentucky 1935 M Minister for Lands 1937 Letter from the Under Secretary 1935, sale approved provided that Lovick pay transfer fee of 10s, postponed stamp duty and 1934 instalment, interest waived; and purchaser assumes liability for mortgage debt including accrued interest, to be repaid in 15 annual instalments with 4% interest, the Minister to have first mortgage and he proves he has divested himself of any interest in group purchase 28-36. On payment of the 1934 instalment, balance on arrears to be postponed to end of term, free of interest.
28-35	Luxford	Percy		Sandon	56	86 & 159	1081 778	
28-36	Macpherson	Hugh		Sandon	76	93 & 144	1148 1007	Letter from Under Secretary 1937 consent given for Lilian and Hugh Macpherson, executors of the late Hugh Macpherson to transfer to Lilian Macpherson subject to payment for postponed stamp duty, interest on overdue payments, assumption of mortgage debt to be paid in 15 instalments with interest, and Minister to have first mortgage.
28-37	Miller	William James		Sandon	57	120	1362 910	
28-38	Monk	Arthur Crawley		Sandon	53	116	1104 858	
28-39	Norman	James Crombie	10/2/28	Sandon	80	82 & 83	935 710	M Minister for Lands 1928 RM JC Norman 1929 S William Noel Fulthorpe 1929 M Minister for Lands 1928 1934 Fulthorpe allowed to lease 2 roods along railway line to JH Cookson for 28 years.
28-40	Phillips	Edwin Frederick		Sandon	51	90 & 91	998 769	Forfeited 1942. NSWGG, 4/9/42, p. 2511.
28-41	Picknell	Maurice John		Sandon	50	94	1008 797	Forfeited 1942. NSWGG, 6/11/42, p. 2943.

Group purchase no	Surname	Given names	Confirmed	Parish	Area	Portion	Capital value £	notes
28-42	Pope	Charles Henry		Harnham	46	226	975	Size altered slightly as result of alternation of boundaries of p. 226 & 227 Forfeited 1942. <i>N SWGG</i> 13/3/42, p. 952.
28-43	Reeves	William		Sandon	161	152 & 162	1650 1305	
28-44	Robson	Bruce		Sandon	60	105	1350 970	
28-45	Rodger	Adam Galloway		Harnham	76	248 & 423	1291 1145	S W.G. Green 1932.
28-46	Stewart	Charles Martin		Sandon	63	76 & 145	991 799	Letter from Under Secretary 1930 approving transfer to Thomas Arthur Ward, Leslie John Smith and Herbert Carrington Smith subject to conclusion of subdivision, payment of 1929 and 1930 instalments £118 18s 6c, insurance, interest on RSS advance to date and CH&LJ Smith assuming responsibility for mortgage giving the Minister first mortgage. [also, here a Land Purchase Account made out to CM Stewart dated 1931]
28-47	Smith	Herbert Carrington		Sandon	64	78 & 121	983 797	[originally 40 acres, but changed to 64a in 1933, maybe with addition of land from Pickrell]
28-48	Smith	Leslie John		Sandon	63	75 & 145	955 709	[area increased from 39a to 63a in 1935 and CV to £1530]
28-49	Taylor	Joseph Fredrick Ashton		Sandon	69	148	266 162	[originally p.80 & 148 and area reduced to 30a. subdivision] M Minister for Lands 1928 RM JFA Taylor 1930 S Harold Blencowe Thorley, 1930 M Minister for Lands 1931 RM HB Thorley 1935 S Jabez Claude Tearle 1935
28-50	Tearle	Jabez Claude		Sandon	75	79 & 147	953 754	
28-51	Toomey	David James		Sandon	119	100	1298	Forfeited 1931
28-52	Tracey	Eric Thomas David		Kentucky & Sandon	471	97 & 132 (S)	3131 2550	Originally 342a, CV £2550
28-53	Ward	Albert Horatio		Sandon	45	88	1305 939	Forfeited 1942. <i>NSSWGG</i> , 10/10/41, p. 3622.
28-54	Ward	Claude Harold		Harnham	70	225	963 847	Subject to maintenance of free access and protection of the spring occupation of the area surrounding it will not be disturbed nor? not enforced.
28-55	Ward	Thomas Arthur		Sandon	77	77, 146, 13	1326 933	Area changed from 62a and CV from £1214
28-56	Ward	Stanley Edward		Harnham	52	227, 228, 229	1115 886	Area slightly altered 1934 as result of alternation to p. 226 & 227.
28-57	Westbury	Frederick James		Harnham	55	232	918 763	Area increased from 54a.
28-58	Westbury	William Thomas		Sandon	55	110	1138 825	Forfeited 1942. <i>NSWGG</i> , 6/11/42, p. 2843.
28-59	Westneat	William Francis		Sandon	70	154	1194 904	Forfeited 1942. <i>NSWGG</i> , 2/10/452, p. 2728.
28-60	Whitby	George Edward		Sandon	125	102	1043	Originally 60a., 64a. added from 28-61. Forfeited 1942. <i>NSWGG</i> 4/9/42, p. 2511.
28-61	Pearson	David Eustace Thorpe	27/4/28	Sandon	141	99 101 100		Originally 86a then 22a then 141a. S Robert Williamson 1928 £100, subject to taking mortgage, etc. 1932 Potion 101, 60a excised and part of p. 99, 64a consequent of addition of p. 100, 110a.
29-1	Stewart	Charles Martin	1/9/29	Sandon	25	Block B	425	Forfeited 1933. Size changed from 13a.
29-2	Stewart	Charles Martin	1/9/29	Sandon	24	Block C	267	Forfeited 1933
31-1	Rodger	Adam Galloway	6/3/31	Sandon	67	117	1150	Forfeited 1940. <i>NSWGG</i> , 21/3/40, p. 1462.
34-1	Thorley	Harold Blencowe	11/1/34	Sandon	39	80	849 631	S John Cecil Grills 1935. Letter from Under Secretary sale subject to payment of 1934 instalment and insurance premiums, and Grills assuming mortgage to be paid in 15 annual instalments

APPENDIX Y: SETTLEMENT PURCHASES ISSUED IN THE COUNTY OF SANDON, 1919 TO 1937

The following settlement purchases have been identified in several sources. Regrettably the original register has not survived, although the records transcribed to card form later are held in the NSW State Archives, series 20761, box 06509. It has not been possible for me to examine these cards. There may have been other settlement purchases issued. These were all soldier settlement areas, although not all the recipients were soldiers.

Settlement purchase no.	Holder surname	Forename	Parish	Portion	Size	notes
19-1	Ind	Charles	Butler	161,163	76	Promotion. Renumbered p. 328.
20-1	Scotton	Elmer	Arding	95, 231-2, 234	242	Promotion, Arding farm
20-3	Andrews	James	Armidale	962	87	Promotion, Wheaton's farm
20-4	Tarr	George Leslie	Wentworth	17, 109-11	258	Promotion, White's farm
20-5	Craigie	Robert Furnifull	Enmore	107, 116-7, 119,125	834	Promotion Schaeffer's farm Forfeited 1938. NSWGG, 14/4/38, p. 1561.
20-10	McDonnell	Patrick Joseph	Donald	18	100	Promotion, Northey's farm Forfeited 1923. NSWGG, 30/11/2, p. 5595.
20-11	Stannard	Frank	Boorolong	77	193	Promotion, Bells farm.
21-4	Bigg	Edward Lionel	Hillgrove	2,44-6,57-8, 100	666	Promotion Bigg's farm
24-7	Watts	JB	Sandon	150	90	Presumed forfeit as allocated to RF Jones as 24-8.
24-8	Jones	Raphael Francis	Sandon	C and 150	93	Converted to GPL45-7.
25-2	Jones	Joseph Samuel	Sandon	132	243	Forfeited NSWGG 8/4/32, p. 1218. Allocated to ETD Tracey as 28-52.
25-3	Doyle	Percy Horace	Sandon	130	272	79a added 1944. 1944 parish map SPL44-5. Surrendered for closer settlement NSWGG 5/12/1969, p. 5042. Allocated to Thomas Ward. Forfeited NSWGG 22/10/1971. Offered at auction NSWGG 12/11/1971, p. 4394. Bought by K.R. Hatcliff.
25-4	Hodges	Samuel R	Sandon	136-139 140-141 143	296 82 35	136-39 added to Kentucky Settlement Purchase area NSWGG 9/1/25 p. 209, available for Sett Pur, p. 224. 1925 map S.R. Hodges SP 25-4 14/2/1925 SR Hodges pt. SP44-2 and SPL51-2 (parish map). 1968 Parish map L.P. Burton CSL55-6.
25-5	Doyle	Thomas	Sandon	131 160	237 79	Forfeited (deceased) NSWGG 7/7/1944, p. 1187. Divided between PC Doyle and ETD Tracey. <i>Uralla Times</i> 1/6/44, p. 1.
25-6	Westbury	Richard George	Kentucky	97	342	Forfeited NSWGG, 14/4/27, p. 1889. Allocated to ETD Tracey.
25-7	Foster	Arnold Charles	Kentucky	96	265	Presumed forfeited.
25-8	Baylis	Walter Edwin	Sandon	10, 36,104	80	
25-9	Sweeney	Bernard Joseph	Kentucky	94	363	Forfeited NSWGG,12/6/42, p. 1901. Held later by TJ Meehan. Included p. 72 after AB Foster forfeited.
25-11	Foster	Amber Beryl	Kentucky	95	273	Forfeited NSWGG 24/6/26, p. 4033, due to failure to maintain orchard. Divided into two blocks numbered 72 and 95. Held at one time by TJ Meehan.
25-12	Betts	George	Sandon	106	60	Forfeited at the request of Elizabeth Betts, NSWGG 3/10/41, p. 3468.
25-16	Woodward	James Henry	Sandon	135	99	Forfeited NSWGG 8/4/27 no.48 p.1817.
25-19	Mackenzie	John	Sandon	133-135	195	Forfeited NSWGG 27/4/37, p. 1713.
27-4	Macpherson	Hugh jnr	Sandon	135	99	Forfeit NSWGG, 22/11/29, p. 4715
28-3	Baylis	Walter Edwin	Sandon	112	57	Originally allocated as SGP to MB Richards in 1920, but he forfeited in 1928 before confirmation, hence no SGP number.
28-52	Tracey	Eric Thomas David	Kentucky Sandon	97 132	342 243	Previously 25-2.
29-2	Nelson	Raymond Ingle	Kentucky	94	363	Forfeited NSWGG, 31/7/31, p. 2808.
37-1	Toomey	Daniel James	Sandon	133-135	195	Forfeited NSWGG 10/9/43, p. 1592.

APPENDIX Z: CLOSER SETTLEMENT LEASES ISSUED IN THE COUNTY OF SANDON, 1947 TO 1969

Closer Settlement leases were first introduced under the *Closer Settlement Act 1901* but abandoned when that legislation was repealed in 1904. The name was used for a new lease introduced for the Second World War WLS by the *War Service Land Settlement and Closer Settlement Act 1946*. The details below are derived from Closer Settlement Lease tenure cards Armidale 1945-1965, NSW Archives, series 18096, container NSF08/174 and relevant Closer Settlement Estate Files, NSW Archives, series 8051, various items and box numbers.

No	Vendor	Purchaser	Parish	Property name	Price per acre to vendor £	Area (acres)	Capital value (land) £	Improvements £	Gazetted	Rent £	Notes
47-1	Allen, Edmund Norman	Read, William Thomas	Sandon	<i>Wollun</i>	4 19s 6d	1672	7321	2542	5/9/47	183 16s	Sold 1962 to E.L. Liddle.
47-2		Hawkins, George	Sandon	<i>Wollun</i>		1757	7423	656		193 1s 11d	M ANZ Bank 1954. Sold 1958 to P.W. Street. M C'wealth Development Bank
47-3		Wise, John Clarke	Sandon	<i>Wollun</i>		1685	7395	267		184 17s 6d	M Rural Bank 1956. Sold 1963 to F.E. & L.L. Leah. SP72-2
48-1	Allingham, C.K.	Mills, Edward Roy	Wentworth	<i>Springmount</i>	3 15s	1480	6215	603	10/9/48	155 7s 6d	M Minister for Lands 1949. 2 nd mortgage C'wealth Development Bank 1962. Still owned at death in 1972.
48-2		Mills, Jack Eric	Wentworth	<i>Springmount</i>		1451	6087	706		152 3s 6d	M Minister for Lands 1949. Sold 1963 to G.L. & J.B. Smith.
48-3		Mathewson, David Andrew	Wentworth	<i>Springmount</i>		1468	6154	107		153 17s	M Minister for Lands 1949 Sold 1950 to R.J. Heagney.
49-1	Dutton, Leslie Phillip	Belson, Alfred Henry	Wentworth	<i>Urandangie</i>	4 15s 6d	1162	5544	255	14/1/49	138 12s	M Minister for Lands 1949. Sold 1963 to R.J. Williams.
49-2	Warner, William Hunter	Shanahan, Francis Patrick	Tiverton	<i>The Park</i>	2 17s 6d	2715	6471	1365	25/2/49	161 16s	M Minister for Lands 1950. M C'wealth Development Bank 1959. 2 nd mortgage to C'wealth Development Bank. Sold 1962 to R.B. Coddington.
49-12	Ridley, Amelia May	Edwards, Clarence Ashley	Tiverton	<i>Eidsvold</i>	4 7s 6d	1557	5495	1388	1/4/49	137 7s 6d	M Minister for Lands 1949. TT 4679-203; 3306-82; 4777-240; 4953-67. M C'wealth Development Bank 1968 and 2 nd mortgage 1962. Subject to common law mortgage to Rural Reconstruction Board 1959. Sold to P. David 1960.
51-1	Cordingley, Harold	Dutton, Robert Charles	Lawrence	<i>Mihi</i>	4 10s	1991	8681	457	19/1/51	217 0s 9d	Still in family 1986.
56-4	Jackson, E.D. & V.C.	Wallis, Leslie Walter	Sobraon	<i>Romani</i>	5 10s	1506	8394	4450	5/10/56	209 17s	M Minister for Lands 1956. Sold 1964 to D.J. Bell. SP89-11.
57-1	White sisters	Brodbeck, L.H.	Dangarsleigh	<i>Saumarez</i>	13 2s 6d	1063	13490	717	15/3/57	337 8s 3d	M Minister for Lands 1957. 2 nd mortgage Bank of NSW 1967. Sold 1973 to W.A. & J. Wilkinson.
57-2		Lynch, V.J.	Dangarsleigh	<i>Saumarez</i>		1222	13533	N/A		338 3s	Sold 1972 to B.D. & M. Grean.
59-1	Gordon, Nora	McCarthy, William	Dangarsleigh	<i>Gostwyck</i>	11 10s	1135	14374	1021	20/3/59	359	M Minister for Lands 1959. 2 nd mortgage C'wealth Development Bank. Advance by Rural Bank out of Government Department Funds 1966. Sold 1973 to N.R. Harvey. SP74-6.
59-2		Vickery, W.H.	Mihi	<i>Gostwyck</i>		1213	14282	1043		357	M Minister for Lands 1957. Sold 1973 to A.D. Elks, SP74-5, later to H. & D. Sutherland.
59-3		Hoy, David Stanley	Gostwyck	<i>Gostwyck</i>		1361	14232	371		350 11s 6d	M Minister for Lands 1959. Sold 1973 to A.G.M&D.W. Frazier.

No	Vendor	Purchaser	Parish	Property name	Price per acre to vendor £	Area (acres)	Capital value (land) £	Improvements £	Gazetted	Rent £	Notes
59-4		Ponton, Hilton Arthur	Gostwyck	<i>Gostwyck</i>		1207	14034	590		350 17s	Rural Bank has common law mortgage, repaid 1969. M Minister for Lands 1960. Sale to CSIR proposed 1968. Sold 1969 to T.R. Low. Sale to L.L. Still, M.A. & A.L. Coventry refused 1977. SP77-2.
59-5		Dunne, William James	Mihi	<i>Gostwyck</i>		1443	14463	445		357 12s 7d	N/A
64-1	Williams, J.G.G.	Coddington, Henry Saywell	Sobraon	<i>Wycombe</i>	16	1115	10894	17650		544	2 nd Mortgage to C ^o wealth Development Bank. Still in family.
64-2		Coddington, Roger Earl	Sobraon	<i>Wycombe</i>		1116	10599	7442		539 19s	2 nd Mortgage to C ^o wealth Development Bank. Still in family.
69-1		Ward, Thomas Arthur	Sandon	<i>Greenacres</i>		499					Forfeited 1971.