

1858.

Legislative Assembly.

NEW SOUTH WALES.

LAYING OUT TOWNS AND VILLAGES.

(INSTRUCTIONS TO SURVEYORS.)

Ordered by the Legislative Assembly to be Printed, 12 May, 1858.

RETURN to an *Address* of the Honorable the Legislative Assembly, dated 27 April, 1858, praying that His Excellency the Governor General would be pleased to cause to be laid upon the Table of that House:—

“ A Copy of the General Instructions (if any) given by
“ the Government, or the Surveyor General, to the Sur-
“ veyors employed in laying out Towns and Villages
“ throughout the Colony.”

LAYING OUT TOWNS AND VILLAGES.

Surveyor General's Office,
Sydney, 185

It having been determined that a
out at
will
the necessary preliminary survey.

shall be laid
I have to request that you
proceed to the locality and make

2. Having selected the precise spot which may seem to you to be the best adapted for the site, you will proceed with its survey, which should embrace every physical feature having elevation or depression sufficient to form an obstruction to carrying out a street, and also all existing tracks and improvements (if any) within the site.

3. You will also ascertain (with the Theodolite) the general level of one or more of the streets of the design hereafter alluded to.

4. You will plot your plan to a scale of 8 chains to one inch, and will represent the features thereon with the greatest practicable accuracy, carefully preserving the relative heights in your hill shading; and will note fully on the plan the character of the land throughout, and shew on it the levels alluded to in the previous paragraph.

5. You will then prepare a design for the , in which, so far as the ground will admit of the arrangement, streets 150 links in width should be provided, at distances of 5 chains 30 links apart, in the direction of the principal traffic, and cross streets, at right angles, at distances of 10 chains apart. These distances may be modified to suit the natural features within extremes of 400 and 600 links, and 6 and 12 chains respectively. The building allotments within the sections formed by the streets will be, where the regulated distances are preserved, of 2 chains frontage by 250 links depth, and with a back lane entrance; parallel with the longitudinal streets, of 30 links in width; and where the streets may be placed at other distances than the above, the allotments will be as nearly of that area and form as may be practicable.

6. Your design should be drawn on a separate skeleton tracing, which may be applied to the plan, and on which may be shewn the sites which you would recommend for public buildings, such as Court House, Markets, Churches, and Schools, &c.; and also open squares, reservations for public recreation, access to water, &c.

7. Beyond the proposed building allotments, the main road should be surveyed for a distance on either side of one or two miles, and portions should be designed fronting, or having access to it, increasing in area with their distance from the ; and the design for allotments fronting the main road should be such, that, by the reservation in places where the natural surface is not calculated to resist the action of traffic, of those upon one side, until such period as the road may be artificially constructed; a sufficient space will be left for divergence from the track in use, as it may from time to time become much impaired.

8. Your Report should embrace a recommendation of boundaries for the Town Reserve, as distinguished from the Agricultural or General Reserve; full information as to the character of the land, and its suitability to building and agricultural purposes; the supply of water and reservations essential to the preservation of its purity and sufficiency; the liability of any portion of the reserve to inundation; the probable ultimate arrangements for sewerage, with their possible effect on the water supply; and a suggestion of suitable sites for a General Cemetery, and a Town Pasturage Reserve!

9. In conclusion, I have to urge upon your attention the important influence which the exercise of care and judgment on your part in the conduct of this duty may have on the comfort, convenience, and health of the future occupants of this ; and to request that, therefore, you will give every care and consideration to the subject.

I have, &c.,

NOTE.—Copy of instructions for Survey for a Design of a Town enclosed. In special cases further particulars are added, in a Postscript. Designs are prepared at Head Quarters for approval; and the survey and measurement of lands in the Towns follow as demands arise.

1858.

Legislative Assembly.

NEW SOUTH WALES.

C R O W N L A N D S .

(AMENDED INSTRUCTIONS FOR MARKING ALLOTMENTS, &c.)

Ordered by the Legislative Assembly to be Printed, 17 August, 1858.

(Circular.)

Surveyor General's Office,

21 July, 1858.

Sir,

I have the honor to enclose herewith directions for marking boundary lines of allotments and portions of Land, which may be measured by surveyors of this Department; and I have to request that you will, in future Surveys, adhere strictly to these directions, which will supersede the instructions contained in the Circular Letter of 8th July, 1853.

2. I beg that you will inform me as soon as you have provided yourself with the branding iron to be used in marking Town Allotments, and with such tools as may be necessary to mark the numbers on trees.

I have the honor to be,

Sir,

Your obedient servant,

GEORGE BARNEY.

Directions to be observed in marking Building and Suburban Allotments within Town Boundaries :—

1. The building lines of streets, and the side lines of back entrances, are, where the land is not naturally clear, to be cleared to a width of not less than 4 feet, by the removal of all scrub and trees of a less diameter than 10 inches.

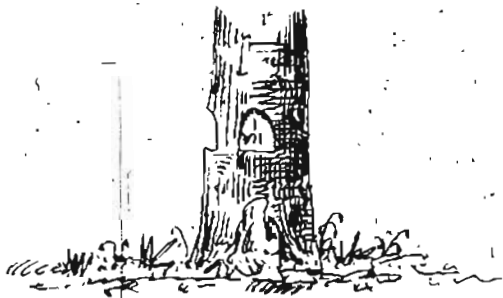
2. Should large trees stand in a building line, the usual horse-shoe Surveyor's mark is to be cut upon the opposite sides of the tree, in the direction of the building line, and the precise position of that line is to be indicated by a cut not less than 9 inches long, in each horse-shoe mark.

3. Should a tree stand at the intersection of two building lines, the horse-shoe marks, instead of being opposite, will of course be at right angles with each other, or in any other angle which the building lines may form, and the number of the section is to be cut or branded in the horse-shoe, as hereafter directed with reference to marks on stakes.

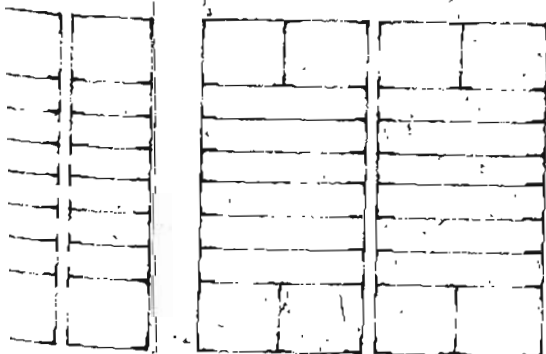
4. The corners of sections, and of allotments, are to be lockspitted to a depth of 6 inches, and for 18 inches from the corner, and should rocks occupy the position of corners, lines of equal length with the lockspits, and numbers, as hereafter directed, are to be cut with a pick.



Trees on Building Line



Tree at Corner of Section.



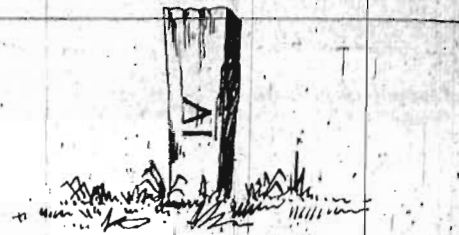
Town Sections Lockspitted

5. At each section corner, excepting, of course, those which are marked by trees, a stake not less than 2 feet 6 inches long is to be driven 18 inches into the ground (where practicable), and on the flat surface of the stake the number of the section is to be branded in Roman figures of 4 inches in height.

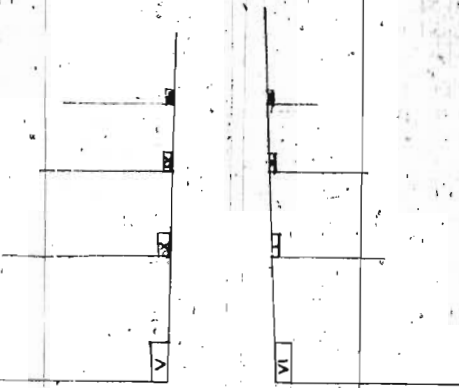
6. At each allotment corner, stakes, not less than 18 inches long, are to be driven one foot into the ground, and on those on the street frontages the numbers of allotments are to be branded in Roman figures of 2 inches in height.

7. The branding of both section and allotment stakes is to be done with a single branding iron, having a face 2 inches in length by one quarter of an inch wide.

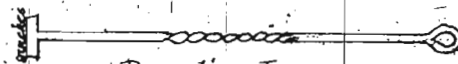
8. In marking the first surveys in any new Town, in addition to the above marking, which will obviously disappear with the occupation of the allotments, two strong posts, not less than 6 inches square and 6 feet in height, are to be set 2 feet in the ground, in the kerb line, (12 feet from the building line) of a principal street of the Town, at a distance of not less than 10 chains apart, and so placed that their outside faces will be precisely in the kerb lines of that street, and of two intersecting streets. These posts are to be cut flat on the top, and to have a large broad arrow cut on them, and they are intended to form a basis with which future surveys in the Town may be connected.



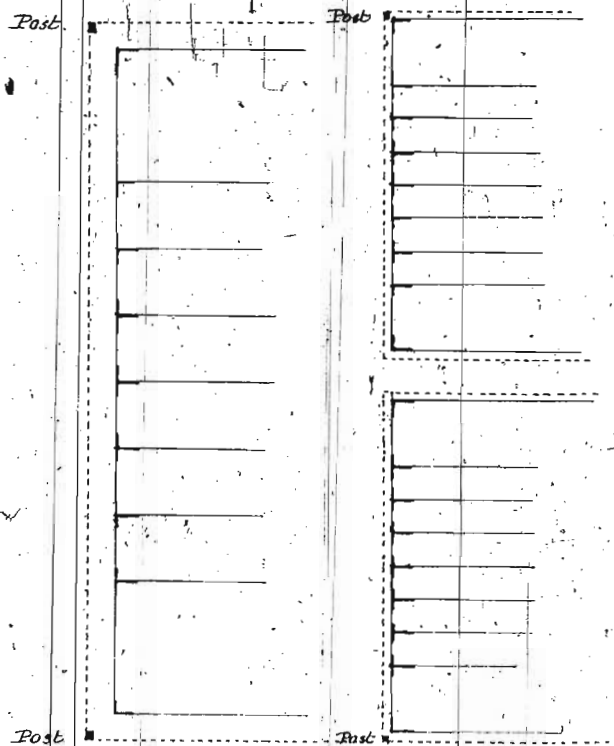
Stake at Corner of Section



Stakes at Corners of Sections & Allotments



Branding Iron



Alignment Posts

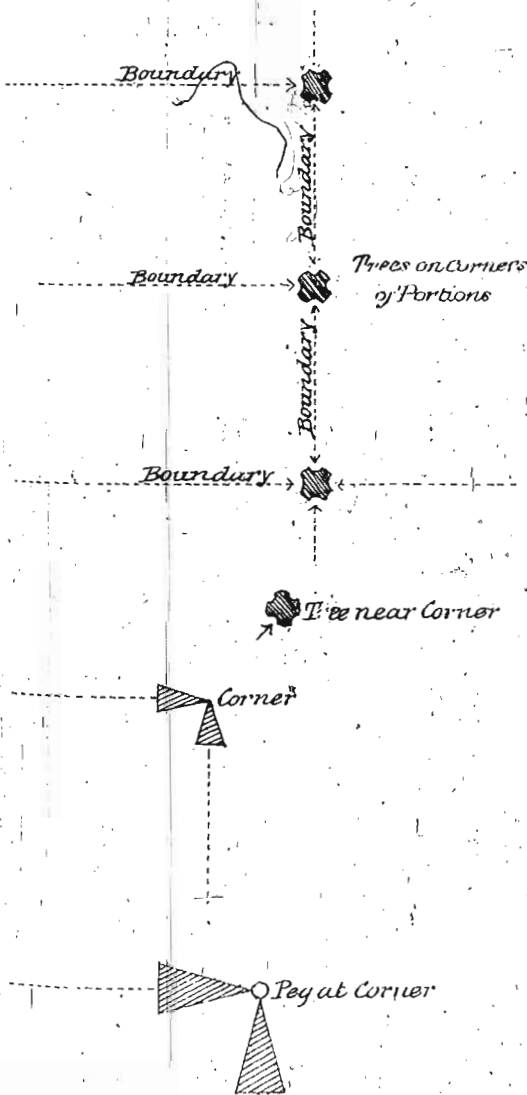
Directions to be observed in marking Boundaries of Land measured beyond the limits of Towns:—



Trees near Boundary Line



Trees on Boundary Line



1. All boundary lines, where the country is not naturally clear, are to be cleared to a width of not less than four feet, by the removal of all scrub and trees of a less diameter than 6 inches.

2. All trees upon boundary lines, or within two paces in thickly wooded country, and 4 paces in open forest country, are to be marked with the horse-shoe mark, (which is to be cut into the wood of the tree) on the opposite sides, in the direction of the boundary line; and those trees which are actually in the line, are to be marked, in addition, with smaller horse-shoe marks above the others.

3. The corners of portions are, where a tree may stand on the corner, to be marked by four horse-shoe marks, in the lines of the boundaries and their continuations; and broad arrows, not less than six inches long, are to be cut deep in the marks, on two sides where the boundaries of one portion only may meet the tree, on three sides where the boundaries of two portions may meet the tree, and on four sides where the boundaries of three or four portions may meet the tree. The horse-shoe marks are invariably to face the directions in which the boundary lines run.

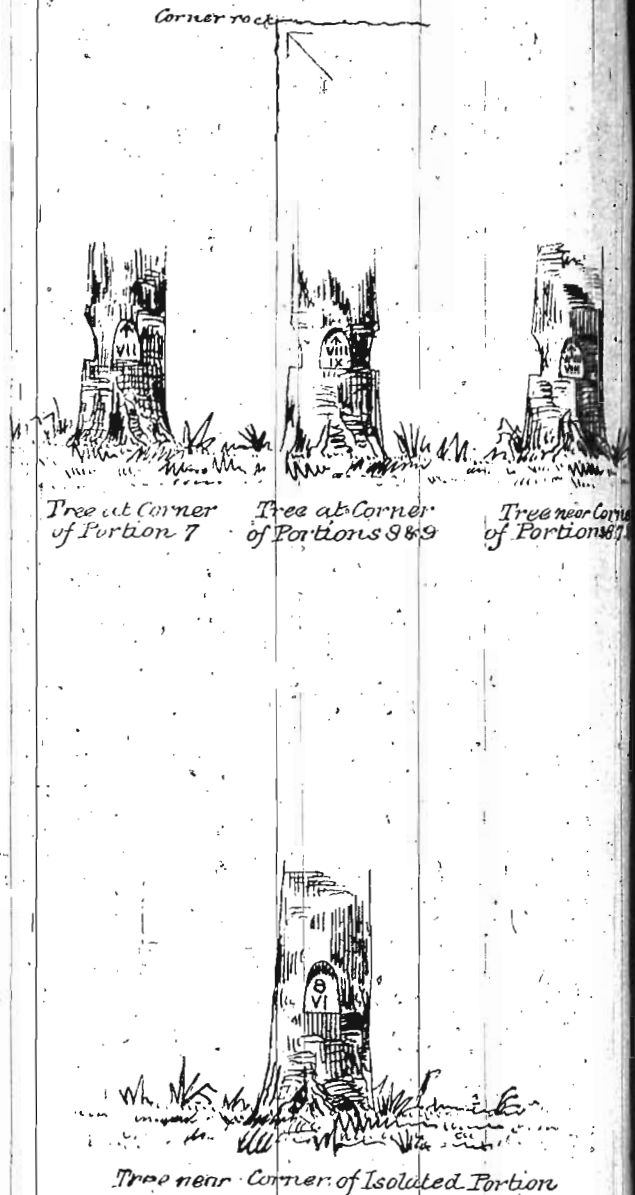
4. Should there be no tree at a corner, the nearest large tree is to be marked with the horse-shoe mark on four sides, and a single broad arrow is to be cut in one of these marks, exactly facing the corner. At the corner, triangular trenches are to be cut with a spade or pick, a foot in depth, and not less than 3 feet in length, and at the apex of the triangle, which indicates the corner, a stake not less than 2 feet 6 inches long is to be driven eighteen inches into the ground. The general direction of the boundary will be indicated by the position of the triangle, which should be such that the angle at the apex, and of course the base of the triangle, will be bisected by the boundary line.

5. In very open forest country, or plain, the boundaries are to be marked by deep lockspits or trenches, of 40 or 50 links in length, at distances of 5 chains apart, and with a picket or short stake in the centre of each; and the corners with triangular trenches as above directed, but with a larger stake cut flat on the top, and having a broad arrow cut on it.

6. Rocks which may be upon a boundary line are, in every instance, to be marked with a pick-line; and where at a corner of a portion, with a broad arrow.

7. Where portions being measured form part of any regular series, for which numbers can be used, as portions of a Parish, the numbers of the portion or portions on or near the corners of which a tree may stand, are to be cut in the horse-shoe marks facing the boundary lines of the portions or facing the corner.

8. Where measurements are made in isolated localities where no parish boundaries have been proposed, and no perfect series of numbers can be adopted, or used in descriptions for deeds, it is still necessary to the recognition of the lands by purchasers, or by intending purchasers, that the boundary marks of different portions should be distinguished by numbers, which may be introduced in the Sale Proclamation of the lands. With this object, the corners of portions in each separate locality, or on any particular creek on which surveys may be made, are to be numbered in a series, which will extend to all measurements made in that locality in each year; and to these numbers the unit number of the year is to be prefixed, as per diagram, the numbers appearing, of course, at all the corners of the portions which they represent. It is of the greatest importance that no confusion should occur in this numbering, and surveyors will therefore exercise the greatest care and discretion in determining the boundaries for each series.



1858.

Legislative Assembly.

NEW SOUTH WALES.

MR. HENRY SANDERSON.

(PRAYING REDRESS.)

Ordered by the Legislative Assembly to be Printed, 31 August, 1858.

To the Honorable the Legislative Assembly of New South Wales.

The humble Petition of Licensed Surveyor Henry Sanderson, late Assistant Surveyor,
Moreton Bay District,—

SHEWETH:—

That your Petitioner humbly submits his case for the consideration of your Parliament.

That your Petitioner was appointed a Surveyor of the Colony of New South Wales, at Cannon Row, in the City of Westminster, by the Imperial Government, on the 7th day of July, 1855.

That your Petitioner arrived in this Colony on or about the 20th November, 1855, as such appointed Surveyor.

That your Petitioner was sent to Moreton Bay and the Northern Districts, as an Assistant Surveyor, to explore the country and make surveys for railway purposes.

That your Petitioner filled that appointment to the best of his ability, until 1st May, 1857, when he was suspended by the Surveyor General on that date, and finally removed from the public service on or about the 31st July, 1857.

That your Petitioner, believing that he has been too severely punished, in being dismissed the public service and deprived of his salary, (the only means of supporting his family,) made application several times to your Honorable House's present Government, also to His Excellency the Governor General, by petition and otherwise, to be restored to employment in the public service.

That at the instance of His Excellency the Governor General, whom your Petitioner memorialized on the 22nd July last past, your Petitioner was reappointed to the public service as a Licensed Surveyor, on the 9th day of the present month.

That your Petitioner, on being gazetted, made respectful application to your Honorable House's Surveyor General for employment as a Licensed Surveyor.

That your Petitioner has received official notice from the Surveyor General that your Petitioner cannot have employment as a Licensed Surveyor.

That your Petitioner respectfully refers your Honorable House to a communication from the Surveyor General, of the 19th instant, addressed to your Petitioner, and which he can at any time produce in confirmation of that fact.

Your Petitioner, therefore, humbly prays that your Honorable House will order your Petitioner's case to be referred to your Honorable House's Select Committee to inquire into the "Management of the Survey Department" now sitting, in order that your humble Petitioner's case may be thoroughly investigated, and that your humble Petitioner may have redress.

And your Petitioner will ever pray, &c.

HENRY SANDERSON.

Sydney, 27 August, 1858.