Farming Sub-division 1852 to 1881

Peter Brown

St Lucia History Group Paper 3
3. FARMING SUBDIVISION 1852 - 1881

Author: Peter Brown © 2017

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1. INTRODUCTION

In 1846 the population of Queensland was just 2,257, but within five years this had jumped to 10,296 of whom 2543 lived in or near Brisbane Town.1 There was a need for farms close to Brisbane Town to produce food.

As outlined in Paper Number 1 St Lucia before 1852, in 1851, J. C. Burnett, the well-known government surveyor for the Colony of New South Wales after whom the Burnett River and District is named, surveyed thirteen blocks of Crown Land for sale. These were referred to as ‘suburban allotments’ which in those days meant small farm allotments close to town. Survey Lots 17 to 28 in the County of Stanley, Parish of Enoggera, were 15-20 acres (6 – 8 ha) (between Moggill Rd (Coronation Drive) and (Milton Rd).and stretched from Western Creek through to Toowong Creek. The thirteenth block was an unnumbered Lot in Indooroopilly Parish, on the other side of Toowong Creek.

On 9 January 1852 the blocks were proclaimed by the Government2 and all blocks were given auction lot numbers, with the unnumbered Lot now becoming auction Lot 25. Mr Robert Cribb purchased Lot 25,3 and went on to develop it as Lang Farm, as detailed in Paper Number 2 Lang Farm and Glenolive House. Explorers such as Leichhardt, Mitchell, and Kennedy had opened the country to graziers during the 1840s. The Leslie brothers led the push of cattle into the future Queensland. The population grew rapidly, reaching 17,082 in 1856 of which about 4000 lived in Brisbane.4 More farms were needed to feed the local residents. This paper researches the ongoing sale of farmland in the future St Lucia.

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1 Pugh’s Almanac 1872 p 120, 1858 p 80. UQFL
2 Government Gazette 9 January 1852 pp. 27-29
3 Colony of New South Wales Dept of Lands Purchase Certificate No. 133, for Auction Lot 25 County of Stanley 17 May 1852, Sunmap Museum Mr Bill Kitson.
4 Pugh’s Almanac 1858 p 80
2. ST LUCIA SURVEY AND SALE

After 1852, no further land sales occurred in the future St Lucia for five years. However it is reported that John Carmody had squatted on land at the east end of the peninsula and begun farming in 1853\(^5\) or 1854.\(^6\) (Carmody arrived in Moreton Bay as an Assisted Migrant in June 1853.\(^7\))

By 1857 survey work was underway in the surrounding area of Taringa and Indooroopilly and a main access track had been established along the ridgeline (Swann Rd). This track reached a high point (Swann/ Carmody junction) and continued on until it turned down the hill to Sandy Creek.

In 1857 NSW government surveyor, Alexander Lindo,\(^8\) stepson of Surveyor James Warner,\(^9\) surveyed and prepared Plan No S1518.29 for ‘Country Lots’ 8 – 19, Parish of Indooroopilly.\(^10\) An extract from this historic plan follows; the area covered was the generally low-lying areas of the peninsula suitable for farming, together with some higher undulating land.

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Historic 1857 Survey Plan, S1518.29, Country Lots 8 to 19
(extract only, with later markings) Courtesy Sunmap Museum, Mr Bill Kitson.
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This plan is particularly interesting because of its historic nature, showing the standard of surveying and drafting at the time. It also shows many of the original wet season creeks and swamps in the low-lying areas.

The area surveyed commenced with a track from the high point on (Swann Rd) and followed a subsidiary ridge line north east (Carmody/Ryans Rd) right down to give access to the river. This track formed the boundary of two new land Portions. Part of the way down the ridge, where it turned due north (junction of Carmody and Ryans Roads), a new

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\(^5\) Prof. Robinson’s 1952 Manuscript *The University of Queensland and other Universities* Fryer Library.

\(^6\) The Sunday Mail 28 March 1929 quoting J Carmody’s daughter Mrs. McCaffrey; Notes on a conversation of J C Mahoney with Mr J A Carmody, 1960, RHSQ

\(^7\) *Index to Assisted Immigrants arriving Moreton Bay (Brisbane)* 1848-1859, NSW State Archives reels 2136, 2465.

\(^8\) Prof Robinson map “Old St Lucia” 1954 Ref 250 Item 8/1 UQFL

\(^9\) Darbyshire A private notes 2007

\(^10\) Plan of Country Lots Portions 8-19 Indooroopilly, 1857, S1518.29; Mr Bill Kitson Sunmap Museum.
track was surveyed running basically due east through to the extremity of the peninsula (rest of Carmody Rd). This track deviates once to reach the top of a hill (junction with Central Ave) and once possibly to avoid a waterhole (Acacia Park).

Towards the end of the peninsula another track was surveyed to give access to the river, at right angles to (Carmody Rd). This track became known as Jetty Rd and though mainly lost today ran approximately from where the (University Rowing Club) ramp is today, up through (Sir William MacGregor Drive, Mill Rd car-park, and Chancellors Pl) across (Carmody Rd) and down to the river near (Emmanuel College).

Whilst not shown on the above map it is likely that another track was surveyed south to a creek at about the same time (Swann Rd from Carmody Rd along to Central Ave and down to Sandy Creek).

The division of the land into farming Portions was basically by the standard north/south grid, but utilising creeks as boundaries wherever appropriate. The Portions were roughly rectangular in shape, between twenty and eighty acres (8 – 32 ha) in area and spanned from the river up the slopes to the new track (Carmody Rd).

The farm Portion corners were marked with a stake and further described as being an indicated distance and direction from a Gum, an Ironbark, a scrub tree and the like.11

The following is a present day map overlaid with the Portion boundaries. The peninsula actually runs west to east, but for convenience the following map is rotated through ninety degrees. Where possible all other maps are of this same orientation.

The land remaining un-surveyed, being the south side of (Carmody Rd) was marked on the Plan as ‘…Broken Country’, reflecting the steep country either side of the ridgeline (Hawken Drive down to the Esplanade, and down to Carmody Rd).

Land sales were to:

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11 Plan of Country Lots Portions 8-19 Indooroopilly.
‘Encourage closer settlement, Lots classified as: town, suburban [very small nearby farming allotments] and country. The viability of farming in particular was beyond the know-how of settlers in Queensland in the nineteenth century, especially when farms as small as forty acres [16 ha] might be created. They could be sold at auction, with a minimum upset price… to encourage immigrant farmers to pursue their calling where foodstuffs could be grown’.12

Note Lang Farm was ‘suburban’, the others were ‘country’.

Anthony Trollope, a now famous British author and visitor, warned of the miserable plight of the smaller landholder, suggesting that the farmer should:

build for himself a house …and supply his family. Then during a period of the year he will work for wages… but he must understand that the land is cheap because the struggle required to make it useful is severe.13

The land was proclaimed in the Government Gazette in November 185714 and advertised for a sale:

Pursuant to Law…country Lots of land will be offered for sale by Public Auction at the Police Office Brisbane at Eleven o’clock in the forenoon of TUESDAY the twenty-ninth day of December…Upset Price-£1 per acre [0.4 ha]. Deposit 10 per cent… [twelve lots] On the Brisbane River, between 2 and 4 miles [3.2 and 6.5 klm] above the Town of Brisbane…and opposite Oven’s Head15

There is confusion in some documentation between the Auction Lot number, and the Lands Department formal Portion numbers. Only the Portion numbers are used from here on. Each cost the purchaser between £1/9/- and £6/4/- per acre. (For comparison, the salary of a Class 2 teacher at the time was about £100 p.a.16)

The following information for Portions 8 – 18 has been taken from the NSW Government hand-written ledger of Crown Land Sales,17 and Portion 19 from the newspaper report of the sale:18

<table>
<thead>
<tr>
<th>Portion No.</th>
<th>Acres/Roods/Perches</th>
<th>Purchaser</th>
<th>Price</th>
<th>Per acre approx</th>
</tr>
</thead>
<tbody>
<tr>
<td>8</td>
<td>29.3.0</td>
<td>Robert Cribb</td>
<td>£105/12/3</td>
<td>£3/11/0</td>
</tr>
<tr>
<td>9</td>
<td>40.0.0</td>
<td>William Rawlins</td>
<td>£110/ 0/0</td>
<td>£2/15/0</td>
</tr>
<tr>
<td>10</td>
<td>44.0.0</td>
<td>Timothy Corbett</td>
<td>£110/ 0/0</td>
<td>£2/10/0</td>
</tr>
<tr>
<td>11</td>
<td>46.0.0</td>
<td>William Sim</td>
<td>£  75/18/0</td>
<td>£1/12/0</td>
</tr>
<tr>
<td>12</td>
<td>78.0.0</td>
<td>John Toppin, James Mooney</td>
<td>£198/18/0</td>
<td>£2/11/0</td>
</tr>
<tr>
<td>13</td>
<td>46.0.0</td>
<td>William Southerden</td>
<td>£  66/14/0</td>
<td>£1/ 9/0</td>
</tr>
<tr>
<td>14</td>
<td>57.0.0</td>
<td>James Collins</td>
<td>£171/ 0/0</td>
<td>£3/ 0/0</td>
</tr>
<tr>
<td>15</td>
<td>22.3.0</td>
<td>John Carmody</td>
<td>£141/ 1/0</td>
<td>£6/ 4/0</td>
</tr>
<tr>
<td>16</td>
<td>28.2.0</td>
<td>Azariah Purchase, John Strong</td>
<td>£156/15/0</td>
<td>£5/12/0</td>
</tr>
<tr>
<td>17</td>
<td>20.0.0</td>
<td>J.F.McDouggall</td>
<td>£  77/00.0</td>
<td>£3/17/0</td>
</tr>
<tr>
<td>18</td>
<td>25.2.0</td>
<td>ditto</td>
<td>£102/00.0</td>
<td>£4/ 2/0</td>
</tr>
<tr>
<td>19</td>
<td>29.3.0</td>
<td>Christian Marson</td>
<td>£  83/6/0</td>
<td>£2/16/0</td>
</tr>
</tbody>
</table>

Total 467.1.0

The purchaser of Portion 19 forfeited his deposit and the Portion was re-sold on 11 October 1858 to T L Murray-Prior for £74/18/0 i.e. £2/10/0 per acre.19 20

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13 W Ross Johnston. p 54 e 1.
15 The Moreton Bay Courier 26 December 1857 P3 State Library of Queensland.
16 A. Darbyshire op cit.
17 QSA, microfilm Z318, December 1857, pp. 233,234.
18 The Moreton Bay Courier 2 January 1858 p3 c3.
Some of these owners have been confirmed by reviewing later Certificates of Title, which give details of the original Deeds of Grant:

- Portion 8 was proclaimed on 9 November 1857 and bought by Robert Cribb.¹⁹
- Portion 9 was sold in 1857 to William Rawlins.²⁰
- Portion 11 was sold in 1857 to William Sim²¹
- Portion 12 was sold in 1857 to John Toppin and James Mooney²²
- Portions 13, 14 were sold in 1857 to William Southerden and J Collins respectively.²³
- Portion 16 subdivision 1 was sold in 1873 to John Carmody.²⁴
- Portion 17 to J F McDougall confirmed by Deed.²⁵
- Portion 18 to J F McDougall confirmed by Deed.²⁶

Of the twelve Portions, only one was bought by a man who went on to become resident farmers – John Carmody. Four Portions were bought by men who fairly quickly on-sold all or part of them to later resident farmers – Rawlins 9 to William Werry (part), Southerden 13 to William Dart, Collins 14 to Watt/Leike/Matheson/Burney, and Purchase with Strong 16 to neighbours Carmody (part). Of the remaining seven Portions three were bought by well known land speculators, J F McDougall buying 17 and 18, and T L Murray Prior 19; four were purchased by possible non-resident farmers Corbett 10, Simm 11, and Mooney with Toppin 12. These latter Portions may have been leased to, or worked by known resident but non land-owning farmers - Lane, Dellar, Petty, McMahon and Moore.

¹⁹ Crown Land Sales 1842-1861 Fiche 2 of 3 GSQ.
²⁰ Note on 1857 Survey Plan, S1518.29, Country Lots 8 to 19 Courtesy Sunmap Museum, Mr Kitson
²¹ Queensland Certificate of Title No 5321 Vol. XIVII Folio 89 for Ptn 8 to Robert Cribb dated 1857.
²² Queensland Certificate of Title 3013 Vol. 30 Folio 031 for Ptn 9.
²³ Queensland Certificate of Title 72409 Vol. 496 Folio 149 for Ptn 11.
²⁴ Queensland Certificate of Title 59843 Vol. 407 Folio 83 for Ptn 12.
²⁵ Queensland Certificate of Title 72410 Vol. 496 Folio 150 for Ptn 13/14.
²⁶ Queensland Certificate of Title 28964 Vol. 201 Folio 210 for Ptn 16/1
²⁷ Queensland Certificate of Title Vol 58/ Folio 136 for Ptn 17.
²⁸ Certificate of Title No. 41059 Vol. 277 Folio 61 Portion 18 1876.
²⁹ Presentation Plan in Prof Prentice photo album, UQFL.
In 1858 NSW Government Surveyor H G Rawnsley completed the very extensive further survey of (Taringa/Indooroopilly). The following is not the historic plan itself, which would have been very similar in design to the first map above but is a redrawn version. There is no date on the new plan, but it does acknowledge the original 1858 date and the surveyor.

Government Roads were surveyed to provide an access route to the future St Lucia, Taringa, and Indooroopilly. Because Toowong Creek only became narrow enough to cross without a bridge as it got well away from the Brisbane River, the only formal access track turned off Moggill Rd (at the top of High St Toowong). It ran down Indooroopilly Pocket Rd (Burns Rd) to the creek crossing, then east around the base of a steep hill and south up (Indooroopilly Rd) to the ridgeline. Here it met with another track along the ridgeline (Swann Rd) and crossed over and down the hill the other side (still Indooroopilly Rd), until it met Harts Road/Meiers Road. (Swann Rd) was extended east along the ridge, past the junction with the new (Carmody Rd) to the (Ironside School), and then south down to the creek.

These tracks became the boundaries of further Portions with intermediate boundaries on a basic rectangular north/south, east/west grid. The whole area was surveyed generally into 40 to 50 acre (16 to 20 ha) Lots. Portion numbers 20 to 48 picked up from the edge of the earlier Portion 19 near Jetty Rd, and extended through the entire area to the western side of (Coonan St, Indooroopilly).

**Portions 20 to 32** covered the area now known as part of St Lucia and this survey takes up where the 1857 plan stopped.

![Map AG3 series 1875 Queensland State Archives](image)

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30 Plan of Portion Nos. 20 to 48, 1858 H G Rawnsley S1518.57; Mr Bill Kitson Sunmap Museum.
The Country Lots Portions 20 to 48 were proclaimed in the 1859 Government Gazette, and advertised for a sale by auction on 27 September 1859. Most of the land was hilly and covered with bush and did not present as suitable farming land; many blocks were landlocked, not having access to river water.

The local newspaper reported that most of the Lots were sold, and generally at the reserve price of £1 per acre, Portion 26 on the south side of Sandy Creek being the main exception, selling for £3.3.0 per acre.

<table>
<thead>
<tr>
<th>Portion No.</th>
<th>Acres approx</th>
<th>Purchaser</th>
<th>Deed Ref</th>
<th>Purchase price approx</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>40</td>
<td>T L M Prior</td>
<td>V.1 F.77 No.197</td>
<td>£40</td>
</tr>
<tr>
<td>21</td>
<td>43</td>
<td>ditto</td>
<td>V.1 F.88 No.208</td>
<td>£43</td>
</tr>
<tr>
<td>22</td>
<td>51</td>
<td>ditto</td>
<td>V.1 F.112 No.330</td>
<td>£51</td>
</tr>
<tr>
<td>23</td>
<td>55</td>
<td>ditto</td>
<td>V.1 F.78 No.198</td>
<td>£55</td>
</tr>
<tr>
<td>24</td>
<td>40</td>
<td>(later found to be to Prior)</td>
<td>£40</td>
<td></td>
</tr>
<tr>
<td>25</td>
<td>40</td>
<td>ditto</td>
<td>V.1 F.155 No.461</td>
<td>£40</td>
</tr>
<tr>
<td>26</td>
<td>33</td>
<td>P Short</td>
<td></td>
<td>£104</td>
</tr>
<tr>
<td>27</td>
<td>31</td>
<td>J Henderson</td>
<td></td>
<td>£31</td>
</tr>
<tr>
<td>28</td>
<td>30</td>
<td>ditto</td>
<td></td>
<td>£30</td>
</tr>
<tr>
<td>29</td>
<td>21</td>
<td>J Henderson</td>
<td></td>
<td>£21</td>
</tr>
<tr>
<td>30</td>
<td>43</td>
<td>ditto</td>
<td>V.1 F.76 No.196</td>
<td>£43</td>
</tr>
<tr>
<td>31</td>
<td>53</td>
<td>ditto</td>
<td>Ref V.1 F.22 No.22</td>
<td>£53</td>
</tr>
<tr>
<td>32</td>
<td>37</td>
<td>ditto</td>
<td></td>
<td>£37</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total 517 acres [209 ha]</td>
</tr>
</tbody>
</table>

Portions 33 to 48 form a triangle between the future St Lucia/Long Pocket, Moggill Rd, and the river - basically modern day Taringa and the eastern half of Indooroopilly.

<table>
<thead>
<tr>
<th>Portion No.</th>
<th>Acres approx</th>
<th>Purchaser</th>
<th>Deed Ref</th>
<th>Purchase price approx</th>
</tr>
</thead>
<tbody>
<tr>
<td>33</td>
<td>35</td>
<td>(Later recorded as sold to Scarr &amp; Daly)</td>
<td></td>
<td>£31</td>
</tr>
<tr>
<td>34</td>
<td>31</td>
<td>W H Rawnsley</td>
<td></td>
<td>£31</td>
</tr>
<tr>
<td>35</td>
<td>47</td>
<td>(Later recorded as sold to S Smith)</td>
<td></td>
<td>£31</td>
</tr>
<tr>
<td>36</td>
<td>59</td>
<td>J Henderson</td>
<td></td>
<td>£59</td>
</tr>
<tr>
<td>37</td>
<td>44</td>
<td>ditto</td>
<td></td>
<td>£44</td>
</tr>
<tr>
<td>38</td>
<td>36</td>
<td>T L M Prior</td>
<td></td>
<td>£36</td>
</tr>
<tr>
<td>39</td>
<td>46</td>
<td>ditto</td>
<td></td>
<td>£46</td>
</tr>
<tr>
<td>40</td>
<td>41</td>
<td>ditto</td>
<td></td>
<td>£41</td>
</tr>
<tr>
<td>41</td>
<td>46</td>
<td>ditto</td>
<td></td>
<td>£46</td>
</tr>
<tr>
<td>42</td>
<td>50</td>
<td>ditto</td>
<td></td>
<td>£50</td>
</tr>
<tr>
<td>43</td>
<td>50</td>
<td>(Later recorded as sold to S Smith)</td>
<td></td>
<td>£36</td>
</tr>
<tr>
<td>44</td>
<td>36</td>
<td>(Later recorded as sold to C Taylor)</td>
<td></td>
<td>£46</td>
</tr>
<tr>
<td>45</td>
<td>40</td>
<td>J Henderson</td>
<td></td>
<td>£40</td>
</tr>
<tr>
<td>46</td>
<td>42</td>
<td>ditto</td>
<td></td>
<td>£42</td>
</tr>
<tr>
<td>47</td>
<td>52</td>
<td>(Later recorded as sold to S Smith)</td>
<td></td>
<td>£52</td>
</tr>
<tr>
<td>48</td>
<td>43</td>
<td>(Later recorded as sold to E Anderson)</td>
<td></td>
<td>£50</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Total 698 acres [283 ha]</td>
</tr>
</tbody>
</table>

It is not known whether those noted as recorded later were sold at the auction and not reported by the newspaper, or whether they were sold later.

32 The Moreton Bay Courier 7 September 1859
33 The Moreton Bay Courier 28 September 1859 p2 c3.
34 Crown Land Sales CD 1860-1889 GSQ.
35 Queensland Land Purchase Deed No 197 TLM Prior 1860.
36 Map SRS 2043/1 1861 QSA (applies to four sales noted)
At the sale 29 Lots were sold comprising 1215 acres; T L M Prior had purchased 488 acres, J Henderson 400.

So by 1860 all the land in the future St Lucia had been sold. It comprised 25 Portions, totalled 984 acres (398 ha) and had achieved a sales income for the Governments of New South Wales and Queensland, in the order of £2,000.

Only eleven of the Portions were actively farmed, comprising some 425 acres (172 ha), but the larger, farmable ones were generally subdivided, to give 20 – 30 acre blocks which seem to have been enough to support a family. It is however possible that older children worked elsewhere to bring in an income, and even the menfolk may have found seasonal work elsewhere.

Only about 100 acres (40 ha) of farmland was eventually used for cotton and then sugar cane.

3. OCCUPATION AND USE

A newspaper correspondent walked through the scrub after visiting Lang Farm in 1859, to reach the new farms on the flats from Portion 9 onwards and reported:

I must…take your readers with me through this bit of scrub-land bordering the Brisbane River; bearing in mind as you force your way through the pendant vines, or runners, interlacing and almost obstructing one’s progress in every direction, that great caution need be exercised to escape the tormenting fangs of the *bush lawyer*, a very formidable looking customer…[that has] very little mercy upon those persons who foolishly place themselves within their clutches…What an immense variety of shrubs, creepers, and botanical specimens meet the eye in every direction; and the mind of the inquisitive is speedily filled with wonder and amazement at the beautiful productions of native wild. At last we reach a clearing:- a spot of some half dozen acres from which the trees and brushwood have been but recently removed. In this patch we behold a splendid growth of early maize, the well cobbed stacks of which give the hard working proprietor a sure token that his 30, or perhaps 50 acre farm, is amply worth all the labor he can bestow upon its clearing and cultivation…I found in this neighbourhood several other farms, recent purchases from the Crown, and like the one described, giving unmistakeable evidence of what crops may be raised. From the scrub and forest lands bordering the rivers and creeks of this district, splendid potatoes, gigantic mushrooms, huge melons, and other vegetable productions…

Of (St Lucia) generally between 1857 and 1880, Prof. Robinson says:

in the main … [the area] was a farming community, growing potatoes, pumpkins and other vegetables, maize, lucerne, bananas, pineapples, cotton, and sugar, and even arrowroot, with some orcharding and dairying. Among the settlers of this sugar period may be mentioned Behan, Carr, Dellar, Pitty, Moore and the Spode brothers.

It was later reported that ‘the bananas grown along the banks of the river are claimed by the old residents to have surpassed in fullness and flavour any of the varieties from elsewhere.39

Prof. Robinson also notes that at Jetty Rd:

…the jetty was at the southern end, near Six Mile Rocks, and it could still be used (adventurously!) in 1931. It was apparently built to facilitate water transport for passengers,
and beef and farm produce from this area. Until the 1890s it was also used by picnic parties which came up river in a steam pleasure boat called the Natone.  

Steamer Natone. Picture Queensland.

Historian Helen Gregory notes that:

The...farmers took their produce to market either by boat or along a [track] known as Indoooropilly Pocket Rd which branched off the Moggill Rd near the present Burns Rd...These farmers were, however, far from happy about the condition of their essential link to the main [track]. Forty-four landholders signed a petition in 1865 requesting the Government repair the ‘almost impassable’ road.

The farmers had to initially clear the land of trees, and probably initially built temporary shelters for themselves, whilst the families remained in Brisbane. Robert Jarrott certainly did this at his initial farm at Oxley. Later they built more substantial cottages.

The flood of 1864;

...swept over the Pocket and several of the farmers and their families had to be rescued by boat from the roofs of their rough habitations, and this taught them to build on higher ground.

The Queensland 6 December 1890

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40 Prof. Robinson op cit., p 8.
41 Helen Gregory Arcadian Simplicity p 27.
42 The Queenslander 6 December 1890 p 1081 c 2
43 Brisbane Cutting Book p 281 dated approximately 1917, JOL.
Another flood occurred in 1873 and in neighbouring Oxley it was reported:

Sugar making, arrowroot grinding, and potato planting are in full swing. The flooded lucerne is improved...arrowroot has not suffered and even corn is all right where it was not long under water.  

The first parcel of land sold, in 1852, Portion 7, became Lang Farm under the ownership of Robert Cribb. A man was employed to run the farm and they are credited with winning the Cotton Prize at the Moreton Bay Horticultural Society Show in 1853. The only recorded eyewitness report of the farm comes from the Queensland Daily Guardian November 18 edition of 1865. It contains a long and rambling piece written by a journalist who visited Lang Farm and parts are quoted below:

...longest under cultivation of any farm in the neighbourhood...for the purpose of affording a subsistence to its occupant...immense number of orange trees among...the potatoes...cabbages. Table grapes with a great quantity of fruit grow in rows on the eastern side of the hill. Mulberries seem to thrive.

In 1867 after owning Lang Farm for more than fifteen years, Mr Robert Cribb sold or transferred Portion 7 and the mortgage to younger brother, and politician for Ipswich, Benjamin Cribb.

3.1 PORTIONS 8 - 18

Portion 8 was also purchased by Robert Cribb at the auction sale in 1857 as it adjoined his land. It also went into the ownership of Benjamin Cribb. No record has been found of this land ever being farmed for crops and it basically had little flat land, although it did have a creek in the vicinity of (Douglas St). Ms Beth Johnson, great great granddaughter of Robert Cribb has discovered a hand drawn survey prepared in 1887 clearly showing Lang Farm still existing and as being only the 19 acres originally forming Portion 7.

Cribb applied to have the land registered under the 1860 Real Property Act in 1864.  

Portion 9, to the east of (Ryans Rd) had some farming. The western half was largely hilly ground, but the eastern half was alluvial land beside a creek (Bryce St/Brisbane St) which was probably farmed. The Portion was divided into three parts A B and C by the original purchaser William Rawlins and sold to Messrs Werry and Meddleton and Smith. For more detail see separate Paper Portion 9.

In 1874 the Carmody Road boundary was described as ‘fenced forest’.

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44 The Brisbane Courier 9 August 1873 p5 c4.
45 W. Ross Johnstone Brisbane the first 30 years 1982 Jacaranda Press Brisbane.
46 Queensland Daily Guardian 18 November 1865.
47 Nancy Foote op cit.
49 Queensland Government Gazette 7 November 1863 p.969.
Subdivision 9 A, 14 acres on the eastern side was registered to William Werry. He and his wife Phillipa (b. 1838) had nine children, including Fanny born 1868, and Emma, Naomi, George and Mary. William’s great-great-grandson Kevin Seeney advises that when William died in 1871 aged 38 his wife remarried German migrant Martin Depper (b.1845) - he and his brother had been lodging on the farm whilst working in the neighbourhood. Martin and Phillipa had at least another six children, one of whom was Martin born in 1875.

The Title of this land was formally transferred in 1882 to Martin Depper, and he subdivided the land selling the northern river end to the developers of Ironside Estate in 1885. He subsequently purchased two allotments in the Ironside Estate in 1888 where he built a house for his extensive family on the corner of Depper St and Ryans Rd, dying there in 1914 (See Paper 16 Droughts Floods and Heritage properties – Rheingan).

In 1888 Depper sold four acres south of the new St Lucia Road to Charles Highfield, who took out a large mortgage in 1894 but went into liquidation in 1899; the Royal Bank of Queensland held the land until selling it to Albert Marsh in 1921, who continued farming until the 1940s and thus this was possibly the longest operating farm in St Lucia.

Depper may have continued farming the rest until he died in 1914 but this has not been researched.

Subdivision 9 B, some 6 acres, was registered to Richard Meddleton in 1864, and he on-sold it to Thomas Strong in 1878. Meddleton signed the road opening petition in 1865, and went on to become a timber-getter and long time resident of Brookfield. Strong on-sold it in 1885 to William Wilson to become part of Ironside Estate.
Subdivision 9 C, twenty acres, was registered to George Smith in 1864, and Jesse his wife initially farmed the area.\textsuperscript{61} George Smith on-sold the land in 1878 to Thomas Strong who later on-sold it in 1885 to William Wilson to become part of \textit{Ironside Estate}.\textsuperscript{62}

This Mr Strong had married William Dart’s sister Mary Ann in 1861.\textsuperscript{63} Possibly George Smith had built a house here on the corner of Ryans Rd and Sir Fred Schonell Drive, or perhaps Strong did - he certainly lived in it for about seven years until he moved to Sandgate, where he later became mayor.\textsuperscript{64} The house was described as ‘a large and substantial wooden house, with outhouses and beautiful flower garden’.\textsuperscript{65}

\textbf{Portion 10} stretched along the river from (Guyatt Park) to halfway along (Macquarie St), and inland, including (Mitre and Durham Streets) to (Carmody Rd). It was known as ‘Corbett’s Paddock’\textsuperscript{66} after the original owner Timothy Corbett who at this time he was living in his newly built brick cottage \textit{Killarney} at Enoggera.\textsuperscript{67} He was one of the pioneers of the Colony, and became a well known pastoralist and agriculturalist.\textsuperscript{68}

In 1874 the Carmody Road boundary was described as ‘unfenced forest’.\textsuperscript{69}

When Timothy died in 1887 the land was transferred to one of his sons, William Francis Corbett. In 1887 a strip of land across the property was resumed for a new road, (Sir Fred Schonell Drive).

In 1888, some three years after adjacent farmers had sold out to the residential developers, William Corbett also sold out to the Land Bank of Queensland Limited.\textsuperscript{70} The land was then subdivided for residential purposes and marketed as \textit{Hyde Park Estate}, where the land was described as having ‘gentle undulating ridges… fertile soil, natural drainage, grand scenery, and beautiful river breeze… the soil is fertile being all under cultivation’.\textsuperscript{71}

\begin{footnotesize}
\begin{itemize}
\item \textsuperscript{61} ‘St Lucia and Long Pocket – Early Educational Arrangements’, c.1916, 3 pages, provenance unknown.
\item \textsuperscript{62} Certificate of Title No 3013 Vol XXX Folio 31 Portion 9C.
\item \textsuperscript{63} Marilyn England \textit{The Dart Family of St Lucia} Paper 2003. P2.
\item \textsuperscript{64} Marilyn England op cit.
\item \textsuperscript{65} \textit{The Brisbane Courier} 9 May 1885 Auction Sales, Ironside Estate.
\item \textsuperscript{66} Sales Lithograph \textit{Hyde Park Estate} Portion 10, 1 Dec 1888; John Oxley Library.
\item \textsuperscript{67} Summer R, \textit{More Historic Homes of Brisbane}, 1982, National Trust of Queensland.
\item \textsuperscript{68} Morrison W, \textit{The Aldine History of Queensland Illustrated}, 1888, Archive CD Books.
\item \textsuperscript{69} Queensland Government Gazette 1874 p 662.
\item \textsuperscript{70} Queensland Certificate of Title 113142 Vol. 727 Folio 132 for Ptn 10.
\item \textsuperscript{71} \textit{The Brisbane Courier} 1 December 1888 Auction notice Hyde Park Estate.
\end{itemize}
\end{footnotesize}
Portion 11 stretched along the river from halfway along (Macquarie St) to Smythe Creek that cuts (Macquarie St) and inland including (Warren, Munro and Coleridge Streets) to (Carmody Rd). Being almost all low-lying land it was used for farming and in 1885 it was said ‘the land is rich alluvial soil, which has been under crop with sugar cane.’72 In 1874 William Sim transferred the title to ‘James Sim tertius’, who three months later transferred it to William Dart.73 The word ‘tertius’ may mean ‘the third’.

Portion 12 stretched along the river from Smythe Creek, to (Sir William MacGregor Drive), and inland to (Carmody Rd). The low-lying land (Oval No 6 and the multi storey car parks) may have been used at one stage for growing sugar cane but was described in 1883 as having ‘splendid market gardens’,74 and in 1885 as ‘the soil is fertile’.75 The steeply rising ground up to (Cromwell College and the Bioscience Precinct 80) may not have been farmed, but a quarry was started to provide stone for buildings and gravel for roads (now the University Regiment grounds).76 The stone in the quarry was quite unique for the area, being possibly “Brisbane Tuff” and suitable for building foundations. According to a photograph, the quarry was quite shallow, and has been excavated further to provide the level parade ground.77

The land was purchased by John Toppin and James Mooney and was subdivided into two halves soon after with each taking one half. Both halves had river and road frontage, with Sub 1, Toppin, being adjacent to Jetty Rd, later Mill Rd, Sub 2 Mooney adjacent Portion 11. Mooney had migrated from Great Britain on the Rajahgo Paul in 1852 when he was aged about 24 and later became a hotel keeper in South Brisbane; he died in 1873 aged 44.78

Neither Toppin nor Mooney are noted as farmers or local residents, and three other farming families probably occupied this land although this is not certain:

72 The Brisbane Courier 30 June 1885 Auction notice River Bend Estate.
73 Queensland Government Gazette 11 May 1874 and Certificate of Title 32624 Vol. 221 Folio 126 James Sim 1874
74 The Moreton Bay Courier 6 October 1883 Auction notice St Lucia Estate.
75 The Brisbane Courier 22 August 1885 Auction notice Princess Bridge Estate.
76 Brisbane History Group St Lucia Campus History Tour.
77 1930s photo of Cairngorm from below the quarry held by Mrs Navratil (nee Mitchell).
78 Index to Assisted Immigrants arriving Moreton Bay (Brisbane) 1848-1859, NSW State Archives 1985 and Paddington Cemetery report 1907 by local Councillor on www.queenslandhistory.com, J Magub private papers.
1. George Carr and William Lane both came from Enniskillen Co. Fermanagh, Ireland with William arriving in Moreton Bay first. George arranged for William to choose a block of land in St Lucia and build a slab and bark humpy for the Carr family prior to their arrival in 1861. William, (brother of Charles Lane, later a long term farmer at St Lucia and then Long Pocket) arrived as a single man on the Montmorency in 1860.

George and William were farmers in partnership, but in 1867 George purchased 11 acres at Long Pocket, where he and his family stayed for many years.79

George Carr died aged 84 on 23 December 1917 and his obituary reads that he and William Lane were both:

…men of fine physique and magnificent constitution, to which was added a buoyant energy and persistent determination. Straightway from the ship George Carr entered on his new life in the sweltering heat of a [Queensland] December. His equipment was an American axe and a couple of hoes; his objective was to hew out a living for himself, his wife, and son amongst the then primitive scrub. His remaining capital was one sovereign [£1]. With pride he often related that for the first year’s work he netted nearly £3 per week wrung from the primitive earth by such toil as only pioneers of that era would voluntarily undertake. It was their daily custom to work as long as they were physically able from light to dark, and often after dark by candle light. Yet they were cheerful and happy, and in writing to their friends would jocularly refer to their habitation as possessing as many windows as there were days in the year – of course referring to the chinks between the slabs… There was only one highway from St Lucia in those days, that was the Brisbane River; everything they grew was brought by boat to the then struggling city, and very often carried on their backs to the purchaser. His maxims to which he often referred with undisguised pride were “Call no man boss; wrong no man; buy as cheaply as you can; sell as dearly as you can, but always stick to your bargain; provide for a rainy day” 80

George Carr is said by his granddaughter to have farmed in St Lucia from 1861 for six years; he grew potatoes and other produce and sold them at the Brisbane market.81

Initially the farmers had to sell to individual storekeepers in Brisbane, but in 1867 a wholesale market was established in Market Street.82

George was a local Councillor from 1886 until 1902 and was on the Council in 1895 when it named the roads of St Lucia, including Carr St, presumably on the land that George had once farmed – Portion 12 Sub 2 Mooney.

No record has been found of who farmed this land thereafter, but in 1881 long after the death of James Mooney, Sub 2 was transferred to William Mooney who advertised it for sale a year later when it was described as:

Valuable Farm 39 acres…15 acres under cultivation. The land contains a splendid knoll, suitable for villa residence. It has also a good quarry…similar places in some localities have lately been purchased at £80 per acre by persons getting their livelihood therefrom…83

It was purchased by William Dart soon after.84

79 Family Historian Joe McCaffrey, Great Grandson of John Carmody.
80 The Brisbane Courier 29 December 1917 p.11 c.2, supplied by Joe McCaffrey.
81 A Darbyshire Paper Carr Family
83 The Brisbane Courier 9 November 1882 p8 c5.
84 Certificate of Title William Mooney Vol 407 Folio 83 14 October 1881
2. Skinner/Moore

The following information is taken from research by great granddaughter and family historian Ms Bev Moore, reviewed in 2009, and the Moore Family Reunion 1983 document, researched by Andrew Darbyshire at the Cleveland Branch Library 2007. Ms Moore advises that an earlier reunion had occurred in 1964 and the notes for this are similar to the later document.

2a. Samuel Skinner, wife Jane (née Moore), and three young sons arrived at Morton Bay from Devon England in 1858 on the Ascendant. Two of Jane’s brothers, William and John accompanied them. Samuel and Jane could both read and write and were of the Wesleyan faith. In the early 1860s they rented farmland at St Lucia, almost definitely Portion 12 Sub 1, and thus were neighbours of George Carr and William Lane.

Samuel Skinner signed the road petition in 1865, and assisted in building the first slab hut school in St Lucia that same year. Electoral records show Samuel as a leaseholder in the ‘Western Suburbs’ of which St Lucia was part at that time, from 1864 until 1871. He moved away from the farm to Ipswich c.1870. A Thomas Skinner was recorded as living in ‘Indooroopilly’ in 1875.

2b. James Stanton Moore (brother of Jane Skinner) age 28 a gardener, and his wife Jane age 18, arrived on the S.S. Sultana in July 1864, sponsored by the Skinners, and for a year they lived and worked on the Skinners farm at St Lucia. Another child was born at ‘Indooroopilly’ in January 1866, presumably on Skinner’s farm. It is possible that James’ help allowed Samuel to be the licensee of the Toowong Retreat hotel 1865/1866.

James then worked for the neighbouring farmer and miller William Dart for three years, as overseer for the sugar mill. Another child born at Coldridge Plantation, Dart’s farm, in 1868, and two more at ‘Indooroopilly’.

Photograph James Moore courtesy The Brisbane Courier 2 September 1922, Obituary.

James rented a farm c.1870 for thirteen years with William Hocking (Jane Skinner’s eighteen year old son by an earlier marriage):

There for thirteen years they grew crops, chiefly cotton, sugar cane and lucerne…The ground was fertile, hence the produce was of good quality; their ginned cotton won prize awards, but misfortune was to overtake them when the fine stand cane of two year’s growth was completely destroyed by fire. Fortunately, their late employer Mr Dart, was crushing at the time, and like the good neighbour he was, he gave first priority to the burnt cane to save what would have been a total loss.

A special tribute must be paid to Mrs Jane Moore. She was an outstanding wife and mother, a devout Christian and church worker, who spent much of her time and ability in the service of God and her neighbours.

…the farm was] near the present site of the University Boat Shed, where the Moores lived from 1864 to 1880

By 1880, the Moores were again on the move, this time to Redland Bay, where Mr Dart had extended his sugar interests…

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Research by Ms Bev Moore, great granddaughter and family historian, reviewed 2009.
The Queensland Post Office Directory 1876, CD Archive Books
Redland Centenary Souvenir book, researched by A. Darbyshire, source Cleveland Branch Library.
Research by Ms Bev Moore, great granddaughter and family historian, reviewed 2009.
Moore family reunion notes 1983, researched by A. Darbyshire at Cleveland Branch Library.
The obituary for William Hocking states that the farm was ‘adjacent’ to Dart’s mill. It would seem likely then that James and William took over the Skinners farm, which was on Portion 12 Sub 1 Toppin, as his brother-in-law moved away about the same time, 1870.

The Certificate of Title to Subdivision 1 Toppin records only a lease to William Dart circa 1881 for a period of three years, which ties in with the Moores moving away. Dart possibly bought the land soon after.

James Moore was recognised as a pioneer farmer in St Lucia by the descendants of his peers. Some of the Moore children attended Ironside School (then Toowong School) with the Dart children. The Moore family held reunions in 1964 and 1983.

Ms Moore also notes that John Fielding and Mary Ann Wievelle (née Moore) were farming at ‘Indooroopilly’ in 1873.

**Portions 13 to 25** were partially researched by Prof. Robinson and the following information is extracted from his Paper unless otherwise noted. Professor Frederick Walter Robinson, (1888-1971) was University of Queensland Associate Professor of Modern Languages 1946-52, Associate Professor of English Language and Literature 1952-58, creator of the Fryer Library University of Queensland, and Chairman of John Oxley Library Committee. The approximate location of Portions 13-18 and (Carmody Rd) and Jetty Rd relative to the University are shown in the following map.

Map of Queensland University overlaid with approximate original location of Carmody Rd, Jetty Rd, Portions 13 to 18, sugar mill and farm cottages.

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90 Bundaberg Daily News 8 June 1925 ‘Vale William Hocking’ researched by Ms B Moore.
91 Certificate of Title Application Package 5201 sighted but not copied, June 2007
92 Prof. Robinson op cit and Obituary The Brisbane Courier 2 September 1922.
93 Prof. Robinson op cit.
94 Helen Gregory Vivant Professors Fryer Library.
**Portion 13** was between the river and (Carmody Rd). It went from Jetty Rd (Sir William MacGregor Drive) along the river to the edge of the (University tennis courts), approximately where the Athletic Track, the Rugby practise field, the Library, and the Great Court are today. It included both low-lying land and gently rising land up to the (Great Court).

Purchased at the 1857 auction by Mr Southerden for £66/14/- it was advertised for re-sale just a few months later:95

William Dart purchased this Portion from Southerden. Marilyn England has researched the Dart Family and the following information has been extracted from her Paper:96

William Dart purchased the 42 acres of Portion 13 for the sum of £160 and for the next twenty-three years, until 1881, he lived there with his wife and six children. The children went to local schools including the now Ironside School. His sister Mary Ann married Thomas Strong (who would later buy Portion 9 and build a house there). As well as growing bananas and vegetables, Dart also produced cotton and made a profit of £12.10s.0d. per acre around 1870. (His first attempt at growing cotton was in 1867 when he made a profit of £9 per acre for seven acres – a good result.97)

Later he specialised in sugar cane growing, being one of the pioneers of that industry. He imported a Vacuum Pan system to his own design for making white sugar. It was such a success that the Governor came to see it (with his daughter), and at the Exhibition in 1875 he was awarded the 1st Prize for the best sugar produced. Six to eight men were employed and the sugar was (bagged), loaded onto punts, and floated downstream and sold to merchants in Elisabeth St Brisbane.

The official history of the ‘Ekka’ indicates that the first exhibition was the ‘Intercolonial Exhibition’ held at Bowen Park in 1876 by the *National Agricultural and Industrial Association of Queensland*.98 (The first showbag was a little sack of coal99) However the

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95 *The Moreton Bay Courier* 24 March 1858 p 3
97 *The Brisbane Courier* 19 October 1867 p.2.
99 *The Courier Mail* 30 July 2005
Royal Agricultural Society of Queensland was in existence from 1865.100 The 1875 show referred to above may well have been in association with the East Moreton Agricultural and Horticultural Association Exhibition, which when founded in 1867101 possibly held their first exhibition in Queen St. This may have been the successor to the Moreton Bay Horticultural Society Show at which Robert Cribb had won first prize for cotton in 1853;102 and the Queensland Horticultural and Agricultural Society Shows held in the City Botanic Gardens at which William Cribb from Lang Farm won a prize for lemons in 1863,103 and Robert Jarrott from Long Pocket won prizes for marrows, turnips and cucumbers in 1865.104 The East Moreton Farmers Association is said to have amalgamated with the Royal National and Agricultural Association in 1878.105

Dart’s 1878 Bronze Medal from The National Agriculture and Industry Association of Queensland for second place for ‘vacuum-pan sugar’.106

William Dart and wife Betty (Payne) of Sherwood 1859. Courtesy H W Dart ‘Happenings, historic, heroic and hereditary’ 1981

Andrew Darbyshire’s research107 shows that the cotton bounty referred to was introduced by the new Governor of the Colony of Queensland in 1860. The intent was to encourage a

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100 Pugh’s Almanac 1866 Societies.
101 Pugh’s Almanac 1868 Societies
102 W. Ross Johnstone Brisbane The First 30 Years’, p33-34.
103 The Courier, 12 August 1863, p.2.
104 The Brisbane Courier 17 January 1865 p 7 c2.
106 Fryer Library University of Queensland, Photo ref: AB/P/5 and 6.
107 A. Darbyshire op cit.
secure source of cotton for the Empire. Britain was suffering a ‘cotton famine’ mainly because of the disruption caused to supply by the American Civil War. The bounty lasted only three years and was £5 for every bale of clean Sea Island cotton, or half that for common cotton.

In 1864 it was reported that ‘a cauliflower weighing 10 pounds has recently been cut in the garden of Mr Dart jun. opposite Hill End’.\(^{108}\)

In 1870 it was reported that ‘there are a lot of flat Chinas upon our table now from the orchard of Mr Wm Dart, Indooroopilly, which are magnificent …’\(^{109}\)

The late John Kerr has also carried out extensive research on the sugar industry and William Dart’s role in it and reports that in 1871

> a new mill was opened...situated at Coleridge [sic.], the farm of Mr Dart, and it is nearer to Brisbane then any other mill...started with horse mill...horses four in number.\(^{110}\)

In 1867 William Dart took out a mortgage on his property, with the first Anglican Archbishop of Brisbane, Right Reverend Tufnell, in the sum of £200, possibly to enable him to start his sugar business.\(^{111}\)

The Brisbane Courier in 1867 reported on a meeting of the residents of Oxley Creek, which included W Dart and others from the (St Lucia) area. Following a presentation from Messrs Grimley and Cameron of Brisbane on the prospect of growing sugar: ‘the number of plants ordered amounted to 52,000, and subsequently to 62,000’.\(^{112}\) It is possible that W Dart was amongst those placing orders, and hence may have planted his first crop in the wet season of 67/68 for harvesting later in 1868.

In 1951 Prof. Robinson interviewed one of William Dart’s sons, W H Dart, who was born on the property. The following brief additional information was extracted:

> He built his house on a knoll at the northern end of what is now ... alongside the large rugby oval. Cotton growing was assisted by a government subsidy from 1860 on. Children...were paid a penny a pound for picking cotton. They packed it into pillowslips tied round their necks. In 1867 [actually 1871\(^{113}\)] he put up the sugar mill, almost on the riverbank on the site of the present University boat shed. Dart’s mill was small...the sugar mill was built of timber and corrugated iron with a tall brick chimney. The cane ... was crushed between rollers turned by horses. The resultant sugar was wrapped in Japanese mats. The molasses remaining was given to children who used to carry it away it billies and tins. A dam with a stone wall was constructed...to provide the mill with a gravity supply of clear water.

Dart called his property Coldridge Plantation after his first home village in central Devon. The sugar industry in Brisbane did not last. By 1880 the sugar mill had been converted to a sawmill, and logs were obtained from the area later to be known as Coronation Park Estate.\(^{114}\) Dart sold out in 1882.

A photograph at the University Foyer, Level 3 Forgan Smith Central Tower shows the mill, and a later document\(^{115}\) shows the cottage was further back up Jetty Rd, and the dam

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\(^{109}\) *The Brisbane Courier* 26 November 1870 p.7 c.1

\(^{110}\) John Kerr Research notes extracted from public documents over many years, dated 2003.

\(^{111}\) Certificate of Title No. 313 Vol. V Folio 27 Portion 13 1862 W Dart.

\(^{112}\) *The Brisbane Courier* 2 November 1867 p5 c 6.

\(^{113}\) *The Brisbane Courier* 1 August 1871 p 3 c 5.

\(^{114}\) Prof. Robinson op cit. Doc 492

\(^{115}\) Sales Lithograph St Lucia Estate 28 March 1885, the John Oxley Library.
as being at the south-east corner of the junction of (Sir William MacGregor Drive and Sir Fred Schonell Drive).

Retired Architect A B Wilson was born opposite the farms in Dornoch Tce and wrote that he and other kids used to cross the river to pick the cotton.\(^{116}\)

By 1882 there were four substantial cottages, three of which were along Jetty Rd. There was also a superior house with magnificent fruit garden where the orange tree, grape, mulberry, &c., grow luxuriantly.\(^{117}\) This was probably the original Dart family homestead near the mill.

On the same topic John Kerr researched an article in The Queenslander in 1876 reporting Dart has 46 acres around the mill (Portion 13) with 20 acres under cane – 1 ½ acres orchard with vines and oranges – large dam, house for workmen and paddocks for horses.\(^{118}\)

A great deal of further information on William Dart and his sugar and other businesses is held by both John Kerr and Marilyn England. John reported that the sugar mill was probably started in 1868 by the *Brisbane River Sugar Co*, and William Dart was the person ‘giving out shares’.

In 1875 Dart added to the mill a very expensive modern system for refining sugar, based around a Vacuum Pan.

![Vacuum Pan similar to that installed at Dart’s Sugar Mill, Researched by Andrew Darbyshire](image)

In 1885 South Brisbane Council Alderman W S Austin, painted a picture of the *Indooroopilly Sugar Mill*. It measured 4ft 6in by 2ft 6in and was acquired by a James Hamilton circa 1910. In 1959 it was in the ownership of Mr D I Watt and Mrs V M Holyoak in Brisbane. In 2004 it hangs in the library room at Newstead House. The picture was of course an artist’s interpretation of the scene and not a photographic record; however

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\(^{116}\) *Jack’s Cutting Book No. 6* page 70, the John Oxley Library.

\(^{117}\) *The Brisbane Courier* 20 February 1885 Auction Sale Notice St Lucia Estate.

\(^{118}\) *The Queenslander* 14 October 1876 p 26 Col 1,2 researched by John Kerr.
it is probably a fairly accurate picture of the building. In 1940 a reproduction of the painting was published in the *Telegraph*, and it is possibly that reproduction that appeared in *The Australian Sugar Journal* of 1951. In 1960 a small colour reproduction was used as a calendar picture by the National Australia Bank and it is held by the Fryer Library; it is unclear whether these are all the same reproduction. (1940 version with ferry sheds)

The following is a copy of that reproduction. There are some minor differences between the two reproductions. One of the buildings in the background is reported as being the cottage and shed of boat-builder Mr Raven.

![Painting of Indooroopilly Sugar Mill circa 1885 by W S Austin National Bank of Australia calendar reproduction 1960. Courtesy Fryer Library, University of Queensland.](image)

A similar sketch by Mrs E Foreman was done at about the same time.

![A similar sketch by Mrs E Foreman was done at about the same time.](image)

Comments have been made by others about Dart’s sugar farm relying on the slave labour of Pacific Islanders. The referenced source of this information does not use the names St

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119 *The Telegraph Brisbane* 20 March 1940.
120 *Australian Sugar Journal* Feb 15 1951 p 713, 753.
121 Fryer Library University of Queensland, Photo ref: AB/P/1.
123 *The Queenslander* 6 November 1926 p 22
Lucia or Dart or suggest that he used slaves. The source in fact refers only to ‘cheap labour’, and then only in the north of the State.\textsuperscript{125} W Dart was a lay preacher with the Primitive Methodists; such people generally fought against the importation of slaves, and slavery did not affect the Brisbane District.\textsuperscript{126} It is however possible that Robert Towns, Louis Hope, and others such as Dart did use Pacific Island labour, but not under slavery conditions.

When Dart and others began producing sugar it was valued at £30/-/- per ton, but fifteen years later had dropped by two thirds. The disease ‘rust’ badly affected the crops in 1875. There were three mills in the Oxley area (which included the Dart mill) and in 1869 they produced a total of 18 ½ tons of sugar. The land around South East Queensland produced approximately 1 ton per acre, but higher yields were achieved in the Mackay region.\textsuperscript{127} Severe frosts also helped to kill off the industry.\textsuperscript{128}

William Dart sold his farm to a William Wilson in 1882 who renamed it the \textit{St Lucia Sugar Plantation}.

\textbf{Portion 14} was an irregular shaped block (now occupied by the University tennis courts, the swimming pool, Oval No. 4, the softball diamond, and all the buildings between these places and the Steele Annexe of the Great Court). It comprised low-lying land bordered by a creek, and gently rising ground up to (Staff House).

James (Jimmy) Collins owned the York Hotel, which he built up from a butcher’s shop and tannery. He purchased this 57 acre Portion at auction for £171\textsuperscript{129} and subdivided the land into four parallel segments each with road and land frontage.

Subdivision 1 of 14 acres 1 rood, adjacent to Portion 13 was sold to John Burney in 1858 for £42/10/-, just about what Collins paid for it. The farm was subsequently occupied by Cornelius (Conner) McMahon\textsuperscript{130} who:

…remains a shuddering memory in the minds of the children. He would make faces at them and chase them, boy or girl, away from his property. “What for?” “Oh just for devilment” His cottage stood more or less on the site of the [1950s] Seismographic station behind the Geology building\textsuperscript{131}

A Cornelius McMahon was buried at Toowong Cemetery in 1913.\textsuperscript{132}

\begin{itemize}
\item \textsuperscript{124} Gregory H Arcadian Simplicity p 27.
\item \textsuperscript{125} W Ross Johnston \textit{The Call of The Land} 1982 Jacaranda Press p 57,58.
\item \textsuperscript{126} Jobson J K 1959 Thesis \textit{Aspects of Brisbane Society in the 1860s} p 82 UQ Applied History Dept.
\item \textsuperscript{127} \textit{Australian Sugar Journal}
\item \textsuperscript{128} J G Steele, \textit{The Brisbane River – an illustrated history,} 1976 Rigby Publications, p 41.
\item \textsuperscript{129} Application Package 5191 Dept Natural Resources and Mines, J Collins.(sighted but no copy taken)
\item \textsuperscript{130} Application Package 5191 Dept Natural Resources and Mines, J Collins.(sighted but no copy taken)
\item \textsuperscript{131} Prof. Robinson op cit. p 12 and map “Old St Lucia” op.cit.
\item \textsuperscript{132} BCC website cemetery records.
\end{itemize}
Subdivision 2, approx 14 acres was sold to Alexander (Sandy) and Susan Watt in 1858, for £42/0/0 again about the price that Collins paid for it.

Subdivision 3, approx 11 acres may have been initially sold to a Mr Angus Matheson as he was the owner when it was on-sold in 1870 to Alexander Watt for £200. Matheson had sold Subdivision A of Portion 3, 2a 17p, to John Carmody possibly c. 1862, although the original Title was not converted to new Title until 1871.133

Marilyn England has written extensively of the Watt family.134

The land of Watts farm was described as ‘all that could be desired in an agricultural point of view…’135

AKG Watt wrote of how his grandfather (Alexander Watt) had:

- commenced clearing, establishing a home for his young family and planted crops… the produce was taken down the river by boat to Market Wharf, North Quay.136

The cottage, or a replacement, can still probably be seen in several 1935 photographs, isolated from the other cottages. Its location is also confirmed on other later documents.137

Alexander Watt was the Secretary of the *Brisbane River Sugar Co* with its mill on Dart’s neighbouring property in 1868,138 and is believed to have worked there in the crushing season.

When the Watts arrived at Portion 14 in 1858 they already had one 3 year old son, named Alexander after his father (who was known as Sandy). A girl Susan died in infancy and

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133 Government Gazette 1 May 1871; Certificate of Title No 24343 Vol 174 Folio 89 John Carmody, 1871
134 Watt Family history by A K Grant II sourced by M. England in SLHG Paper Watt and Jarrott
135 *The Telegraph* 16 November 1872 p 3 c 3 ‘Our Farms and Gardens’
136 *Queensland Fruit and Vegetable News* 18 June 1959 p 745 John Oxley Library.
137 Sales Lithograph St Lucia Estate 28 March 1885. Cottage marked on as ‘sold’.
138 McKellar’s *Official Map of Brisbane and Suburbs* 1895, State Library of Queensland Ref. 841.1200005
139 *The Brisbane Courier* 20 February 1885 op cit. Lot 314.
138 John Kerr op cit.
James (Jim) was born in 1860. Andrew followed in 1863, David in 1864, John in 1866, George in 1869, making a total of six sons. When the school opened in 1870 Andrew was too old to go, but James, Andrew and David are listed on the first school roll.

Of the Watts, Prof. Robinson says:

Their house stood near the Bunya pine… east of the University Library [where the Abel Smith Lecture Theatre No. 23 is now]. Three of the Watt’s children appear on the first roll of Ironside School in 1870. Sandy Watt at first grew pineapples and vegetables for the Brisbane market; from about 1868 sugar became his main crop. As a typical example of family growth … in 1954, 170 descendants, extending... over six generations, celebrated their centenary of settlement.

James Carmody purchased one acre, Sub B of Subdivision 2 of Portion 14, in 1862 for his house.

Alexander Watt - (1831-1918) took up ‘Bannockburn’ on the Albert River in 1876. In 1877 Watt sold his two subdivisions to J Young, but he held them for only a short time before selling to William Dart Senior ‘in common with William Dart the younger’. At the time of purchase both immediately took a mortgage out for seven hundred pounds with John Young i.e. vendor finance. This was repaid in 1881 when Dart the younger acquired the title alone.

The land was later referred to ‘for the fertility of the soil and its adaptation for gardening purposes.’

William Dart sold the Subs 2 and 3 to Wilson and Cossham in 1882 who added it to Portion 13 and renamed them the St Lucia Sugar Plantation.

Subdivision 4, 14 acres was sold to John Leckie in 1858 for £42/10/, yet again just about what Collins had paid for it. Leckie was a watchmaker not a farmer. There was a subdivision of Leckie’s land circa 1862 of 3 acres to John Carmody for three house lots.

From at least 1873 to 1875 the land was occupied under an unwritten lease to Michael O’Neil. Michael owned Sub A of Portion 15 which was adjacent to this block. Subdivision 4 was valued in 1877 at £300 (£21/5/- per acre), and Leckie retained the land until selling it about 1882 to Wilson and Cossham.

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139 Family Tree held by the RHSQ, researched by A Darbyshire. *The Brisbane Courier* 26 June 1869 p.5.
140 Ironside State School, Trist C, *Diamond Jubilee 1930 Brief History*.
141 Certificate of Title No 336 Vol V Folio 50 James Carmody, 1862.
142 V Rodger family history sourced by M. England; Jones D C, *The descendants of Alexander and Susan Watt*, 1993 at John Oxley Library 929.2 JON.
143 Certificate of Title 43280 Vol.293 Folio 32. 1877
144 *The Brisbane Courier* 31 October 1885 Auction Sale Notice St Lucia Estate.
145 Certificate of Title No. 45212 J Leckie 22 August 1877, Indenture Collins/Leckie dated 4 September 1858 Dept Natural Resources and Mines.
146 Application Package 5191 Dept Natural Resources and Mines, J Collins.(sighted but no copy taken)
147 Application 4328 to bring land under Real Property Act of 1861, J. Leckie 1877; *The Brisbane Courier* 30 June 1975 p1Houses and land for sale last item.
148 Application 4328 to bring land under Real Property Act of 1861, J. Leckie 1877.
149 Certificate of Title No. 45212 J Leckie 22 August 1877.
St Lucia flats circa 1890 with Dart’s Indooroopilly Sugar Mill in the foreground, a swampy area and a few houses on Portion 12; in the distance are houses on Ryans Rd.
Courtesy Fryer Library, University of Queensland

**Portion 15** was the land now occupied by the Alumni Teaching garden on the corner of College Rd and Sir William MacGregor Drive (originally Carmody Creek) and Oval No. 3 and most of Oval No. 2 to the alignment of the original Carmody track near (The Elbow), together with the smaller of the current two lakes. The land was generally low-lying and subject to flooding:

…which was all scrubland and unfit to reside upon and only useful for farming.\(^{150}\)

Prof. J C Mahoney prepared a written record of a conversation he had in 1950 with J A (John Aloysius) Carmody who was born on the land in 1882 (son of James Carmody) and who lived there until 1930.\(^{151}\) The land was said to have been settled in 1853 by his Uncle John Carmody, making him possibly the very first resident on the peninsula, and no doubt leading to the naming of Carmody Rd which ended past John’s house.\(^{152}\)

The Professor reports as follows:

The family with the longest continuous settlement was apparently the Carmodys. John bought Portion 15 in 1857 for £141 – 23 acres… was apparently worked from an early date by John’s brother James, and later James’s son J A Carmody, from whom it was resumed about 1930 [for the University].

The Carmody lands were used for cultivation and later for dairying. They grew lucerne, sugar and bananas.\(^{153}\)

In fact the land was worked by John and his brother James Carmody and Michael O’Neil:

[1877]…four or five acres of cane just fit for the knife, the property…of Messrs O’Neil and Carmody, was destroyed by fire…\(^{154}\)

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\(^{150}\) Affidavits to bring land under Real Property Act, Portion 17, 1890, DNRW

\(^{151}\) Notes on a conversation of J C Mahoney with Mr J A Carmody, 1960, RHSQ Archive Box 23 Folder 5 Doc 3.

\(^{152}\) Prof. Robinson op cit.

\(^{153}\) Prof. Robinson op cit.

\(^{154}\) *The Brisbane Courier* 17 October 1877, p.2-3.
Silver Medal for ‘sugar cane’ won by James Carmody at the 1878 National Agricultural and Industrial Association of Queensland Show and held by John Aloysius in 1950.  

A John Carmody was noted as selling fresh milk in Brisbane in 1887; this may have been John Aloysius Carmody, James’s son, or John Joseph, John’s son.  

Back in Ireland parents Patrick and Mary (nee King) Carmody had at least three children who migrated to Moreton Bay in the 1850s, John, James, and Mary. This family and most others, named their children after their parents or grandparents, leading to considerable confusion for future generations. Mr Joe McCaffrey, the family genealogist, has completed a pedigree chart of the family and much of the following information has been kindly provided by him unless footnoted otherwise.

The eldest was John Carmody born in Cork circa 1820. Immigration records show he was a labourer, a Catholic and could neither read nor write when he arrived here on 19 June 1853 aboard the John Fielden with his wife Bridget 25, and stepdaughter Catherine O’Brien aged 4.  

John signed his eventual Land Purchase Certificate for Portion 15 with his mark – an X, showing he was unable to write even his own name. John and Bridget later had four children - Mary who was born soon after their arrival in Moreton Bay, Bridget, John Joseph, and Patrick (who died in infancy). Bridget’s name appears on the first school role in 1870. 

Young Mary Carmody married Charles McCaffrey in 1873, he having arrived in the country in 1863 on the Rockliff, age 19. It is said that he worked for John Carmody for some years before marrying Mary. Charles’s brother John was a witness at the 1873 wedding of Charles. The McCaffrey’s had eleven children, although three died in infancy.

A 1918 family letter says that:

Charles McCaffrey was 74 years old and pottering about at present as in the previous year took a “nasty turn” from which the Doctor said he might live two hours or a week at the most. The next morning he had so far recovered to astound the Doctor and although some what shaky on his pins he was about in a few days.

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155 Fryer Library University of Queensland, Photo ref: AB/P/4 and 6.
156 The Brisbane Courier 8 December 1887 p.2 letters.
157 Joe McCaffrey, Great Grandson of John Carmody, grandson of Charles McCaffrey.
158 Immigrant Persons on Bounty Ships, microfilm reel 2136, NSW State Archives 1985, at QSL.
159 Land Purchase Certificate No 58/138, 9 September 1858.
160 Carmody Family Historian Joe McCaffrey, speech notes 14 April 2007; Letter from J F McCaffrey to cousin dated 19 May 1918 provided by Joe McCaffrey.
The Charles McCaffrey Family circa 1910
Francis Charles (Frank), Agnes, Joseph Francis, Terence, Kathleen, Peter, Mary Josephine, Charles, Mary (nee Carmody), John Joseph (Jack).161
Courtesy Joe McCaffrey, great grandson and family historian, and UQFL

Young Bridget Carmody married Michael Reardon in 1879 he having arrived as an infant with his family on the same ship as John and Bridget Carmody in 1853, the John Fielden. They and their nine children probably did not live on the farm.

John (junior) Joseph Carmody married Ellen Ryan, and may have lived on the farm with their nine children.

John Senior’s step-daughter Catherine O’Brien b.1849 was married in 1866 in Brisbane to Patrick Carmody (son of Michael Carmody and Bridget Behan; Patrick was a cousin of John and James) and they had thirteen children, one of whom died in infancy. They farmed in Long Pocket for many years.162 As Patrick arrived in Moreton Bay in 1854 aged just sixteen on the Monsoon, he may have worked with John and James in the early days.

The original John and Bridget Carmody moved away in 1878 to Phillip St Spring Hill when he was in ill health.163 John died in 1892 aged 72 and Bridget in 1897 aged 76.164

John sold one third of his Portion 15 Sub A to Michael O’Neil in 1862. John retained the rest until his death in 1892, when he further subdivided it, Sub 2 going to his brother James, with Sub 3 going to his daughters Mary McCaffrey and Bridget Reardon.165

Whilst John may have built his original home on Portion 15, but he soon purchased two and a half acres, Sub A of Subdivision 3 of Portion 14, at the end of a knoll above the lakes. This land was subdivided into three equal parts and upon John’s death and each

161 Fryer Library Series AL/P/69 Accession No 990929-2
162 Email Dec 2009 from Ms Janice Rose, descendant and family researcher for the Patrick Carmody family.
163 Affidavits to bring land under Real Property Act, Portion 17, 1890, DNRW
164 Headstone Toowong Cemetery.
165 Affidavits to bring land under Real Property Act, Portion 17, 1890, DNRW
passed to his three children.\textsuperscript{166} It is possible that John built on re-subdivision 2 and then later the McCaffreys built on re-subdivision 3, or perhaps the McCaffreys took over John’s house on re-subdivision 3 when he and his wife retired five years after the McCaffreys married. Mary McCaffrey sold re-sub 3 to the BCC in 1929 for £130.\textsuperscript{167}

Mary Reardon née (John) Carmody, sold re-sub 2 to the BCC in 1929 for £130.\textsuperscript{168} John Joseph and Ellen Carmody may have lived in another cottage on their re-sub 1.

James Carmody arrived on the \textit{Lady MacDonald} in 1856, aged 22,\textsuperscript{169} and married Bridget Purcell, and together they had eleven children, one of whom, Michael, was on the school roll in 1873. (Bridget and Andrew Purcell and their four children, including Bridget aged 1, had travelled from Ireland on the \textit{John Fielden} with James’s brother John.\textsuperscript{170}

James purchased Sub 2 of Portion 15 from John and later one acre adjacent to John, Sub B of Subdivision 2 of Portion 14, in 1862.\textsuperscript{171} Both brothers built cottages adjacent to each other facing Carmody Rd. They were approximately where the Sir Zelman Cowan (VC 1970-1977) building is today, facing onto Jocks Rd which is only marginally off the alignment of the original Carmody Rd.

Descendent Chris Wilson confirms that James Carmody’s son John Aloysius took over from his father, and may have lived in James’s house, upon James’s retirement. Upon James’s death the house property on part of Portion 14 and Sub 2 of Portion 15 was left to trustees William Lee, Mary Gertrude Carmody spinster, and John Aloysius Carmody in 1907 and in 1918 was transferred into John Aloysius’s name alone.\textsuperscript{172}

In 1929 John Aloysius and his brother Joseph Vincent Carmody sold the land to the BCC, together with Subdivision 2 of Portion 15 being their father’s one third, and subdivision 2 of Portion 16 (see later).\textsuperscript{173} They possibly then moved to land on Carmody Road at the north-east corner of Carmody Road and Durham Street.\textsuperscript{174}

A Mary Carmody 17, born 1836 was on the \textit{John Fielden} with John Carmody, but nothing more is known of her. Mary may have had a sister in Sydney at the time of her migration.

Immigration records show Michael O’Neill (sic) and family arriving on the same immigrant ship as the John Carmody family.\textsuperscript{175} In 1870 there were no O’Neil children enrolled at the new school but by circa 1873 three were listed aged 6 to 10 years, as the father is listed as an Innkeeper these were probably grandchildren.\textsuperscript{176} There is confusion over the spelling of the name O’Neil, O’Neill and O’Neal. By his own if shaky hand, Michael (senior) signed his land purchase contract ‘Michael O’Neil’.

Michael also purchased Portion 68 Long Pocket, 32 acres in 1862, although it is thought that his eldest son Daniel and son-in-law Charles Lane actually farmed that land. Michael

\begin{footnotesize}
\textsuperscript{166} Certificate of Title No 24343 Vol 174 Folio 89 John Carmody, 1871. Queensland Government Gazette 1 May 1871 p 537.
\textsuperscript{167} BCC letter 18 December 1929. BCCA file BCA 0077.
\textsuperscript{168} BCC letter 29 April 1929. BCCA file BCA 0077.
\textsuperscript{169} \textit{Index to Assisted Immigrants arriving Moreton Bay (Brisbane)} 1848-1859, NSW State Archives 1985.
\textsuperscript{170} \textit{Immigrant Persons on Bounty Ships}, microfilm reel 2136, NSW State Archives 1985, at QSL.
\textsuperscript{171} Certificate of Title No 336 Vol V Folio 50 James Carmody, 1862.
\textsuperscript{174} \textit{The Worker} 19 July 1954 p7.
\textsuperscript{175} \textit{Immigrant Persons on Bounty Ships}, microfilm reel 2136, NSW State Archives 1985, at QSL.
\textsuperscript{176} Toowong Primary School register circa 1873. QSA Z2501.
\end{footnotesize}
O’Neill retired from the St Lucia farm in 1884 and went to live at Terrace Street Fortitude Valley; his one third of Portion 15, and his house block on Portion 17 (see later) were transferred just before his death to his son-in-law Charles Lane. They were on-sold in 1913 to W Allen, and in 1925 to P Potter and in 1927 to BCC.

Row boat on Portion 16 looking towards Dutton Park Cemetery circa 1906.

Portion 16 was the undulating land south of the original Carmody track from The Elbow around to the land now occupied by Duchesne College, including the Women’s College and the largest of the lakes. It was originally purchased by Azariah Purchase and John Strong who subdivided it into two.

Purchase had arrived as a migrant on the Cambodia in 1855, aged 19. He lived for a number of years at the Farmers Arms Hotel in South Brisbane. In 1860 he was probably living at this Portion:

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177 Transmission by Death Index MFC 929.3943
178 JOL, PictureQueensland Image 96031. From McCaffrey Family Album JOL Ref 5949 Box 9874.
179 Index to Assisted Immigrants arriving Moreton Bay (Brisbane) 1848-1859, NSW State Archives 1985.
180 Aberdeen, Lynn E, Births, marriages and deaths in Brisbane newspapers 1846-1870: Vol 1, 2006
181 The Moreton Bay Courier 28 August 1860 p 3.
Subdivision 2 was acquired by James Carmody from Azariah Purchase c.1870.\(^{182}\) It was transferred to his son John Aloysius upon his death in 1907 and he sold it to BCC in 1929.\(^ {183}\)

In 1868 Purchase was listed as a farmer living at ‘Grey St Brisbane’.

John Strong had arrived on the Meridian in 1852. It is likely that he was the father of a later owner of Portion 9, Thomas Strong, who married William Dart’s sister.\(^ {184}\)

Strong’s subdivision 1 was advertised for sale in 1869 and described as:

all under cultivation…on the land is erected a three roomed dwelling house with detached kitchen…about 2 acres of the land is laid out in bananas, and other portions in cereals, sugar, cotton, peaches, lemons &c., &c., an unfailling supply of the best spring water is obtained on the land…the land is leased for about eighteen months to run, at £45 per annum…\(^ {185}\)

John Carmody purchased subdivision 1 in 1873.\(^ {186}\) It was transferred in equal parts in 1892 to John Carmody’s two daughters who were by then married – Mary McCaffrey and Bridget Reardon. This land was held by the two ladies until resumed by the BCC for the University in 1928.\(^ {187}\)

Both subdivisions may have been used for growing sugar cane as both Carmody and Strong were noted as supplying cane to Mr Dart’s mill in 1872.\(^ {188}\)

**Portion 17** was the higher ground now occupied by St John’s College and the buildings to its north, up to the original Carmody track. The original purchaser, J F McDougall sold the land to T L M Prior in September 1858.\(^ {189}\) Michael O’Neil purchased one acre being subdivision one, for £10 in 1860 and lived there continuously until 1883,\(^ {190}\) after which he

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\(^{184}\) Marilyn England *op cit.*, p 2

\(^{185}\) *The Brisbane Courier* 8 February 1869, p.4. Government Gazette 1873 p 679.

\(^{186}\) Queensland Certificate of Title No 28964 Vol. 201 Folio 210 Ptn 16/1 1873

\(^{187}\) Queensland Certificate of Title No 132209 Vol. 826 Folio 199 Ptn 16/1 1892; BCC letter 19 December 1928 BCCA file BCA 0077

\(^{188}\) *The Telegraph* 16 November 1872 p 3 c 3, ‘Our Farms and Gardens’

\(^{189}\) Search Declarations 28 March 1890 and undated, Application Packet 6872, DNRW.

\(^{190}\) Affidavit M O’Neil to bring land under Real Property Act, Portion 17, 1890, DNRW.
retried to Toowong Terrace.\footnote{‘St Lucia and Long Pocket – Early Educational Arrangements’, c 1916, 3 pages, provenance unknown, RHSQ,} He did not register the Title and this lead to considerable affidavits being required when he did try to in 1888, eventually succeeding in 1890.\footnote{Affidavits J Carmody to bring land under Real Property Act, Portion 17, 1890, DNRW.} The cost of government fee for the registration was £1/19/0.\footnote{Application to bring land under Real Property Act, Portion 17, 1890, DNRW.} Michael died in 1890, and as his signature is very shaky he may have been ill and in the process of tidying up his estate.

Michael O’Neil transferred the one acre, valued at £60\footnote{Application to bring land under Real Property Act, Portion 17, 1890, DNRW.} to son-in-law Charles Lane soon after the registration, but members of the Lane family may have lived there from the 1860s. Charles Lane subsequently sold the land to W Allen who on-sold it to the Potters, and it was eventually resumed by BCC in 1926.\footnote{Queensland Certificate of Title M O’Neil sub 1, 1890 sighted only.} The cottage possibly can be seen in photos as being where the Mech. Eng. Building No. 45 is today.

The remaining 19 acres of Portion 17 were sold by T L M Prior in 1866\footnote{Search Declarations undated circa 1990, Application Packet 6872, DNRW, and Queensland Government Gazette 24 March 1866 p.322} to C Trundle who on-sold to J Young circa 1876.\footnote{Queensland Certificate of Title C Trundle sub 2 sighted only.} It is interesting to note that Young also purchased Portion 14 about this time from Watt. 1890 photographs show the area of Portion 17 to have had its lower level cleared of bush and some cropping and grazing may have occurred. The land may have been sold to Lachlan McKinnon in the 1880s.

**Portion 18** was the river edge now occupied by St John’s College, and the higher ground of the cricket club and Oval No. 1, around to Jetty Rd. Similar to Portion 17 it was originally purchased by J F McDougall and was on-sold to T L M Prior c.1858. Prior applied for the land to be registered under the 1860 Real Property Act in 1863.\footnote{Nicholson I, *Log of Logs*, p.189, undated circa 1990, Aust. Association for Maritime History Inc} He then sold out to his brother-in-law Charles Robert Haly who raised a mortgage on the land (together with Portions 19 and 20) in September 1863.\footnote{CRHaly research by A Darbyshire} Albert Pitman lived on this Portion and operated a slaughterhouse about where the cricket practise nets are today on
behalf of Brisbane butchers Sparks and McKinnon. An underground water tank held water drained from the roof of the slaughter shed. Pitman was described as a Butcher in 1871 when he was declared a member of the Roads Board for Indooroopilly.

A reporter described Pitman’s slaughter yards in 1872 as ‘far from odoriferous and necessitates one to take long sniffs and hurry by thy money making premises ...’. Pitman was recorded as living there in 1875. McKinnon applied to renew his slaughter licence in 1885. Photographs show that more than half of this Portion was not cleared of bush until after 1936.

CR Haly ran into financial difficulties in the mid 1870’s and the title to Portion 18 was offered as security in 1874 and then a loan was raised in 1876, with a mortgage for £1,000 at ten percent (included over Portions 19, 20 and 21) from Alfred Holland. The Title indicates that the loan was not repaid and the mortgagee, Holland, sold the land to Lachlan McKinnon in 1880.

Dellar and Pitty families. Charles and Jane Dellar arrived with their two children Robert 4 and an unnamed infant, on the Hastings in 1857. Josiah Pitty had married Harriet Dellar and also migrated from Essex England on the Irene, arriving in 1858. On the same vessel were Harriet’s sister Eliza and brothers James and Joseph, the latter with wife Elizabeth and two infants. Josiah Pitty was listed as a dairymen in St Lucia in 1867 when a daughter Eliza was born – one of 9 children. Josiah Pitty was on the first School Committee in 1877.

In 1874 Pitty applied to have his own cattle brand registered, and Dellar applied in 1875. The names Dellar and Pitty have a long association with St Lucia but their precise location is unknown. Their names were not on the road opening petition of 1865, suggesting they had not moved to St Lucia at that time.

3.2 PORTIONS 19 - 31

Portions 19 – 25, the original ‘broken country’ Lots, were all initially in the ownership of Thomas Lodge Murray Prior. The land ran along the south side of (Carmody Rd) from Jetty Rd (now Emmanuel College), westwards to where (Swann Rd) drops down to the Brisbane River or Sandy Creek. Generally that is the land either side of (Hawken Drive) from (Carmody Rd to The Esplanade and Hillside Tce).

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204 The Telegraph Brisbane 16 November 1872 p3 c 3 ‘Our Farms and Gardens’ sourced by M England.
205 The Queensland Post Office Directory 1876, CD Archive Books
206 CR Haly research by A Darbyshire.
207 Certificate of Title No. 41059 Vol. 277 Folio 18 Portion 18 1876
208 Pitty K D The Pitty Family in Australia 1983, copy held at GSQ.
209 Index to Assisted Immigrants arriving Moreton Bay (Brisbane) 1848-1859, NSW State Archives 1985
210 Ironside State School Diamond Jubilee booklet 1930
211 Queensland Government Gazette 1874 p 601 and Dellar 1875.
Portions 19 and 20 were sold by Prior to his brother-in-law C R Haly in 1863 with a mortgage over the property. Haly raised a mortgage on these properties in 1876 with AH Palmer and then in August 1879 with Alfred Holland. In early 1880 he filed for voluntary insolvency and it is assumed the then mortgagee sold the land to Lachlan McKinnon.  

Known originally as Pitman’s Paddock and McKinnon’s Paddock, these Portions were used for fattening cattle, and a ‘Water Reserve’ was maintained where Acacia Park is today, on Portion 20. The bush was not cleared from these Portions.

Portion 21 comprised 43 acres which Prior purchased for £1/-/- per acre. Portion 21 was included with Portions 29 and 30 when these were advertised for sale 1864.  

From Prior’s Diaries it would appear that no bids were received for Portion 21 and the land was passed in at £10/-/- per acre. The Portion was sold to E R Drury who subsequently on-sold to the above CR Haly in August 1865. In 1874 the Carmody Road boundary was described as ‘unfenced forest’. Haly subsequently mortgaged the land with nearby Portions in 1876 and 1879. By the time of Haly’s insolvency in 1880 this Portion was also sold to Lachlan McKinnon.

Portions 22 and 23.

In 1874 the Carmody Road boundary was described as ‘unfenced forest’. These portions may have been held by T L Murray Prior until sold to Alenzo Sparkes and Lachlan McKinnon in 1886. William Sparkes 41, Anne 44, Louisa 16, John 14, Emma

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213 CRHaly research by A Darbyshire.  
214 Prof. Robinson op cit. The Brisbane Courier 18 February 1871 p.4.  
215 The Courier 6 January 1864 p 1 c 8.  
216 CRHaly research by A Darbyshire.  
217 Conveyance Register August 1865 No 7046 at QSA, research by A Darbyshire  
219 CRHaly research by A Darbyshire.  
220 Certificate of Title Vol. 371 Folio 239, No. 55,249 McKinnon 1880.  
221 Queensland Government Gazette 1874 p 662.  
222 Certificate of Title Vol 602 Folio 19 1886 mortgage p1.
11, and William 4 arrived on the Hastings in 1857 with the Dollars and the Pittys. Sparkes was a butcher in association with Lachlan McKinnon.

**Portion 24**, in 1864 a Mr Henry approached Mr Prior if he could buy four to five acres of his 40 acre block near Lang Farm. The description ties in with Portion 24 and is assumed to be at the north of the property near Carmody Rd. His intention was to grow vines; he offered £10 per acre plus survey costs223 (Mr Prior had paid £1 per acre four years earlier for a large area). There is no indication that this transaction went ahead.

Around that time Mr Prior permitted a bush school to be built on one corner of this land and in 1870 donated another two acres for the adjoining Government school. In 1874 the Carmody Road boundary was described as ‘fenced forest’.224

Portion 24 was purchased by Richard Gailey in 1884 – he already owned the land across Carmody Rd – Portion 8. The land had been previously reduced in area to thirty-five and a half acres, by the resumption of land for the school – then known as Toowong School. Gailey held the land for five years but does not appear to have done anything with it – except speculate on its increasing value at a time of rapid growth in the area. He sold it to Alexander Leslie in 1889.225

**Portion 25**, south of the school, no specific research has been carried out on this block.

**Portion 29**. In August 1860 Mr James Henderson was the original purchaser of this land which adjoined Robert Cribb’s Portion 7 to the south, and Portion 8 to the east. It spanned between about (Douglas St) and (Indooroopilly Rd), and from about (Bellevue Tce) to (Prospect Tce), including (James Cook Park). As the land was low lying and probably flood-prone to the west, and a steep hill for the remainder, it is possible that nothing was done with the land apart from perhaps timber extraction.

**Portion 30**. Mr Henderson also purchased Portion 30 which was south again of Portion 29, about from (Jack Cook Park) to (Swann Rd).

An auction was held for the further sale of Portions 29 and 30 in January 1864, the Portions being described as:226

> Invaluable properties at the back of Lang Farm, near to the residences of [key people living in the Milton area]… these splendid blocks are only a few minutes walk from the city … Speculators and others would do well to inspect these properties…two of these properties are admirably situated to cut into a Township.

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223 T L Murray Prior Paper by A Darbyshire.
225 Certificate of Title Vol 497 Folio 118 1884 Richard Gailey.
226 *The Courier* 6 January 1864 p 1 c 6. Provided by A Darbyshire
Shepherd Smith was the purchaser of both, paying £573/10/0 for the sixty-four acres. In July that same year, 1864, Shepherd Smith sold both Portions to Robert Cribb, who some ten years earlier had purchased the adjacent land Portion 7 (Lang Farm) and some six years earlier the also adjacent Portion 8 (Ryans road). This meant that Cribb owned the entire area between Ryans Rd - Indooroopilly Rd, and Brisbane River/Toowong Creek – Swann Rd, some 113 acres.

Refer to the Paper on Lang Farm for the ongoing history.

Portion 31 was purchased by Mr Henderson and was south of (Swann Rd) and separated from Portions 24 and 25 by the southward leg of (Swann Rd). The boundary on the west was the continuance south of (Indooroopilly Rd). Its southern boundary was mainly a Creek (now known as Sandy Creek through the Golf Course).

It is now the Orchard Tce area of St Lucia and part of the golf course.

In 1876 the probably untouched land was sold to William Dart, who at that time was still the sugar farmer from Portion 13. It is possible that he used the low-lying land, now part of the golf course, for cane growing. In about 1886, then aged 50, having sold his various cane properties, he built ‘Hillstone’ on this land as his home.

Portions 26, 27, 28 and 32 are referred to in a later paper on Long Pocket

Portions 33 to 66 are in Indooroopilly/Taringa and outside the scope of this Paper.

4. LIVING ON THE FARMS

Toowong resident of the 1880s J B Fewings, wrote of the 1860s:

…no railroads. no macadamized roads…no omnibus…no Shire Council…no church…no School of Arts…no Salvation Army…no schools…no Masonic Lodge…no medical man….no hotel….what a forlorn existence of destitution and discomfort must it have been.

A newspaper reporter wrote of his 1867 trip from Lang Farm to Mr Jarrott’s property (Long Pocket):

…we were very much pleased to see the vigorous way in which the land in that locality is being brought under cultivation…the farms in the Pocket look as well as any we have seen recently, but they are in want of rain. There are some very fine lucerne patches.

Life was tough. In December 1869 the Brisbane Courier reported ‘death from sunstroke of a young labourer Robert Hunter, whilst hay-making at Dart’s farm.’

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227 T L Murray Prior Paper by Andrew Darbyshire.
228 Certificate of Title 4144 Portions 29 & 30 R Cribb 1864
229 Helen Gregory Arcadian Simplicity pp 61-62.
230 The Brisbane Courier 2 November 1867 p4 c6, Queenslander 2 November 1867 p 10 c 2 sourced by M England in Watt and Jarrott
231 The Brisbane Courier 16 December 1869 p.2.c.5.
John Carmody, wife Bridget, and his brother James received Land Orders from the Colonial Government of New South Wales possibly as part of the cotton bounty programme. These were in two parts each valued at £12 per adult, with the first part usable for the purchase of land, and the second part cashable after a period of perhaps two years if the land had been sufficiently developed. John Carmody paid £141 for his land but sold one third each to brother James and friend Michael O’Neil and his wife; it is possible therefore that the five adults received a total of £120 in Land Orders.

Alexander Watt however complained later that when he arrived in 1853 he received no Land Orders.

There were no community facilities in (St Lucia) itself. From about 1865, where (Burns Rd) met (Moggill Rd), there was a ‘Public House’, and a Church of England wooden church. About 1867 the first school was opened on the site of the present Ironside State School, on Portion 24.

Further Papers provide information on the school. Schooling was not compulsory and on one occasion it was noted that ‘25 kids were away from school for planting sugar cane’. Two hand-written letters from Mr Arthy, the school teacher, dated 1873 to the Under Secretary Department of Public Instruction say:

..a matter of great convenience to them [parents] if their children could leave school at 3 o’clock as being market gardeners they would need the children to gather fruits for the next day’s market….request funds to set up a chemistry class for farmers and sons… who are interested in sugar growing and its manufacture. [Request denied]

It was reported in 1868 that Alexander Watt, the sugar farmer from Portion 14, was the Secretary of the Indooroopilly branch of the Farmers Association – Indooroopilly then being the name of the now St Lucia.

Further names of pioneer families include Jessie Smith, Eaton, C O’Brien, Middleton, and Gayner. Another family were the Pikes with Fanny and Mary being some of the first students at the Ironside School.

The first steam service between Brisbane and Ipswich was the Experiment in 1846. First class passenger fares were six shillings return and second class four shillings; the freight for wool was two shillings per bale.

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232 John Carmody Land Orders Register Microfilm Z2517 Record C63/249 QSA and others.
233 The Brisbane Courier 26 June 1869 p.5.c.4
235 Colin Dyer in Judy Magub’s The History of St Lucia P10 op cit
236 Letters 26/7/1873, 10/9/1873 W Arthy to Under Secretary, Dept of Public Instruction. State Archives File EDU Z1303 ‘Indooroopilly School now Ironside School.’
238 The Courier-Mail, 18 November 1935 p.9.c.6c
239 Picture Queensland
240 Paddington Cemetery report 1907 by local Councillor on www.queenslandhistory.com, J Magub papers.
In the 1850s the steamers *Hawk* and *Bremer* operated a passenger and cargo service between Ipswich and Brisbane Town. From 1865, before the railway, until 1878 the steamer *Settler* passed by carrying passengers and cargo from Ipswich. A painting of the *Settler* is on display at Miegunyah House.

The *Emu* was another ship that operated on the river about that time

*Settler* and *Emu*, from Picture Queensland

Farmers near the river all brought their produce to town by rowing punts. Rafts of pine logs for the mills or export were floated down from upper reaches of the river.

Indooroopilly farmer’s homes, with corrugated iron having replaced the original shingles.

Courtesy Picture Queensland

In 1873 a postal service was opened in West Milton (Toowong), and in 1874 a mail service was introduced by horseback from there to Dart’s Sugar Mill on Portion 13. For the first year only a Receiving Office was operated at the Mill by A Watt – most likely Alexander Watt, the sugar cane farmer on the block next door. He probably worked at the mill during the crushing season and may even have been a partner with Dart in the mill. The receiving office closed when Alexander Watt moved to his own mill on the Albert River, and the mail service itself was terminated in 1877. However, a Receiving Office re-opened in

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1889 at the St Lucia Ferry terminal (probably Dart’s wharf), operated by the wife of the ferryman.\textsuperscript{243}

There were no shops in (St Lucia) until the Ironside Post Office and Store was opened by David Guyatt on (Sir Fred Schonell Drive) Portion 9, probably around 1892.\textsuperscript{244} The earliest farmers would have had to travel by boat to the city for their shopping, or perhaps by the 1870s to (Toowong).

In the 1870s and 1880s many prominent people came to live in Toowong, and with the arrival of the railway in 1875 the area flourished. The farmers and their families of (St Lucia) still had to travel the tortuous track from the peninsula, up (Carmody Rd) and (Swann Rd to Fiveways), down and around (Indooroopilly Rd), over Toowong Creek and up (Burns Rd). The wooden church at Toowong was replaced in 1877 by the present St Thomas’s nearby.

Late in 1872 a reporter travelling through the area of Indooroopilly Pocket noted:

\begin{quote}
I passed many a quiet homestead, and marked the appearance of contentment upon the faces of the residents thereat…I did not fall across a single grumbler – on the contrary, all had the good sense to admit that, taking all things into consideration, they had been fortunate in the result of their past labours and experience had taught them that if they wished to secure good crops they must be mindful of three things – 1\textsuperscript{st} good and well-prepared ground; 2\textsuperscript{nd} good seed; and 3\textsuperscript{rd} good tillage. And as the crowning point of all, a well-ordered home where the mother and the children provide that amount of domestic happiness which makes out-door labour mere pastime…\textsuperscript{245}
\end{quote}

5. FAMILIES AND FRIENDSHIPS

St Lucia and Long Pocket formed one community in the 1860s and 1870s; some of the families knew each other before leaving Great Britain, others met on the ship to Australia and become life-long friends.

Sometimes whole groups of families travelled from overseas together, for example there were four Ryan families all from Tipperary on the migrant ship \textit{John Fielden} comprising twenty nine adults and children with the same surname. The \textit{John Fielden} arrived in 1853 and a number of its passengers played a part in the future St Lucia and Long Pocket.

The tradition of naming children after their parents or grandparents was practiced extensively amongst the nineteenth century families, resulting in considerable repetition of first names such as John, Patrick, Bridget, and Michael. Many families had large numbers of children – eleven or twelve was not uncommon; the inevitable duplication of names occasionally causes uncertainties in the reporting of family histories. With a limited number of Catholic families in the area from whom to choose a partner, there were multiple intermarriages among the siblings of families deemed suitable.

John Carmody and his family were also on the \textit{John Fielden}\textsuperscript{246} and step-daughter Catherine later married John’s nephew Patrick Carmody, who later farmed at Long Pocket. Their daughter Bridget married Felix O’Brien possibly a son of Charles O’Brien who farmed at Long Pocket. Patrick Carmody’s mother’s maiden name was Behan, and James

\textsuperscript{243} A. Darbyshire op cit.
\textsuperscript{244} A. Darbyshire \textit{St Lucia – ‘Postal’ Services} Paper dated November 2003.
\textsuperscript{245} \textit{The Telegraph} 16 November 1872 p 3 c 4 ‘Our Farms and Gardens’
\textsuperscript{246} ‘Immigrant Persons on Bounty Ships’ microfilm reel 2136, NSW State Archives 1985, at QSL.
Behan was another farmer at Long Pocket, although that direct family connection has not been confirmed.

John Carmody’s St Lucia born daughter Mary grew up on the farm and married a Charles McCaffrey. They stayed on at the farm for many years and one of their sons, Joseph Francis married Margaret Louisa Lane, daughter of Charles Lane, a St Lucia/Long Pocket farmer. Another son Peter, married into the O’Brien family, and William Joseph married into one of the Ryan families.

The Reardon family were other passengers on the John Fielden, and whilst they did not farm at St Lucia or Long Pocket, their son Michael married Bridget, another of John Carmody’s daughters. The final John Carmody offspring, John Joseph, married Mary Ellen Ryan of the Tipperary Ryans, and one of their children married into another of the Ryan families. Another Reardon family member married into the Charles Lane family.

John Carmody’s brother James joined him on the farm and James married Bridget Purcell in 1864 - the Purcells had also arrived on the John Fielden.

Another family on the John Fielden was Michael O’Neil his wife and six children. Michael went into partnership with John and James Carmody on the farm at St Lucia, and bought land at Long Pocket. One of Michael O’Neil’s daughters, Marcella, married the Charles Lane mentioned above in 1864, and one of his sons Daniel, took over from his father.

Pioneer farmer William Dart married a young Betsy Payne in 1862 at the nearby Lang Farm where her father was possibly working at that time. William’s sister Mary Ann Dart married local landowner Thomas Strong in 1862. Robert Jarrott’s son Edward married into a Strong family too, and daughter Fanny married into the Payne family.

Other persons recorded as living in ‘Indooroopilly’ in 1876 were David Frost, Thomas Patrick, Thomas Love.

6. FARMING AFTER 1880

By 1880 the growing and milling of sugar cane in St Lucia had become uneconomical. Larger farms had been established in wetter areas further up the coast, and the introduction of major mills run by farmer co-operatives, meant that the St Lucia farmers couldn’t compete.

That, the coming of the railway to Toowong in 1875, and the general economic boom of the 1880s, saw most of the northern, flatter side of the peninsula try to change from farming to residential subdivision. It was then that the suburbs of St Lucia and Ironside first came into being, those names being given to large housing estates by their developers.

However, much of the land did not get built on immediately, and the financial collapse of the early 1890s saw sales dry up completely, and several of the developers going into liquidation. To cap it off, the Great Flood of 1893 saw much of the land inundated, and made it unpopular for housing for quite a number of years to come. The southern, hillier side was still bush in 1890 and had to wait until after World War I for it to become economically suitable for residential development.

247 Aberdeen L E, Births, marriages and deaths in Brisbane newspapers 1846-1870: Vol. 1, 2006, UQFL.
250 University of Queensland Photos, Foyer Level 3 Forgan Smith Central Tower.
The following is a newspaper cutting of a painting by R S Rayment from 1889. This painting appears to be from a position on today’s Hawken Drive, looking south to Mt Gravatt, with Mt Petrie to the left and Toohey Forest to the right. The southern arm of Jetty Rd is possibly in the left foreground, which means the farms shown are Portions 18 and 19. Rayment originally sold the painting for £3/3/0; it is reported to have been offered to the University in 1937, but has not been traced in their collections.\textsuperscript{251}

\begin{figure}[h]
\centering
\includegraphics[width=\textwidth]{rayment-painting}
\caption{R S Rayment painting of ‘Indooroopilly’ c.1889
Courtesy \textit{The Courier-Mail} 8 December 1937 p.17, in Jacks Cutting book No 14 p 13-15 OM 93-04/10 JOL}
\end{figure}

\begin{figure}[h]
\centering
\includegraphics[width=0.5\textwidth]{rayment-journal}
\caption{Rayment Journal C.1889 showing sale of ‘Indooroopilly’ for £3/3/0
Courtesy JOL}
\end{figure}

Prof. Mahoney’s notes reports that the Carmody land, Portions 15 and 16 were used for dairying from 1894 until 1924, the herd sometimes touching the hundred mark. He also reported ‘another unexpected crop from the 1880s up to 1896 was sand, from Carmody Creek for use as ballast for overseas ships.’\textsuperscript{252}

According to the memories of an early resident:

\begin{itemize}
\item \textsuperscript{251} \textit{The Courier-Mail} 8 February 1937 p.17 and 8 December 1937 p.17
\item \textsuperscript{252} Notes on a conversation of J C Mahoney with Mr J A Carmody, 1960, RHSQ
\end{itemize}
In the dry weather the dairy farmers carted prickly pear from Nudgee and boiled it up to feed the cows...local residents used to take their laundry to the slaughter house where there was a well...also in dry weather they used to load their spring carts with kerosene tins and travel to a reservoir at Indooroopilly...²⁵³

Local resident Denise Venables remembers market gardens and a dairy farm still operating in the area of Portion 11 in the 1950s.²⁵⁴

Perrin Park, which included part of the original Lang Farm, Portion 7, was acquired by Council in 1893 but was leased back to the Perrin family for many years. It became known as Perrin’s Paddock, and used mainly for horse grazing.²⁵⁵

Oscar Jones ran cows in today’s Jack Cook Park, Portion 29, up until the 1960s.²⁵⁶

In 1927 the Greater Brisbane Council resumed Portions 13 – 18 ands part of 19, mainly those to the east of Jetty Rd on behalf of the University of Queensland. The University commenced building in 1938 but didn’t open until 1947. In the meantime the land was used by the Department of Agriculture as the ‘St Lucia Farm School’.²⁵⁷ Hundreds of boys trained at the School to become farmers.

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²⁵³ Letter 25 May 1970 from Mr James re George Hudd memories. Ironside School records.
²⁵⁴ Peter Brown Discussion with Ian and Denise Venables April 2003.
²⁵⁵ J. Magub in Toowong a community’s history p 72.
²⁵⁶ Peter Brown op cit.
²⁵⁷ University of Queensland Photos, op cit.