



*Brighton Estate**Special Surveys*

The British Government wanted to prevent the creation of more unauthorised settlements like those of Batman, and the Henty brothers at Portland. Land auctions were slow and costly. They considered other ways of establishing settled areas, eventually adopting a concept developed by Edward Wakefield while he was in prison in 1829. Wakefield formed the Colonisation Society in 1830. He advocated that land grants, which were in common use but which did not generate revenue, be replaced by a rent tax, and that the grants should be sold at £2 per acre, thus meeting the cost of emigration, including transporting the migrants and establishing facilities.

With the rapid rise of the population in Britain, and especially the prison population, the need for more settled areas became urgent. After Charles Sturt's voyage down the Murray River and his discovery of fertile lands beyond the western boundary of the colony of NSW, the home government implemented the Wakefield Scheme. An act was passed, creating the colony of South Australia in 1834, even before exploration and surveys were carried out.

The leading promoters of the Wakefield Scheme were appointed Commissioners of the Crown and the new colony of South Australia was created beyond longitude 141 E, which also defined the western boundary of NSW. The colony of SA was a compromise between private adventure and colonial officialdom, with Sir John Hindmarsh as governor. The colony started well, but soon land was difficult to sell and so the government provided 'special surveys'; this entailed a payment of £4,000 for a grant of a survey of 15,000 acres, of which 4,000 acres could be selected by the applicant, for his use. In 1839 and early 1840, thirty-eight selections were purchased by South Australians, and some by men from NSW and Britain, making the greater part of the £170,000 SA land revenue for that year.

In London, banker George Angus formed the South Australian Company. He gained a temporary reduction to 12 shillings an acre for his selection, and his local manager, Charles Flaxman, obtained seven special surveys with a total of 105,000 acres. Angus then formed the Union Bank of Australia, which took over the ailing Derwent Bank's Melbourne branch but continued to support Swanston for a few more years. Subsequently, most of the other surveys went to absentee owners in England. Angus was approached by Pastor August Kavel, whose Lutheran congregation was facing religious oppression in Prussia. He arranged for Flaxman to visit Prussia to assess the suitability of the proposed migrants and, on reporting to Angus, Flaxman had them shipped to South Australia. Many other Lutherans followed and a large German population was established, centred around the Barossa Valley.

The new governor of South Australia, Lieutenant Governor Gawler, spent much of the increased land revenue on public works needed for the larger population, and he dipped into the emigration fund. With the collapse of migration by mid-1840, the colony was