

Your Ref:  
Our Ref:

JRD 28925/cmg  
PH 34/253 AW:LH  
Enquiries: Mr Wilkie SUB 1  
Telephone: 224 42344



271

6 November 1990

Land Commissioner  
Normanton District  
CLONCURRY Q 4824

Boulton Cleary and Kern  
Solicitors  
DX 41404  
TOWNSVILLE Q

Gentlemen

**RE TRANSFER OF THE "STERLING BLOCK" FROM VANROOK  
PASTORAL DEVELOPMENT HOLDING TO LOTUS VALE  
PASTORAL HOLDING  
YOUR CLIENT: QUEENSLAND STATIONS PTY LTD**

Reference is made to my letter of 29 October 1990 in the above regard.

It has now been approved to seek Executive Authority in terms of Section 362 and 368 (without advertisement) of the Land Act 1962-1990 for the opening and closure of road as shown coloured pink and blue respectively on the enclosed lithograph.

It is a requirement of the Queensland Department of Transport that the lessee of Lotus Vale Pastoral Holding must first obtain approval of that Department should he desire to make any alteration to the current access arrangements to the Burke Development Road.

To enable further action in the matter to proceed it will be necessary for:-

1. the attached partial surrender of Vanrook Pastoral Development Holding to be executed and returned to this office together with the relative Instrument of Lease;
2. the lessee of Lotus Vale Pastoral Holding to execute a surrender in respect of the area to be opened as road and return it to this office together with the relative Instrument of Lease;
3. the lessee of Lotus Vale Pastoral Holding to furnish his written concurrence to the proposed amendment of the conditions of lease as detailed in my letter of 29 October 1990;
4. preparation of compiled plans of the adjusted holdings showing the areas exclusive of the road to be opened and including the area of road to be closed at no expense to the Crown;



Release

Telephone: (07) 224 2111

Facsimile: (07) 224 3807

File A

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5. lodgement by both lessees of a declaration that they are aware of the provisions of Section 61 of the Land Act 1962-1990 which provides for reassessment of the annual rent of their existing leases from 1 January 1990 and that further rent may be payable on their leases pending the outcome of a review of land policy and administration in Queensland recently undertaken by the Land Policy and Review Committee;
6. lodgement of advice from the Commissioner of Stamp Duties that his requirements, if any, have been satisfied; and
7. payment of the fees as set out on the attached debit note.

Yours faithfully

Secretary

B/C District Engineer  
Department of Transport  
PO Box 338  
Cloncurry Q 4824

For Your Information  
Your Reference 31/89B/1 31/1/703 843 C

B/C Land Commissioner

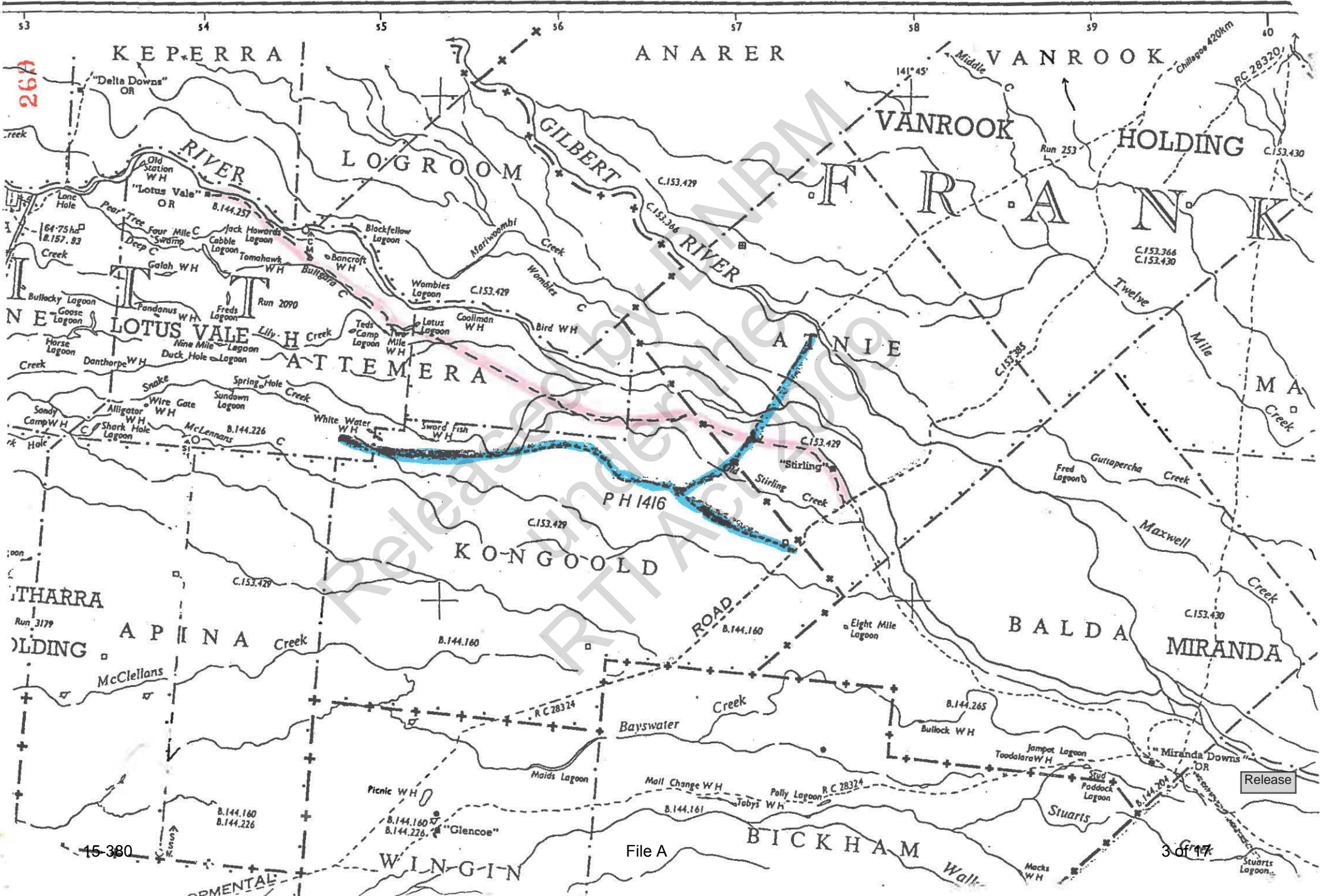
For Your Information

  
Secretary

NC  
12.11.90

Release



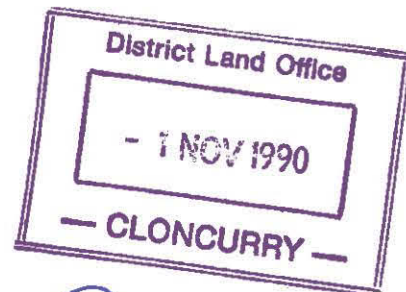


26A

Release

Your Ref:  
Our Ref:

**DRB:LC**  
**PH 34/253 AW:LH**  
**Enquiries: Mr Wilkie SUB 1**  
**Telephone: 224 2344**



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29 October 1990

Land Commissioner  
Normanton District  
CLONCURRY Q 4824

Carman & Peterson  
Solicitors  
DX 114  
BRISBANE QLD

Gentlemen

**RE TRANSFER OF THE "STERLING BLOCK" FROM VANROOK PASTORAL DEVELOPMENT HOLDING TO LOTUS VALE PASTORAL HOLDING**

Reference is made to previous correspondence in the above regard.

Provided the lessee of Vanrook Pastoral Development Holding surrenders that part of the holding south of the Gilbert River, it has been approved in principle to offer the lessee of Lotus Vale Pastoral Holding such surrendered area for inclusion in Lotus Vale Pastoral Holding in terms of the provisions of Section 13(2)(f) of the Land Act 1962-1990.

This offer is subject to:-

- (1) amendment of the conditions of lease of Lotus Vale PH in terms of the provisions of Section 14(2)(a) by insertion of the following conditions:-

Within 5 years

Construct fencing to divide Apple Tree Paddock into three lots;

Construct fencing to divide Wombies Paddock into two lots;

Construct two permanent water facilities in Apple Tree Paddock - one in the northern part of the paddock and the other in the southern part;

Construct a permanent water facility in the western part of Wombies Paddock;

Construct a set of yards at either McLennons or Apple Tree Dam;

.../2

Release

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2. 14. 90  
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DEPARTMENT OF LANDS

DIVISION OF LAND MANAGEMENT

Office: Land Administration Building  
130-148 George Street  
Brisbane

Postal: PO Box 168  
North Quay Qld 4002  
Australia



Telephone:(07) 224 2111  
Facsimile: (07) 224 380708



Equip with a mill and troughing and fence off:-  
 Apple Tree Dam  
 Allans Dam  
 New Six Mile Dam  
 Little Gal Dam  
 Sandstone Dam  
 Six Mile Dam

Construct two approved grids on the Burke Development Road to replace the existing gates;

(The lessee of Lotus Vale Pastoral Holding must furnish his written concurrence to the proposed amendment of the conditions of lease).

- (2) preparation of compiled plans of the adjusted holdings at no expense to the Crown;
- (3) payment of all costs and prescribed fees when requested;
- (4) adjustment of Vanrook Pastoral Development Holding on a pro-rata basis;
- (5) lodgement by both lessees of a declaration that they are aware of the provisions of Section 61 of the Land Act 1962-1990 which provides for reassessment of the annual rent of their existing leases from 1 January 1990 and that further rent may be payable on their leases pending the outcome of a review of land policy and administration in Queensland recently undertaken by the Land Policy and Review Committee; and
- (6) lodgement of advice from the Commissioner of Stamp Duties that his requirements, if any, have been satisfied.

The area and annual rent of the amalgamated block will be about 119280 hectares and \$7,634.00 respectively. These figures may be varied upon receipt of the compiled plan.

The Department is not prepared to seek Executive Authority for issue of a separate lease in respect of the area proposed to be surrendered from Vanrook Pastoral Development Holding as requested.

Investigations are presently being undertaken to determine whether the roads as shown on the attached sketch may be opened and closed. A formal offer to adjust the holdings will be made upon completion of these investigations.

Yours faithfully

B/C Land Commissioner

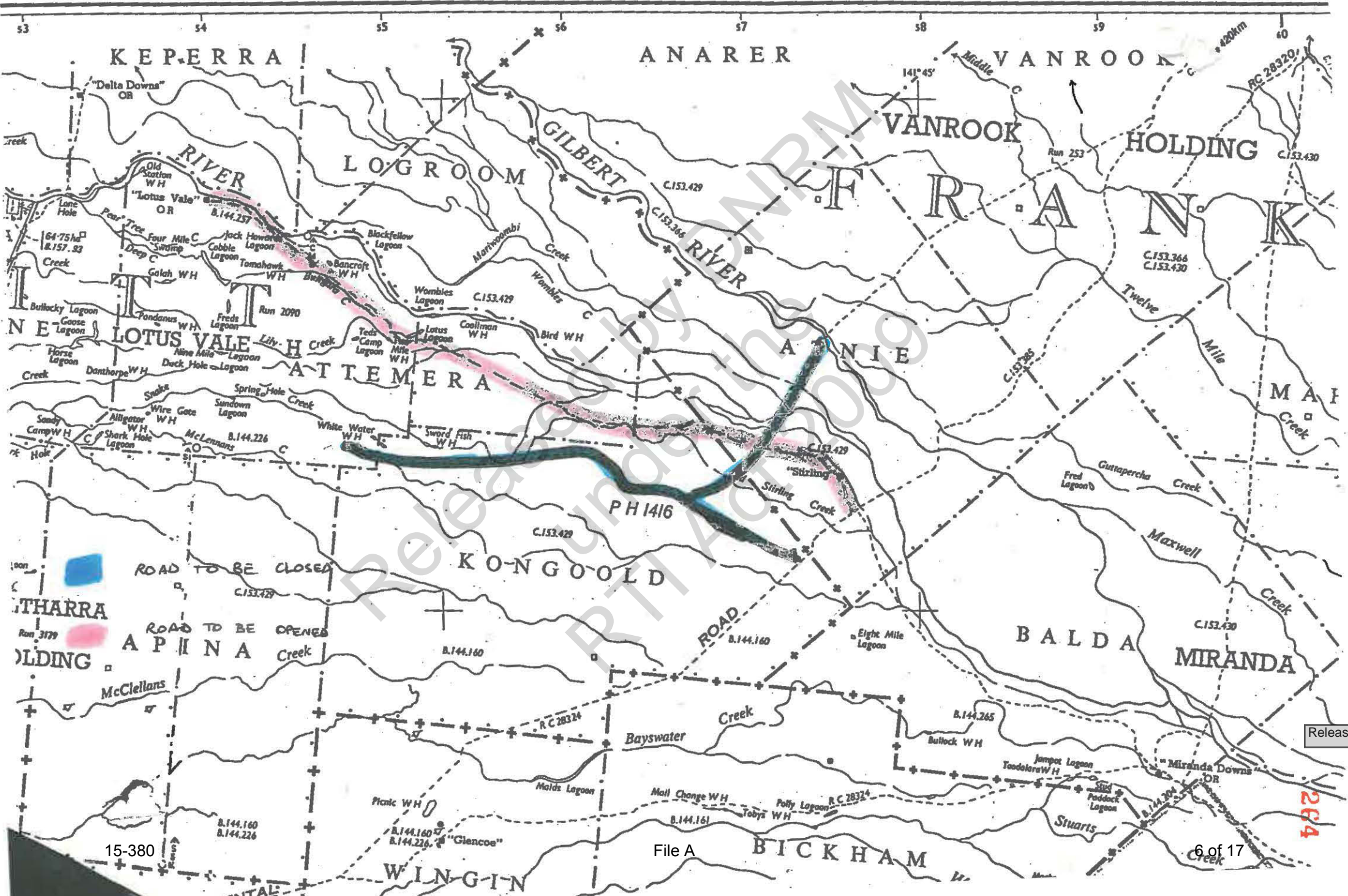
For your information.

Secretary

  
 Secretary

Release

1" of longitude = 20 metres



15-380

File A

6 of 17

Releas

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30 JUL 1990  
- CLONCURRY -

DATE: 19 July 1990  
TO: Mr Commissioner Member Webster  
FROM: Mr R Mee - Sub (1)  
SUBJECT: SURRENDER OF PART OF VANROOK PDH, I.E., STIRLING BLOCK FOR THE PURPOSE OF INCLUSION IN LOTUS VALE PH



DEPARTMENT OF LANDS

Vide notes of 27 June 1990 together with approval of 10 July 1990 in regard to the subject matter in that upon receipt of a formal application, consideration could be given to the inclusion of part of Vanrook PDH, i.e., Stirling block in Lotus Vale PH.

By letters of 12 July 1990 (Boulton, Cleary & Kern) and 13 July 1990 (Cannan & Peterson) Solicitors, acting on behalf of the vendor and purchaser respectively have lodged formal applications in regard to the subject matter.

Prior to instructing the Land Commissioner at Cairns to furnish the necessary rentals for the amended leases and whether or not any Special Conditions should be included or deleted in the amended leases, it will be necessary to determine if the Commission is agreeable to increase the present Lotus Vale PH from below a living area to approximately two (2) living areas.

Should the Stirling block be surrendered from Vanrook PDH, it will still have the potential of seven (7) living areas.

// Overall, it is considered it would be more beneficial to the Crown if a holding consisted of two (2) living areas rather than below a living area.

As regard to the actual design of the Stirling block it is considered it should be restricted to the land south-west of the Gilbert River and within the boundary of Vanrook Holding, i.e., no fencing to be taken <sup>on</sup> the boundary. However, this matter could be discussed by the Land Commissioner with the lessee of Lotus Vale PH.

At this stage it is considered approval in principle should be given to the proposal pending the report and recommendation by the Land Commissioner at Cairns and advice from the Carpentaria Shire Council that it has no objection to the proposal.

Cloncurry

*[Signature]*

Mr R Mee  
Sub (1)

B/C FIELD SERVICES BRANCH

Would you please furnish your comments on the proposal.

*I agree. The proposal appears to be one that should meet with approval. The detail of design, etc will be tidied up with the LC's report.*  
*J. G. Downes*

REGIONAL MANAGER (NORTHERN)  
VALUATIONS BRANCH  
DIVISION OF FIELD SERVICES

Release

*Land contracted to be sold is that part of Vanrook south west of the Gilbert River*  
*RP*  
*Man*  
*11mm*  
*25/7/90*

**SUBMITTED**

May approval in principle be given to the inclusion of the Stirling block being part of Vanrook Pastoral Holding in Lotus Vale Pastoral Holding under Section 13(2)(f).

Advise lessee accordingly and point out that a formal offer will be made following receipt of the appropriate conditions and rents from the Land Commissioner at Cloncurry.



MANAGER - TMM  
SOUTH AUSTRALIAN DEPARTMENT OF LANDS  
LAND MANAGEMENT AND PLANNING  
11 JULY 1990

From file figures the carrying capacity of Lotus Vale Pastoral Holding would be about 9012 head if inclusion of the proposed area is allowed. (Lotus Vale 2745 plus 6267).

On a District Living Area Standard of 3900 to 5200 the proposed increased Lotus Vale would be around two living areas, possibly less, possibly more. Approval in principle should not be given unless the Department is quite prepared to increase Lotus Vale to two living areas. //

If there is any doubt the matter of how much of Vanrook may be included in Lotus Vale would have to be reported on by the Land Commissioner and a decision given after his investigation. I would presume that this would take some time bearing in mind the location in the Gulf.

Clause 30 of the Contract provides that it is conditional upon approval to subdivision substantially in accordance with the annexed plan and issue of a separate title within 4 months of the date of contract or such further time as the parties mutually agree.

The Department could not allow a separate Lease for the area proposed to be surrendered. Whilst it is in excess of a living area, Lotus Vale isn't. Consequently if approval is given it could only be on the basis of inclusion in Lotus Vale.

The parties should be made aware of this in any approval given.



MANAGER - TMM

26.7.90

*Manager T.M.M*  
*on the face this note it would suggest a combined carrying capacity in the order of two living areas.*  
*To allow the matter of amalgamation to be fully investigated the Land Commissioner should be requested to inspect and report on a matter of urgency.*  
*R. Phillips*  
*26-7-1990*

*IN 51*

Release



29. INTEREST ON LATE PAYMENTS

Without derogating from the strict effect of Clause 21 hereof any moneys payable under this Contract not paid when payable shall bear interest from that date to the date of payment at the rate of 20% which interest shall be paid contemporaneously with the balance of the purchase price and any judgment for any such moneys shall likewise bear interest from the date of judgment until the date of payment.

30. SPECIAL CONDITION

This Contract is subject to and conditional upon the approval of a subdivision of the Land of which the property hereby sold forms part substantially in accordance with the said plan annexed hereto and the issue of a separate title ~~and~~ in respect of the Land hereby sold within a period of ~~three (3)~~ <sup>FOUR (4)</sup> months of the date hereof or such further time as

the parties mutually agree. THE VENDOR AGREES AT ITS EXPENSE TO MAKE THE NECESSARY APPLICATIONS TO SUBDIVIDE AND TO DO SUCH THINGS AS MAY BE NECESSARY TO EFFECT THE SUBDIVISION AND ISSUE THE NEW TITLE PROVIDED HOWEVER THAT THE PURCHASER SHALL IN HIS DISCRETION BE SATISFIED WITH ANY DEVELOPMENT CONDITIONS IMPOSED ON THE LAND HEREBY SOLD



Released under the RTI Act 2009



# Land Administration Commission

138

SS:kr

Department of Lands  
Land Administration Building,  
130-148 George Street, Brisbane

Address mail to:  
The Secretary, P.O. Box 168,  
BRISBANE NORTH QUAY, Q. 4002  
Telex: Q LANDS AA41412. DX 229 Bris.  
Facsimile: (07) 221 6870.

Boulton Cleary & Kern,  
Solicitors,  
P.O. Box 1099,  
TOWNSVILLE. Q. 4810



Enquiries to: Mr. Sheppard  
(Registrations E)  
Telephone (07) 397 1661

Your Ref: KRK:IMK 20986

Our Ref: Vanrook 34/253

Date: 29 SEP 1988

Gentlemen,

Re: Land Act Amendment Act 1986.  
Extension of term of Pastoral Leases.

Reference is made to your application for an extension of term of the undermentioned lease, in terms of Section 5 of the Land Act Amendment Act 1986.

The Governor in Council has determined that the term of the Pastoral Lease be extended by twenty (20) years. The amended particulars of the lease are as follows:-

Holding: Vanrook Pastoral Development Holding No. 34/253

New Term: 50 years from 1.10.1977

Expiry Date: 30.9.2027

The following additional conditions are also to be incorporated in the Lease -

"Within 5 years:-

- (1) Introduce improved pastures to an area of not less than 10 000 ha;
- (2) Erect not less than 37.5km of new fencing;
- (3) Construct 5 new dams;
- (4) Construct additional yards and dips;
- (5) Repair and renovate all existing boundary and internal fencing;
- (6) Upgrade all existing watering facilities;

.../2

Release



(7) Renovate the main homestead; and

(8) Upgrade the beef cattle herd and eradicate feral cattle."

Please forward the Original Lease document of Vanrook Pastoral Development Holding No. 34/253 to this Office, so that the term extension and additional conditions can be endorsed.

B/C The Land Agent,  
(Normanton District),  
CLONCURRY. Q.

Yours faithfully,

Please note your records and advise the Local Authority and Valuer General accordingly.

Secretary.

Secretary.

*John*  
Act. Land Commissioner  
6.10.88

- Register Sheet ✓
- Index Card ✓
- Proc. Book ✓
- Map ✓
- Files ✓
- ~~A Card~~
- ~~Por. Card~~
- ~~Statistics~~
- ~~Grant~~
- Local Authority ✓
- Valuer General ✓

*Melinda P.B.*  
5/10/88

Released under the RTI Act 2009

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# Land Administration Commission

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Department of Lands  
Land Administration Building,  
130-148 George Street, Brisbane

Address mail to:  
The Secretary, P.O. Box 168,  
BRISBANE NORTH QUAY, Q. 4000  
Telex: Q LANDS AA41412. DX 229 Bris.

Messrs Boulton, Cleary & Kern,  
Solicitors,  
DX 41404,  
TOWNSVILLE QLD

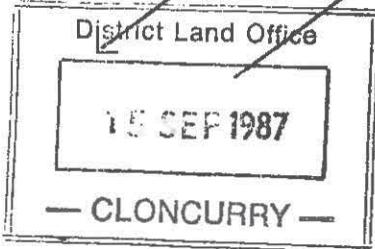
Enquiries to: D. Worner

Telephone (07) 224 8076

Your Ref: KRK:IMK 20909 &  
14881

Our Ref: Miranda Downs 232

Date: 10 SEP 1987



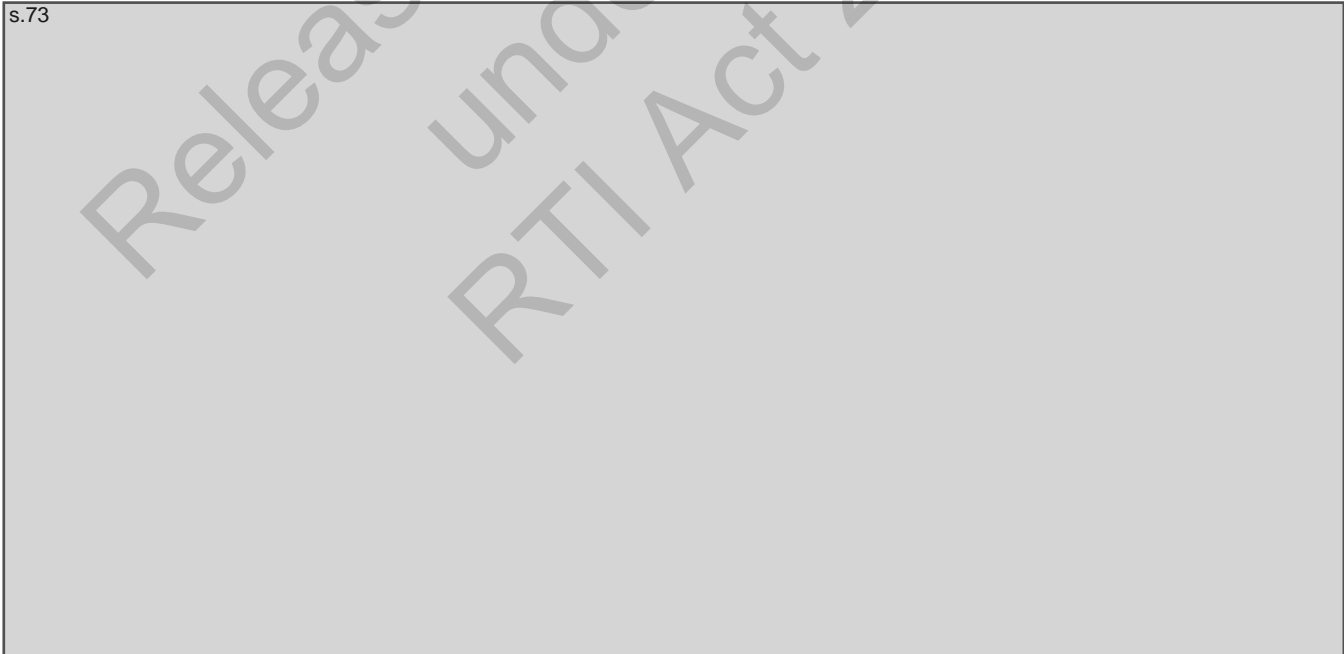
Gentlemen,

Reference is made to a number of letters of yours, the last being 30th July, 1987 concerning applications made to the Lands Department in respect to s.73 Vanrook 253, s.73

s.73 all owned by the Coutts Group.

The Department has considered applications for 20 year extensions, applications for renewal under part VI and other individual applications in respect to all leases concurrently, and decisions have been made accordingly. The question of the applications for 20 year extensions has been addressed firstly and the various positions of a Lease by Lease basis is as follows:-

s.73



.../2..

*DM*  
15/9/87



s.73

**Vanrook**

The term of Vanrook is 30 years from 1st October, 1977 expiring 30th September, 2007. The Minister is prepared to recommend to the Governor in Council an extension of 20 years provided the development proposed by the lessee in its new lease application is included as conditions of the existing lease. These conditions are:-

.../3..

-3-

Within 5 years -

- (i) Introduce improved pastures to an area of not less than 10 000 ha;
- (ii) Erect not less than 37.5 km of new fencing;
- (iii) Construct 5 new dams;
- (iv) Construct additional yards and dips;
- (v) Repair and renovate all existing boundary and internal fencing;
- (vi) Upgrade all existing watering facilities;
- (vii) Renovate the main homestead;
- (viii) Upgrade the beef cattle herd and eradicate feral cattle.

Released by DMPM  
under the  
RTI Act 2009

Release



-6-

Further action now awaits advice from you to indicate acceptance of the above actions and if so, the required agreements and lease documents. I would add of the four leases referred to, the Instrument of Lease of Miranda Downs is currently on file.

B/C Land Commissioner,  
(Normanton District),  
CLONCURRY. Q. 4824

For your information.



A/Secretary.

Yours faithfully,



Acting Secretary.

Released by DIPRAM  
under the  
RTI Act 2009

Release

The Manager,  
Crown Land Sales,  
P.O. Box 394,  
BARRIET QLD 4814



Enquiries to: Mr. O'Shea  
Telephone (07) 224 8076  
Your Ref:  
Our Ref:  
Date: - 3 FEB 1987

Dear Sir,

**Re: Land Act Amendment Act 1986. Extension of term of Pastoral Leases.**

As previously advised, in terms of Section 5 of the Land Act Amendment Act 1986, the Pastoral Lease in the Schedule below is in the opinion of the Minister for Lands in excess of three (3) living areas.

Your application for an extension of the term of the lease has been received.

The Minister for Lands is prepared to recommend to the Governor-in-Council that the term of the lease be extended for a period of ~~see schedule~~ ( ) years, provided that in consideration thereof the lessee/s undertake/s to -

- (A) Utilise the holding totally, and progressively improve the lease in accordance with a development programme submitted by the lessees and approved as satisfactory by the Land Administration Commission; and
- (B) The lessee/s agree/s to the incorporation of the approved programme submitted and approved in the conditions of lease if required by the Land Administration Commission.

The question of the length of the extension period to be granted will be given further consideration upon receipt in this office of the Undertaking referred to in the immediately preceding paragraph hereof.

Such Undertaking must be executed -

- (a) by the lessee/s personally under his/her/their own hands, or under a duly registered Power of Attorney, if a natural born person; or
- (b) by the lessee under its Common Seal, or under a duly registered Power of Attorney, if an incorporated Company,

and be duly witnessed by a Justice of the Peace, Solicitor, Barrister, Stipendary Magistrate or Notary Public.

SCHEDULE OF LAND

NAME OF HOLDING	TENURE	Recommended Term Extension (years)
* Van Hook 34/253	P.D.H.	twenty (20)
* Mirabella Downs 34/248	P.H.	twenty (20)
* Miranda Downs 34/232	P.H.	twenty (20)

\* B/C The Land Agent,  
Normanton District,  
CLONCURRY QLD 4824  
For your information.

15-380

Yours faithfully,

*Noted  
P.M. 28/2/87*



Secretary.

Release





# Land Administration Commission

2

IMPORTANT!  
When replying quote this  
number:  
**Vanrook 253**

RR:RA

Department of Lands

Telephone 224 0515 Ext. **5837**

When telephoning or  
calling please ask for

Mr. Dunphy

communications to be addressed  
The Secretary,  
Land Administration Commission  
P.O. Box 168  
Brisbane North Quay 4000

Telegraphic Address

"Landcom"

Dear Sir,



*Brisbane*

20th April, 1978

Re: **Vanrook Pastoral Development  
Holding, Burke District.**

Consequent upon the surrender of an area for National Park purposes the area of the abovementioned holding was amended to 6740 square kilometres and the annual rent to \$6505.82 as from 1st April, 1977.

Following the surrender of the whole of the holding being registered as at 30th September, 1977, a new lease has been recorded over the area contained therein in terms of Part VI Division I of the Land Act 1962-1975.

Details of the new lease are as follows:-

Vanrook Pastoral Development Holding.

Area:	6740 square kilometres
Term:	30 years from 1.10.1977
Annual Rent:	\$7414.00 (1st period 10 years)

Action is proceeding towards preparation and issue of the new Instrument of Lease.

A copy of plan M.1416 is enclosed.

B/C Land Agent,  
NORMANTON. 4890

Yours faithfully,

*9/10/78  
16/3/78*

For your information. Please advise  
Shire Council and Valuer General.  
Plans herewith.

Acting Secretary

*[Signature]*  
Acting Secretary

The Secretary,  
Qld. Stations Limited,  
500 Collins Street,  
MELBOURNE. Vic. 3000

Release