



MEMORANDUM

DEPARTMENT OF LANDS

Division of the Land Administration Commission



TO: Honourable Minister
FROM: Ron Wright
SUBJECT: LOTUS VALE HOLDING
DATE: 15 February 1990

The lessee of Lotus Vale Holding, Mr P Naylor, accompanied by Solicitor Don Boyd, saw me about the prospect of acquiring part of the adjoining Vanrook Pastoral Holding to add to Lotus Vale.

Vanrook is for sale and the proposal by Mr Naylor is to build up his property into a viable unit. Lotus Vale is a small property of approximately 303 square kilometres and from Departmental records carries around 2,745 cattle. Vanrook is a very large property and carries an estimated 39,647 head with a potential of about 45,000.

There is no foreseen opportunity to obtain land from Vanrook for build up or ballot purposes before the year 2027 due to recent lease extensions given. In accord with present Departmental policy, the proposal would be supported and Ministerial approval would be expected to be granted. The only unusual factor in relation to the proposal is that the area is situated in Cape York towards the southern part of the Gulf of Carpentaria.

In general terms however, I do not perceive this to be a problem because the grazing land use is not being interfered with and the freeholding is not an issue. The proposal is more an adjustment to properties which will see a small property (Lotus Vale) built upwards and the large excessive Holding, Vanrook, adjusted downwards.

Submission

Before proceeding to final contract, the Solicitor asked of me could he be advised if the proposals are in keeping with present policy. The costs of his clients inspection and other negotiations will be high and he does not want to experience them unnecessarily. I informed him that I would advise you on the matter and seek your support within the week.

I recommend that you advise that the proposal is considered to be in keeping with Departmental policy and will be considered on that basis.

Handwritten notes: 'no further action this issue' and 'this proposal' with initials and dates.

RG Wright MEMBER

Handwritten word: 'agreed'

APPROVED stamp: 'APPROVED by Colton 27-3-90 Minister'

Release

Handwritten notes: '1. T... to note...', '2. Copy...', and '10/4/90'.

Levels 23-28
Santos House
215 Adelaide Street
Brisbane
Australia 4000

GPO Box 55
Brisbane 4001
Telex 40762
DX 128 Brisbane

Telephone (07) 228 5811
International +617 228 5811
Facsimile (07) 229 7566
(07) 229 7467

26 OCT 1988

Your Reference Vanrook34/253
Our Reference IWA NOD
Direct Line 228-5834

Henderson Trout

Solicitors and Notaries

20th October 1988

The Secretary,
Lands Administration Commission,
Lands Administration Building,
130-148 George Street,
BRISBANE, QLD. 4000

Dear Sirs,

Re: Land Act Amendment Act 1986 - Extension of Term of Pastoral Lease - Vanrook

We refer to your letter dated 29th September, 1988, a copy of which is enclosed.

As requested, we enclose the original Lease document of Vanrook Pastoral Development Holding No. 34/253 for lodgement so that the term extension and additional conditions can be endorsed thereon.

Yours faithfully,
Henderson Trout

I.W. Morrow

Encl.

DEPT. OF LANDS

54654 26 OCT 88

BRISBANE

Self/H.

- PARTNERS
- AC Freeleagus CBE AM RFD
 - George W Deeb
 - Michael J Morrow
 - Ross Grainger-Smith
 - Ian F Holland
 - Geoffrey N Harley
 - Ian W Morrow
 - Jeremy C Charlston
 - Paul H Corbiere
 - Michael O Klug
 - John D Elliott
 - David G Cominos
 - Ralph D Praeger
 - David S Rathie
 - Ross G Perrett
 - John C Petrie
 - Timothy D Ferrier
 - Christopher T Coyne
 - Roger J Burrell
 - Randal J Dennings
 - Peter L Gore
 - Christopher L Taylor
 - Alan H Maguire
 - Archibald Fletcher
- ASSOCIATES
- Thomas P Drakopoulos
 - Lloyd S Nash
 - Brian C Noble
 - Catherine R Davis
 - Simon W Lang
 - Paul G Callaghan
 - Sally A Pitkin
 - Gary I Goldman
 - Peter D White
 - Karen M Trainor
- CONSULTANTS
- Norman N Amos
 - Brian J Conrick

*See history sheet
rewards
J
CS
10/1/89*

*2 1/3 790 as marked
has not marked.
03/2/89*

Release

NOD100093/3(9)



Land Administration Commission

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~~
224 2273

Your Ref.: KRK:IMK 20986

Our Ref.: Vanrook 34/253

Date: 28 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.

Yours faithfully,


Secretary

Released by DNRPA
under the
RTI Act 2009

Release

SS:kr

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

Mr. Sheppard
(Registrations E)
397 1661

KRK:IMK 20986

Vanrook 34/253

23 SEP 1988

Gentlemen,

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

MINUTES & GAZETTES
- 6 OCT 1988
ADMINISTRATION DIVISION

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 -

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- (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;

RECORDINGS
18 OCT 1988
BRANCH

(1) Recordings / [signature] 20 OCT 1988

1A) Gazettes - for gazetted of additional conditions for Vanrook PD4 as listed vide copy of approval 17-8-87

Release

RECORDINGS
11 OCT 1988
BRANCH

2) Reg E

15-380
[signature]
20 9 88

- (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),
CLONCERRY. Q.

Yours faithfully,

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

Secretary.

~~Secretary.~~

Released by DNRM
under the
RTI Act 2009

Release

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

D. Worner

224 8076

KRK:IMK 20909 &
14881
Miranda Downs 232

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

Busp Regus E 22/11/87
Busp On go 12 23/4/88 listed not marked

.../2..

SW

10 SEP 1987
15-380

s.73

Released by DNRM
under the
RTI Act 2009

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..

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.

s.73

Released by DNRPM
under the
RTI Act 2009

.../4..

s.73

Released by DNRM
under the
RTI Act 2009

.../5

s.73



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under the
RTI Act 2009

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

Yours faithfully,

For your information.



A/Secretary.

B/C Land Commissioner,
TOWNSVILLE. Q. 4810

For your information.



A/Secretary.

Acting Secretary. *su*

B/C Land Commissioner,
ROCKHAMPTON. Q. 4700

For your information.

A/Secretary.

B/C Land Commissioner,
(Clermont District),
EMERALD. Q. 4720

For your information.



A/Secretary.

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under the
RTI Act 2009

Release

SUBJECT:

(a) Applications for Lease Extensions under the L.A.A.A. 1986 in respect of s.73

s.73 (3) Vanrook P.D.H. No. 34/253 s.73

and (b) Applications for New Leases over the Five (5) Holdings in (a) above, plus s.73

s.73

Chairman

Reference the abovementioned matter and your approval of 21st July, 1987 hereunder.

IN RE MATTER (a) ABOVE:

Each of these five (5) Holdings have been certified by the Minister as being in excess of three (3) living areas.

Present lease terms are:

s.73

(3) Vanrook P.D.H. - 30 years from 1.10.77.
Expires 30.9.2007

s.73

On 24th December, 1986, lease extensions under the L.A.A.A. 1986 of 20 years, 20 years, 20 years, 17 years and Nil years respectively were approved subject to the lessees (1) furnishing undertakings to utilise the holdings totally and progressively improve them in accordance with development programmes submitted and approved as satisfactory and (2) agreeing to the incorporation of the approved programmes into the conditions of leases if required by the Department.

In the applications for new leases submitted, the lessees have outlined their development proposals for the holdings as follows:-

s.73

(3) Vanrook P.D.H.

Within 5 years:

- (i) Introduce improved pastures to an area of not less than 10,000ha;
- (ii) Erect not less than 37.5km 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.

The cost of the pastures and fertilizer, the 5 new dams, the 37.5km of new fencing and yards is estimated to be \$685,000. Lessees state the present vale of improvements on the Holding to be \$2,751,500.

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under the
RTI Act 2009

s.73



grace

CERTIFICATE:

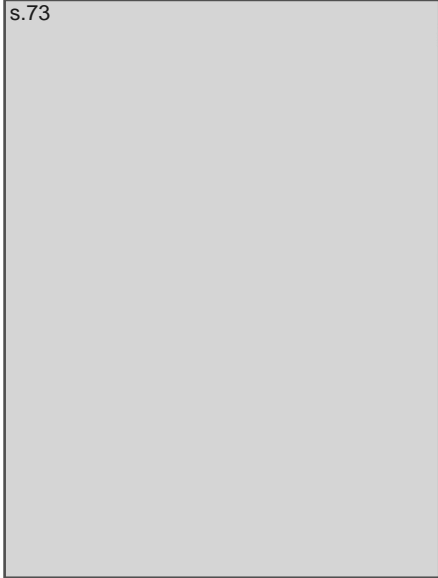
I certify that the development programmes submitted in the Part VI applications in respect of [s.73], Vanrook P.D.H. [s.73] are satisfactory to the Department for the purposes of extensions of lease requirements under the L.A.A.A. 1986.

(A) SUBMISSION IN RESPECT OF (a) OF SUBJECT MATTER HEADING HERETO:

1. Subject to the lessees indicating that the development programmes submitted with the Part VI applications in respect of [s.73], Vanrook P.D.H. [s.73] may be incorporated in the lease conditions respectively for each Holding, together with a condition requiring maintenance of existing improvements, and subject also to lessees undertaking to utilise the Holdings totally and progressively improve them in accordance with the conditions, may action be taken to extend the leases of such Holdings by 20 years, 20 years, 20 years and 17 years respectively under the L.A.A.A. 1986.

*A (1) approved
17/8/87*

s.73

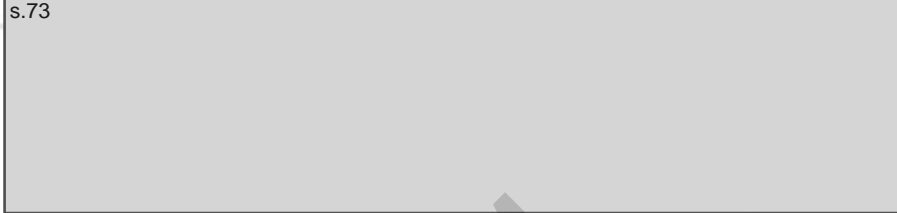


and

2.



(B)



(C) SUBMISSION IN RESPECT OF (b) OF SUBJECT MATTER HERETO:

Following approval of 21st July, 1987, lessees were advised by letter dated 23rd July, 1987 that a senior field officer will shortly arrange for inspection of all of the following eight (8) holdings for the purpose of the Part VI applications:

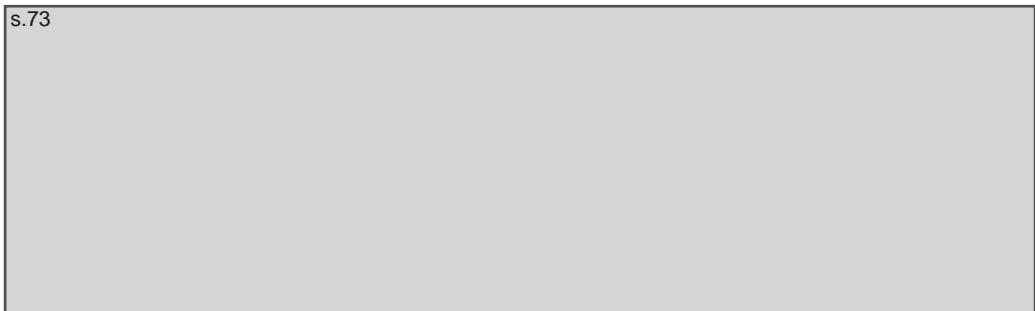


3. Vanrook P.D.H.;



This matter has been discussed with the Director, Division of Field Services, who agrees that if inspections are necessary, arrangement therefor might best be organised by the four (4) involved Land Commissioners in the first instance. If it becomes necessary for a single person to be conversant with all eight (8) holdings, this can then easily and quickly be attended to.

If the lease extensions covered in submission (A) hereof are approved, lessees may decide to cancel their Part VI applications in respect of the first four (4) mentioned holdings if it were to be explained to them that new leases would add little to their tenure security.



s.73



If the lease extensions covered in submissions (A) hereof are granted, the subject eight (8) holdings will have the following terms still to run after 1st January, 1988:

s.73

(3) Vanrook P.D.H. - 39.75 years;

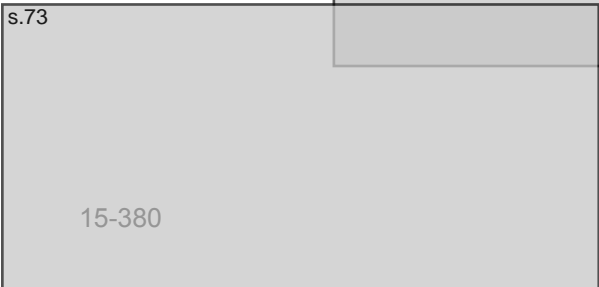
s.73

*I agree
12/4/87*

In these circumstances, I consider it is premature to consider new pastoral leases for the holdings.



s.73



RECOMMENDATION:

In the letter of advice to the lessees confirming lease extensions to be approved under the L.A.A.A. 1986 in respect of [s.73]

[s.73] Vanrook P.D.H. [s.73]

[s.73] I recommend it be pointed out to them the length of the terms of all eight (8) holdings and they be advised that this Department considers the security offered by such lease terms to be extremely sound and that new lease consideration at this point in time is too premature and, since such consideration would require surrender of large areas for dealing with by the Crown, it would be in the lessees best interests for them to withdraw their new lease applications in respect of the holdings [s.73]

[s.73]

*Recommendation approved
17/8/87*

M.P. Guy
M.P. Guy,
Deputy Director,
Division of Field Services.

13th August, 1987.

*Noted
18.8.87*

B. STUBBS

① JBLC Regns

For action please in accordance with above approvals & liaison with opening's as necessary.

M.P. Guy
Deputy Director
Division of Field Services
21/9/87

② J. 115-380

attention to action approved w (B) above

Subject Matter:

Various matters, Coutts Brothers' activities

At 9.55 am on Friday, 3 April, 1987, the Chairman of the Land Administration Commission, Mr. W.J. Baker, interviewed Messrs David and Graham Coutts, who were accompanied by their legal representative, Mr. Keith Kern of Solicitors Boulton, Cleary and Kern.

s.73

Released by DNRM
under the
RTI Act 2009

s.73

s.73

s.73

Released by DNRM
under the
RTI Act 2009

s.73

s.73

(4) s.73
Vanrook P.D.H. 253, s.73
s.73

In terms of Section 5 of the Land Act Amendment Act 1986, the above holdings are considered to be each in excess of three living areas - applications for extension of the term of each lease are to hand.

Mr. David Coutts mentioned that, as stated at prior interview of 25.7.1986, investigations are under way to establish the feasibility of integrating the operations of all these holdings, s.73

s.73

s.73

Chairman invited detailed development programmes in respect of each property, as a preface to lease extension consideration, but cautioned against being ambitious in the extreme in the framing of those programmes - he stressed that a progressive development programme of realistic propositions was sought in each case. He pointed out that the programmes, if approved and the leases extended, would be incorporated into the conditions of lease. It is to be expected that the Coutts will now furnish programmes under which they will make short-term commitments of say 5 to 7 years for further development in each case, but will also outline their longer term aims and objectives for these properties on the understanding that those more futuristic plans will not be enforced under lease conditions.

4) Current development program in respect of Wandoo Vale
21/4/87

Mr. Graham Coutts indicated that Queensland Stations which holds all these leases has been privatised in a takeover by the Coutts and is no longer a public Company. Chairman assured him that that

Subject Matter:

aspect presented no problems and in no way reflected on consideration of the extension applications.

s.73

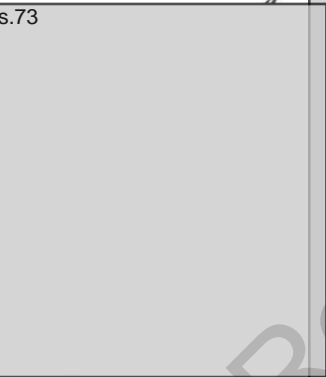
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under the
RTI Act 2009

s.73

s.73

Subject Matter:

s.73

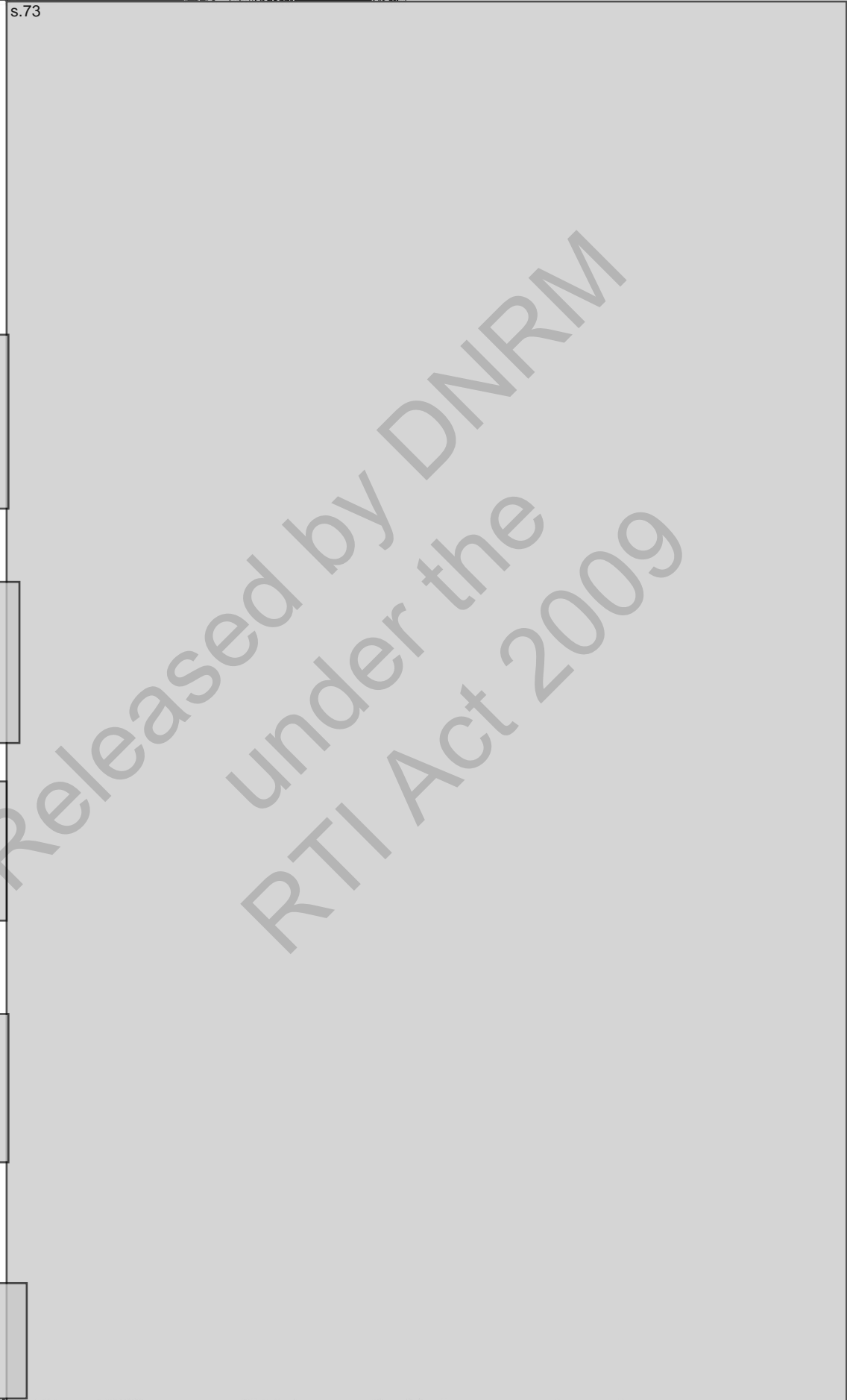


s.73



s.73

s.73



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under the
RTI Act 2009

s.73

s.73

s.73

s.73

s.73

2/1/15
15380

Department of Lands

Brisbane,

Subject Matter:

.7.

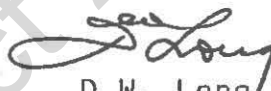
9. [s.73] and Vanrook P.D.H. 253

The Coutts intend to integrate the Bramston Beach Resort in a package deal for tourists which would see 'outback retreats' available on both the above holdings.

Mr. David Coutts displayed a concept 'glossy' which will shortly be submitted to the Department under cover of a formal application seeking suitable title over specific areas for accommodation and amenities to be excised from the holdings. In the event that the project does not eventually proceed in respect of [s.73] and VanRook, reinstatement of such excised areas in the holdings will be requested.

This approach for favourable consideration of the project will be based on the recent legislation amending the Land Act relating to permitted usage of Pastoral Holdings.

Discussion ended 11.40 am


D.W. Long
Liaison Officer
Land Administration Commission
16.4.87

*David
Coutts
application
orb
21/4/87*

*Confirmed
orb
21/4/87*

Released under RTI Act 2009



The Manager,
Queensland Stations,
P.O. Box 339,
Brisbane QLD 4314

Enquiries to: Mr. O'Shea
Telephone (07) 224 8076
Your Ref:
Our Ref: 77/10/602
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, Stipendiary Magistrate or Notary Public.

SCHEDULE OF LAND

NAME OF HOLDING	TENURE	Revised No. OF HOLDING	Extension (years)
s.73	P.D.H.	seventeen (17)	
Van 10/1/853	P.D.H.	twenty (20)	
s.73	P.H.	twenty (20)	
	P.H.	twenty (20)	

Yours faithfully,

This certificate complete

At 10:00am on Friday, 25th July, 1986 the Land Administration Commission Chairman, Mr. W.J. Baker, interviewed Mr. David Coutts who was accompanied by his legal representative, Mr. Keith Kern of Solicitors Boulton Cleary & Kern, and his Manager of Pastoral Operations, Mr. John Stewart.

Messrs. Ted Hodges and Kevin Hayes of Openings Division were present for discussion on those matters in which they have previously been involved.

s.73

Released by DNRM
under the
RTI Act 2009

Department of Lands

Brisbane,

Subject Matter:

- 2 -

s.73

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s.73

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under the
RTI Act 2009

(7) s.73 VANROOK P.D.H.
253, s.73

The above properties all comprise part of the Queensland Stations portfolio recently acquired by the Coutts Brothers.

In discussing the likelihood of future dealings with these holdings, Chairman identified s.73

s.73

s.73 The remaining holdings were also considered to be in excess of a living area but not to the extent of s.73

s.73 Regard was had to the pending legislation for extension of the terms of pastoral leases generally. s.73

s.73

Department of Lands

Brisbane,

Subject Matter:

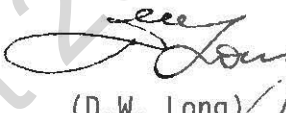
- 4 -

Mr. Coutts spoke of integrating the operations of all these holdings, ^{s.73}

s.73

Chairman emphasised that he was unable to give any guarantee or indication of extension of these holdings beyond the current expiry dates. However, he suggested that programmes for individual properties may be submitted for Departmental consideration as development proceeds, with a view to securing the lessee's position as may be best allowed at that time.

Discussion ended 11:15am.


(D.W. Long)
Liaison Officer,
Land Administration Commission

(01.08.86)

29th October, 1979.

Dear Sir David,

I acknowledge receipt of your letter of 8th October, 1979 (reference C.845/79) concerning an allegation by Messrs. Taylor and Carter, Valuers and Agents, 349 Queen Street, Brisbane, of neglect by this Department in not advising the Valuer General of a partial surrender of Vanrook Station in time to prevent the lessees being required to pay rates on the surrendered area for the period 25th January, 1977 to 30th June, 1977.

By letter dated 23rd September, 1976 Queensland Stations Limited were forwarded surrenders of areas of about 1010 square kilometres and about s.73 square kilometres of Vanrook and s.73 respectively and invited to execute the surrenders for National Parks Purposes in accordance with agreements reached in discussions between Mr. Arthur Angliss, Chairman of Directors, Queensland Stations Limited and Mr. Brian Heffernan, former Chairman, Land Administration Commission.

The two surrenders were received in the Department of Lands on 29th September, 1977 under cover of Queensland Stations Limited letter of 27th September, 1977 and I quote in part from the letter signed by the Secretary of the Company.

"I advise that we have been experiencing some difficulty in having the necessary papers processed and forwarded to you. However, all seems to be in order now to proceed, and I am attaching for you the completed forms of surrender, relating to about s.73 square kilometres in the case of s.73 and to about 1010 square kilometres in the case of Vanrook Holding.

Both forms have been signed by us under our Common Seal, and both carry the consent of the Bank of New South Wales, as Mortgagee, on the reverse.

The delay in reaching this point is much regretted.

We are currently arranging with the Bank of New South Wales for the lease documents to be provided to you as soon as possible, for endorsement, and we ask that they be returned direct to that Bank at Brisbane, when the endorsements have been completed".

I would mention that the leases were lodged with the Department under cover of the Bank's letter of 11th October, 1977 so the earliest the surrenders could have been processed was after the lastmentioned date.

Vanrook Holding was also the subject of new lease action at this particular stage and a surrender of the lease, executed on 11th September, 1977 for the purpose of having a new lease for a term of thirty (30) years, was received by the Department on 10th November, 1977.

Before it is possible to register partial and absolute surrenders it is necessary to ascertain from the Department of Mapping and Surveying the balance area in respect of a partial surrender and have a new plan prepared for the new lease to issue after the absolute surrender.

Sir David Muir, C.M.G.,
Parliamentary Commissioner for
Administrative Investigations,
21st Floor,
Watkins Place,
288 Edward Street,
BRISBANE. Qld. 4000.

...2/.

The Department of Mapping and Surveying were requested to prepare such information on 9th December, 1977 and the necessary information was available on 6th April, 1978. The actual registration of both dealings took place the following day.

Although the surrenders were not received until [s.73] and 10th November, 1977 it is mandatory that such surrenders be registered as at the quarter date following date of execution, and in consequence the adjustments were carried out from [s.73] and 1st October, 1977, the surrenders having been executed on [s.73] and 11th September, 1977.

In all circumstances it would seem that the Department proceeded with all actions with the utmost despatch allowed by the date of lodgement of documents by the lessee Company and its mortgagee Bank.

Yours faithfully,



L.G. LAWRENCE

Chairman
Land Administration Commission.

This action complete

Sup Development as marked

10.10.80



R. S. BERRY
30 OCT 1979



R. S. BERRY
29 OCT 1979

NORMANTON

LAND AGENT'S DISTRICT.

SUBJECT: Complaint to Parliamentary Commissioner for Administrative Investigations - delay in advising surrender of portion to Valuer General.

Vide letter dated 8 October, 1979 from Parliamentary Commissioner for Administrative Investigations regarding a complaint by Messrs. Taylor and Carter, Valuers and Agents, 349 Queen Street, Brisbane, on behalf of Queensland Stations Limited, regarding delay in advising the Valuer General of registration of a partial surrender of Vanrook Pastoral Development Holding for National Park Purposes.

An area of 1010 Km² was surrendered for National Parks Purposes and it is pointed out that, although the surrender is dated 25 February, 1977, and the consent of the Mortgagee Bank was endorsed on 30 March, 1977, the surrender itself was not received in the Department on 29 September, 1977. The Company did not require a Special Lease or Stock Grazing Permit for the surrendered area because of its poor nature of the land for cattle grazing.

At the same time, action was proceeding for an offer and acceptance under Part VI and a surrender for this purpose was received by the Department on 10 November, 1977 after being executed on 11 September, 1977 and consented to by the Mortgagee Bank on 8 November, 1977.

The file was sent to first Ledger Section and then Applications Section, being received in Applications Section on 9 December, 1977. On the same date it was forwarded to D.M.S. for amended area consequent upon surrender for National Parks purposes and for a new P.E. Plan in respect of the new lease. This information was received from D.M.S. on 6 April, 1978 and the adjustments to lease were carried out by Applications Section on 7 April, 1978. On 20 April, 1978 a letter was forwarded to Land Agent, Normanton advising particulars of new lease and asking him to advise the Shire Council and the Valuer General. Apparently the Valuer General received his advice on 12 May, 1978.

The big factor in the whole matter is the lapse of time in receipt of the surrender for National Parks purposes from the leasees and in this connection please see letter from Queensland Stations Ltd. dated 27 September, 1977 on Strathmore 248.

May the Parliamentary Commissioner for Administrative Investigations be advised as follows:

Sir David Muir, *cmg.*
Parliamentary Commissioner for
Administrative Investigations,
21st Floor,
Watkins Place,
288 Edward Street,
BRISBANE. Qld. 4000.

Approved
SD
26.10.79

Release

I acknowledge receipt of your letter of 8th October, 1979 (reference C.845/79) concerning an allegation by Messrs. Taylor and Carter, Valuers and Agents, 749 Queen Street, Brisbane, of neglect by this Department in not advising the Valuer General of a partial surrender of Vanrook Station in time to prevent the lessees being required to pay rates on the surrendered area for the period 25th January, 1977 to 30th June, 1977.

By letter dated 23rd September, 1976 Queensland Stations Limited were forwarded surrenders of areas of about 1010 square kilometres and about s.73 square kilometres of Vanrook and s.73 respectively and invited to execute the surrenders for National Parks Purposes in accordance with agreements reached in discussions between Mr. Arthur Augliss, Chairman of Directors, Queensland Stations Limited and Mr. Brian Heffernan, former Chairman, Land Administration Commission.

The two surrenders were received in the Department of Lands on 29th September, 1977 under cover of Queensland Stations Limited letter of 27th September, 1977 and I quote in part from the letter signed by the Secretary of the Company.

"I advise that we have been experiencing some difficulty in having the necessary papers processed and forwarded to you. However, all seems to be in order now to proceed, and I am attaching for you the completed forms of surrender, relating to about s.73 square kilometres in the case of s.73 and to about 1010 square kilometres in the case of Vanrook Holding.

Both forms have been signed by us under our Common Seal, and both carry the consent of the Bank of New South Wales, as Mortgagee, on the reverse.

The delay in reaching this point is much regretted.

We are currently arranging with the Bank of New South Wales for the lease documents to be provided to you as soon as possible, for endorsement, and we ask that they be returned direct to that Bank at Brisbane, when the endorsements

under the Bank's letter of 11th October, 1977 so the earliest the surrenders could have been processed was after the last mentioned date.

Vanrook Holding was also the subject of new lease action at this particular stage and a surrender of the lease, executed on 11th September, 1977 for the purpose of having a new lease for a term of thirty (30) years, was received by the Department on 10th November, 1977.

Before it is possible to register partial and absolute surrenders it is necessary to ascertain from the Department of Mapping and Surveying the balance area in respect of a partial surrender and have a new plan prepared for the new lease to issue after the absolute surrender.

The Department of Mapping and Surveying were requested to prepare such information on 9th December, 1977 and the necessary information was available on 6th April, 1978. The actual registration of both dealings took place the following day.

Although the surrenders were not received until [s.73], [s.73] and 10th November, 1977 it is mandatory that such surrenders be registered as at the quarter date following date of execution, and in consequence the adjustments were carried out from [s.73] and 1st October, 1977, the surrenders having been executed on [s.73] and 11th September, 1977.

In all the circumstances it would seem that the Department proceeded with all actions with the utmost despatch allowed by the date of lodgement of documents by the lessee Company and its mortgagee Bank.

Yours faithfully,

L.G. LAWRENCE

Chairman
Land Administration Commission.

Dunphy

20th April, 1978

Sir,

Re: Vanrock 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 1975.

Details of the new lease are as follows:-

Vanrock 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.

Land Agent,
NORMANTON. 4890

Yours faithfully,

[Signature]
 Acting Secretary

For your information. Please advise the Council and Valuer General. Yours faithfully.

[Signature]
 Acting Secretary

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

22nd June, 1977

Dear Sir,

Re: Vanrook Pastoral Development Holding.
Application for a new lease.

Reference is made to your application for a new lease over the above-mentioned holding. I have to advise that the matter has been carefully examined by the Department having regard to previous discussions between the Chairman of the Land Administration Commission and your Mr. Angliss.

It has now been approved to make formal offer to your Company of a new lease over the area edged red on the attached litho in terms of Part VI (Division 1) of the Land Act, 1963-1975. The area coloured green is proposed to be set apart as a National Park. This formal offer is conditional upon the surrender of the area required from Strathmore Pastoral Holding for National Park purposes. Please complete and forward to this Department the partial surrender form forwarded to you under cover of letter on 23rd September, 1976.

This formal offer of a new lease over the balance area of Vanrook Pastoral Development Holding is made subject to the following terms and conditions:-

Tenure: Pastoral Development Holding
Term: Thirty (30) years.
Area: About 1740 square kilometres
Annual Rent: 1.10 per square kilometre for the 1st period of 10 years.
Special Conditions: (1) The lessee shall, within ten (10) years from the commencement of the term of the lease and to the satisfaction of the Minister, expend the sum of not less than 150,000 on additional fencing, water, yards and other approved improvements.

(2) The lessee shall, during the whole term of the lease, maintain all improvements on the holding existing at the commencement thereof, together with any improvements effected in compliance with condition (1) hereof, in a good and substantial state of repair.

(3) Provided nevertheless and those provisions are upon the express conditions that the provisions of Section 312 of the Land Act, 1963-1975 shall be varied with respect to the holding so that (one-third) of the holding shall be reasonable under that section at any time, provided that such variation shall not be made until the first (10) years of the term of the lease unless it has first

The Secretary,
Commonwealth Landings Limited,
100 Collins Street,
Melbourne 3000.

Release

proved to the satisfaction of the Minister, after investigation and recommendation by the Land Administration Commission, that conditions (1) and (2) of the lease as specified above, have not been, or are not being complied with.

In all other respects the conditions of the new lease will be such as provided by the Land Act, 1962-1975.

If the above offer is acceptable to your Company the enclosed form of Surrender should be completed and returned direct to this Office together with the sum of \$7,145.33 as apportioned hereunder, an account for which is enclosed.

Rent on Vanrook Holding from 1.7.77 to 30.9.77	\$1,810.18
Less credit rent	296.85
Rent on new lease from 1.10.77 to 30.6.78	5,560.50
Lease Fee	11.50
	<hr/>
	\$7,145.33
	<hr/>

This offer assumes that the completed form of surrender together with the monies will be received in this Office on or before the 30th September, 1977 in order that the new lease will be recorded to commence on 1st October, 1977.

B/C: The Land Commissioner,
(Normenton District),
CLONCUREY. Q. 4824

For your information.

Yours faithfully,

[Signature]
Acting Secretary.

[Signature]
Acting Secretary.
22.6.77.

Release

SUBJECT:

Further dealing Part VI (Division I)

Vide application for new lease lodged July 4, 1975.

In the application the Lessee Company proposes to effect improvements comprising fencing, yards, dips and dams at an estimated cost of \$225,900 on any new lease granted.

Vide Chairman's Minute of 23.4.1974 advising that the Lessee Company should apply for new lease of the subject.

Vide Company's letter of 26.7.1974 advising severe flood losses.

Vide Chairman's Minute of 1.9.1976 - The Department wishes to acquire 1010 square kilometres of the subject Holding on the Staaten River along with an area of the Company's adjoining Stathmore Holding for National Park purposes. The necessary forms of partial surrender were forwarded to the Lessee Company on 23.9.1976 but as yet no written reply has been received from the Company.

Details of Lease:

Lessee: Queensland Stations Limited

Area: 7750 square kilometres

Situation: 290 kilometres N-W of Forsayth

Term: 33 years from 1.7.51 expiring 30.6.1984.

Resumption Right: 1/3 after 20 years

Rental: 96.5 cents for 2nd period commencing 1.7.1961.

The rental for the 3rd period commencing 1.7.1974 has not yet been determined by the Land Court.

Vide L/C report and recommendation of November 30, 1976.

Country:

Comprises about 430 km² of marine plains and ti-tree forest on coastal end of run, about 1857km² of inferior white sandridges and ti-tree wattle swamp (comprising the former STAATEN RIVER Holding) and the balance comprises box coolibah, flats and swamps with bloodwood gum and beefwood sandridges with better grazing along the Gilbert and Smithburne Rivers and Stirling end of the Holding.

Release

.. / 2

APENINGS
27 JAN 1977

APENINGS
2 FEB 1977

SUBJECT:

-2-

Water:

Natural - in Gilbert, Smithburne and Staaten Rivers, Middle, Vanrook, Bull, Cockburn, Pelican and Macaroni Creeks. Other holes last a few months.

Artificially by 5 bores, 4 wells, 44 tanks and dams.

L/C states supply is not sufficient.

Carrying Capacity:

Present 1 beast to 18 hectares (43717 head)

Potential 1 beast to 15 hectares (52460 head)

By providing further water, fencing and dips throughout the holding where required at a cost of about \$200,000.

Breeding country.

Timber:

Forestry would have no requirements from the area.

Improvements:

Extensive improvements comprising homesteads, outbuildings, quarters, fencing, water, dips and yards valued at \$734,660.

Roads:

No alteration is recommended.

The area proposed for National Park purposes comprises 1010 square kilometres. This area was discussed with the Chief Assessor who advised that this part of Vanrook was poor ti-tree forest country which would only run at the best 1500 straggler cattle. The Chief Assessor and no doubt the Company considers this area is not worth improving. The balance of Vanrook would run about 42,000 cattle or a beast to 16 hectares. It is assumed that the Crown will not include the area required for National Park in the new lease offer. The Company has already indicated to the Chairman that a Special Lease or Stock Grazing Permit over this area is not required.

The Land Commissioner recommends that an Additional Area Inquiry be held and following the granting of additional areas, if any, the Company be offered a new lease over the balance as a P.D.H. at \$1.10 per square kilometre for the first period subject to conditions of expenditure of not less than \$200,000 on fencing, dips, water over ten (10) years with the Crown waiving all resumption rights.

Remarks:

The Lessee Company in its application proposes to effect the following improvements -

Release

42 miles subdivisional fencing	\$16800
48 miles boundary fencing	\$ 9600
3 yards and dips	\$37500
27 dams	<u>\$162000</u>
	\$225900

The Company requests a fifteen year development period.

The Land Commissioner reports that the Lessee Company has more than complied with the conditions of lease especially with regard to water improvements.

Having regard to this and the recession in the beef industry coupled with recent severe flood losses sustained by the Co. consideration might be given to a lesser expenditure over a ten year period. Consequently, it is suggested that any new lease offer be subject to a condition requiring expenditure of \$150,000 over ten years on fencing, dams, dips and yards with a resumption right of one-third (1/3) after 20 years. This figure of expenditure is suggested after having regard to the Chairman's Minute of 1.9.76 - flagged.

As regards the Land Commissioner's proposal that an Additional Area Inquiry be held it is believed that due to recent flood losses and the present economic recession in beef, the Lessee Company might be offered a lease of the whole area exclusive of that required for National Park purposes.

It is also felt that any further demands for additional area land could prejudice the Company's apparent willingness to surrender the proposed National Park areas.

The offer of new leases over the whole of Rutland Plains and the balance of Vanrook might be taken as an incentive by the Company to agree to the National Park proposals over Vanrook and s.73

SUBMITTED

1. May Lessee Company be advised that the matter of new leasing has been carefully examined and having regard to previous discussions between the Chairman of the Land Administration Commission and their Mr. Angliss concerning the partial surrender of areas of Vanrook and s.73 for National Park Purposes, the Department is prepared to offer a new lease over the balance of Vanrook Holding as illustrated, and the whole of Rutland Plains Holding in return for the areas from Vanrook and s.73 required for National Park Purposes. Make formal offer over the balance of Vanrook on the following terms and conditions:-

Area: 6740 square kilometres

Temure: Pastoral Development Holding

Term: Thirty (30) years

Rent: \$1.10 per square kilometre for first period ten years.

Special Conditions:

- ✓ (1) The Lessee shall within ten (10) years from the commencement of the term of the lease and to the satisfaction of the Minister expend the sum of not less than \$150,000 on additional fencing, water, yards and other approved improvements.
- ✓ (2) Maintain existing improvements including those effected under condition (1) hereof.
- ✓ 2. Dispense with determination of 3rd period rent.
- ✓ 3. Request D.M.S. to prepare urgently a litho of new Vanrook (exclusive of the proposed N.P. area) for transmission with the offer to the Company.

(A) Resumption Rights 1/3 after 20 years

B/C ASSESSING SECTION
For Review

The Holding is better situated than Rutland Plains where I considered a rental of \$1.00 per square kilometre or a net rate of 16 cents was warranted. On this basis the new lease of the subject holding should be offered at a rental of \$1.10 per square kilometre or 17.6 cents net rate. At the present time the total rent payable Vanrook Holding is \$7480.72 and the new rental will be \$7414.

H.C. Hunter
H.C. Hunter,
Chief Assessor.

*Approved as amended.
H.C. Hunter
28.1.77.*

K.P.
K. B. Potts

*27/1/77
[Signature]*

*AR \$7480.72
Paid to 30.6.77
plus credit of
\$296.85
28.6.77*

NORMANTON

LAND AGENT'S DISTRICT.

SUBJECT:

Re: *matb*
Application for New Lease.
Vanrook Pastoral Development Company.
Head Office Memo 14th April, 1975

Kidman - Angliss Past Co. Pty.

8 DEC 1976

The Land Commissioner.
Normanton District
CLONCURRY.

MEMO:

Lessee: Kidman - Angliss Pastoral Co. Pty. Ltd.

Term: 33 years from 1st July, 1951

Resumption Rights: 1/3 rd after 20 years

Development Conditions: Satisfactorily performed.

Attached please find (1) Report and recommended rental
(2) Sketch showing improvements, class of country and proposed improvements.



The lessees have more than complied with the original conditions of lease especially with regard to water improvements. In the last ten years they have had their own station plant constructing dams full time. They realise that in this type of country where there is a large bulk of low protein feed, stock will only walk out a few miles during the hotter and drier months of the year before the storms break. If water can be provided the country will be able to carry the increased numbers even during average seasons. The lessees plan to construct a considerable number of dams during the next few years. The dams are being constructed in swamps or low watercourses by a scraper and have a 3 to 1 batter. The dams are not fenced or equipped and stock have no problems obtaining a drink and generally they do not become boggy. The dams are being constructed of sufficient size to cater for silt deposits for some considerable number of years. This type of water facility has proved quite successful throughout the gulf region provided they are constructed large enough in the initial stage. The positioning of several dams on Vanrook leaves much to be desired. Several of the dams are constructed practically on internal fences and where open dams water only one paddock their effectiveness from a grazing point of view leaves very much to be desired. In some instances there are two facilities on either side of a fence within 1 kilometre of each other. If these improvements were constructed about 4 kilometres away from a fence then the whole country surrounding that water facility would be able to be fully utilized. As there are numerous dams sites in this country, the selecting and positioning of dams and in particular Fords, Corner, Beards, Packsaddle, Circungle, Brumby, Lizard, Bell's, Nappacuttie, Plain, Jensen's and 10 Mile, is considered bad management. The above water facilities are capitalised and have been valued according to their grazing worth.

The lessees also plan to construct more fencing, dips and yards to cope with their T.B. testing programme and the increased numbers of stock. No development has been carried out on approximately 1857 square kilometres of inferior forest country comprising the fo... Staaten River Holding.

ity on this area nor
could be developed
ment of improved pastures
y could not be successfully
to the spewey nature of the
grazed during
country and the abs
not be feaseable at the present time and opening of more lands
to increase cattle numbers would not be in the interests of the
cattle industry at the present time.

If the Crown desired to exercise its resumption rights it would be entitled to resume an area exclusive of the Former Staaten River Holding that would carry a third of the present carrying capacity.

Head Office B/C letter 23rd September, 1976 indicated that an approach has been made to the lessee company to surrender part of this inferior country for part of a National Park. It would be much better for the whole of the Former Staaten River Holding to be included in a National Park rather than part as it would leave VANROOK HOLDING a much better designed block.

During the floods of 1974 considerable damage to fencing and loss of stock occurred. No real figure can be put down to stock losses - figures supplied by the Company do not tally. A comprehensive muster has not taken place over the whole area due to the economic reasons since the floods, and even with helicopter mustering at the time of my inspection many cleanskins were being missed quite close to yards. I do not doubt that substantial losses resulted from the floods. The majority of the country north of the Gilbert River was severely affected by flooding. The Pastoral Inspector informed me that approximately 80 mile of fencing had to be repaired. Properties in the Boulia Area suffered considerable damage to fencing in both the 1973 and 1974 floods and also lost considerable numbers of sheep. To my knowledge no consideration has been given to the leases in that area that was severely affected by the flooding.

I strongly feel that before a new lease is offered to the lessee company, an additional area inquiry be held as there could be some smaller holdings in close proximity (one for instance adjoining - WILTHARRA) could be entitled to an additional area, however investigation or inquiry would reveal the merits and needs of each case.

Upon completion of the inquiry and the granting of addition areas if any the Crown should waiver all resumption rights and offer to the lessees a Pastoral Development Holding over the balance area so that they could develop the lease to its best advantage knowing there would be no further loss of country.

It is recommended that the department hold an additional area inquiry into Vanrook Holding for those leases in close proximity and offer the lessees a new lease wavering all resumption rights over the balance area at the completion of the inquiry subject to the following conditions.

1. Expend not less than \$200,000 on boundary fencing, internal fencing, dips and water improvements over ten (10) years.
2. Maintain existing improvements.

B/C The Secretary

Land Administration Commission

Endorsed

File B

J.O.G. CONROY,
LAND INSPECTOR.

46 of 58

BRISBANE

LAND OFFICE DISTRICT CAIRNS

LAND OFFICE, CAIRNS December 10, 1975

MEMORANDUM To

THE SECRETARY, LAND ADMINISTRATION COMMISSION, BRISBANE.

SUBJECT: National Park Proposals,
Cape York Peninsula.

FILE REF.

I refer to previous conferences and correspondence regarding National Parks in the Cape York Peninsula area. Following an aerial inspection of these proposals, I will now deal with these in order as projected in the Chairman's submission to the Minister of November 26.

s.73 [Redacted]

s.73 [Redacted]

s.73 [Redacted]

s.73

Released by DNRM
under the
RTI Act 2009

Released by DNRM
under the
RTI Act 2009

(10) Vanrook, Strathmore and Dunbar.

The attached sketch shows an area that is representative of a great deal of the total country in this area and contains some very attractive waterholes in the creeks leading into the Staaten River, has some gum swamps and is the habitat of different types of marsupials and waterbirds. An area of some 2400 km² is suggested which will include both banks of the Staaten as shown, but in the event of the lessees objection to such a large area, the southern boundary could be moved northwards.

The areas required are north of the Staaten River; from Dunbar Holding 484 km², Strathmore 914 km² and Vanrook 1005 km². Officers of the National Parks and Wildlife Service agree that an area of some 1300 km² south of the Staaten would be sufficient with some areas to the north of the River, to protect that bank. However, this country does not appear to be greatly used by the properties concerned. I saw very little evidence of cattle tracks south of the Staaten and they could probably be influenced to surrender these areas in return for a Special Lease on a grazing basis only.

s.73

Released by
under the
RTI Act 2009

DATE 4 June, 1974.

The Secretary,
The Queensland Place Names Board,
Survey Office,
Department of Lands,
BRISBANE, Q. 4000.

Dear Sir,

Query 2754 - s.73 [redacted] & Vanrook Runs.

I refer to your letter of 20 May concerning a request made to your Minister by Mr. Arthur Angliss of Queensland Stations Limited for a history of s.73 [redacted] and Vanrook runs.

I am sure the Minister would appreciate that a full and detailed history of these two large aggregations (each consisting originally of a considerable number of runs) would take some weeks of concentrated work. Present staff resources do not allow me to undertake such a project, but I have compiled a brief history of each run and have copied some material from each file which may be of interest to Mr. Angliss. I am enclosing:

- (a) s.73 [redacted]
- (b) [redacted]
- (c) Copy of an advertisement for the sale of Vanrook, Stirling and Strathmore Stations, published in 1914. (Attachment B).
- (d) s.73 [redacted]
- (e) [redacted]
- (f) Brief narrative history of Vanrook.
- (g) Copy of the consolidation Gazette notice for Vanrook (13 December 1901). (Attachment E).
- (h) Copy of Assessing Commissioner's Report of 23 December 1925 on Vanrook. (Attachment F).
- (i) Copies of maps showing boundaries of constituent runs. (Attachment G).

I trust that this information will be of assistance and interest to Mr. Angliss. However, it occurs to me that, with his knowledge of the area, a detailed reading of the run files might be Mr. Angliss's best method of researching the history of the runs. He would be most welcome to visit the Archives and to peruse the files, if the Minister agrees.

Yours faithfully,

Paul D. Wilson
(P.D. Wilson)
Archivist.

Released by DNRM
under the
RTI Act 2009

s.73



Released by DNRM
under the
RTI Act 2009