

To Whom It May Concern
C/- JFP Urban Consultants
P.O. Box 3634
South Brisbane QLD 4101

Attention: Development Assessment

Dear Sir/ Madam

RE: **LAND OWNER'S CONSENT TO THE MAKING OF A DEVELOPMENT APPLICATION UNDER THE ECONOMIC DEVELOPMENT ACT 2012**
400 WYATT ROAD, KAGARU QLD 4285 – LOT 20 ON SP149887, EASEMENT NO 601549475, EASEMENT NO 705845602, AND CAVEAT NO 723331875

Under the provisions of sections 82 and 99 of the *Economic Development Act 2012*, Mark Paul Stanbury and Jean May Stanbury, being the registered proprietors of the above property hereby authorizes 400 Wyatt Pty Ltd C/- JFP Urban Consultants or its agents to apply for all development approvals in relation thereto, including town planning and operational works approvals and/or changes thereto to the applicable State and/or Local Government, Utility Provider and all relevant authorities over the above referenced land.

Name:

Mark Paul Stanbury

Signature:



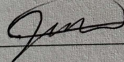
Date:

20.3.26

Name:

Jean May Stanbury

Signature:



Date:

20.3.26

Please note that the owner's consent is required to be completed in accordance with the following.

- the signature of either:
 - Two directors of the company
 - A director and a company secretary of the company or
 - If a proprietary company that has a sole director who is also the sole company secretary, that director

OR

- The company seal (if the company has a common seal) witnessed by:
 - Two directors of the company
 - A director and a company secretary of the company or
 - For a proprietary company that has a sole director who is also the sole company secretary, that director.

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50403650	Search Date:	05/02/2026 08:31
Date Title Created:	06/08/2002	Request No:	54939262
Previous Title:	14231054		

ESTATE AND LAND

Estate in Fee Simple

LOT 20 SURVEY PLAN 149887

Local Government: LOGAN

REGISTERED OWNER

Dealing No: 705908787 29/08/2002

MARK PAUL STANBURY

JEAN MAY STANBURY

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10334159 (POR 20)
2. EASEMENT No 601549475 (A305174) 22/08/1936
BURDENING THE LAND
TO SUB 3 OF POR 43
OVER RESUB A ON RP53190
3. EASEMENT No 705845602 05/08/2002 at 09:37
benefiting the land over
EASEMENT A ON SP149887
4. MORTGAGE No 705908788 29/08/2002 at 09:37
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141
5. CAVEAT No 723331875 17/06/2024 at 15:35
DOUBLE JUMP LAND PTY LTD A.C.N. 651 390 064
AS TRUSTEE

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Department of the Environment, Tourism, Science and Innovation (DETSI)
ABN 46 640 294 485
GPO Box 2454 Brisbane QLD 4001 AUSTRALIA
www.detsi.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Transaction ID: 51112922 AMA/AN Id: 33267 06 February 2026
This response relates to a search request received for the site:
Lot: 20 Plan: SP149887

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DETSI has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DETSI has not been notified

.

If you have any queries in relation to this search please email emr.clr.registry@detsi.qld.gov.au

Administering Authority

A305174

NO.

MEMORANDUM OF TRANSFER

OF

EASEMENT

Right of Way

NATHANIEL MEREDITH WATSON
and WILLIAM GEORGE WATSON

Grantors

FREDERICK WILLIAM WILBRAHAM

Grantee.

Particulars entered in the Register

Book Vol. 1817. 1993 Folio 169. 199. 200

the 2 day of October
1936 at 3.10 pm

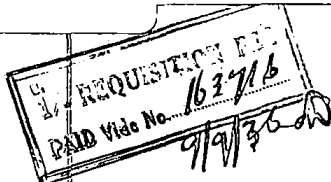
REGISTRAR OF TITLES

By 117159 lodged by Crouch
& Paterson 9/9/36

A305174

601549475

EASEMENT

CROUCH & PATERSON
Solicitors
BRISBANE.

MEMORANDUM OF ENCUMBRANCES LIENS AND

INTERESTS

STAMP DUTIES OFFICE

20 AUG 1936 * 52786

BRISBANE.

Received one deed mentioned
herein. 117159

Crouch & Paterson

Solic for Grantee

for Edward M Crouch

10-36

C/T 374109 - 1973 - 199

C/T 374110 - 1973 - 200

two deeds mentioned

Received

Crouch & Paterson

Solic for Grantors

for Edward M Crouch

Easement 8-10-36

No. 159605 TRANSMISSION BY DEATH. In consequence of the death of the above named Frederick William Wilbraham on the 10 Oct. 1942 an estate in fee simple in the within land became transmitted to Douglas Martin Fraser, Hugh Martin Macdonald and the Union Trustee Company of Australia Limited, as devisees in trust with power of sale as appears by Probate Copy of Will and documentary evidence. Produced 23 Dec 1942 at 3.55 p.m. Entered 13 Apr 1943



REGISTRAR OF TITLES

No. 159357 Transfer of the benefit and enjoyment of the within Easement to W. H. Black & Sons Proprietary Limited as assignee of Sub 3 of Div 43



REGISTRAR OF TITLES

No. D132944 Bill of Mortgage to The Commercial Bank of Australia Limited Produced 23 July 1964 at 10.55 a.m. Registered 31 July 1964



REGISTRAR OF TITLES

117159 should be lodged. There are no other matters on the file. The attention of the Registrar is drawn to the fact that the above mentioned deeds are not yet registered. The Registrar is requested to register the same as soon as possible. 1.9.36

Received
22 AUG 1936
at 11 02



(W)

QUEENSLAND.

MEMORANDUM OF TRANSFER

OF

EASEMENT

WE NATHANIEL MERREDITH WATSON and WILLIAM GEORGE WATSON
(hereinafter called the Grantors which expression shall be deemed
to include their heirs executors administrators successors and
assigns wherever the context or circumstances so requires or
admits) being the registered proprietors of an estate in fee
simple as tenants in common SUBJECT HOWEVER to such encumbrances
liens and interests as are notified by memorandum endorsed hereon
in all that piece of land situated in the County of Stanley
Parish of Undullah containing three acres ~~two~~ ^{more} ~~roods~~ ^{23.25 acres} ~~seven~~ ^{perches}
more or less being Resubdivision A (Easement) of Subdivision 1
of Portion 20 as per Plan Catalogue No. 53190 and being part
of the land described in Certificate of Title No. ³⁷⁴¹⁰⁹ ~~374110~~ Volume
¹⁹⁷³ Folio ¹⁹⁹ ~~200~~ (hereinafter referred to as the servient
tenement) IN CONSIDERATION of the sum of TEN SHILLINGS paid to
us by FREDERICK WILLIAM WILBRAHAM (hereinafter called the Grantee
which expression shall be deemed to include his heirs executors
administrators successors and assigns wherever the context or
circumstances so requires or admits) the receipt of which sum we
hereby acknowledge DO HEREBY GRANT TRANSFER ASSIGN AND SET OVER
unto the Grantee and other the registered proprietor or registered
proprietors owner or owners and occupier or occupiers for the
time being of all that piece of land in the County and Parish
aforesaid containing by admeasurement One thousand six hundred
and sixty five acres three roods more or less being Subdivision
3 of Portion 43 and being the whole of the land described in
Deed of Grant No. 117159 Volume 1817 Folio 169 (hereinafter
referred to as the dominant tenement) full and free right and
liberty for the Grantee and other the registered proprietor or

Servient

Dominant

20 AUG 1936 45 52786

REGISTERED

registered proprietors owner or owners and occupier or occupiers for the time being of the dominant tenement and all other persons now or hereafter authorised by him or them and his or their agents invitees and licensees at all times hereafter by day or by night and for all purposes with or without horses carts motor and other vehicles laden or unladen to go pass and repass and to drive cattle sheep and other animals over along across and upon the servient tenement AND IT IS HEREBY AGREED AND DECLARED that if the Grantors shall desire to fence any part of the boundary of the servient tenement they shall do so at their own expense and there shall be no obligation upon the Grantee to contribute towards the cost of any fencing or maintaining any fences on any boundary of the servient tenement AND IT IS HEREBY FURTHER AGREED AND DECLARED that for the consideration aforesaid the Grantee shall have an option at any time hereafter to purchase (free from all encumbrances) the servient tenement at the price of Three pounds ten shillings per acre in the event of the Grantee desiring to acquire the freehold thereof or to have the same dedicated as a public road and this option shall be exercisable by notice in writing signed by or on behalf of the Grantee and posted to the Grantors or either of them at their last known place of abode or business in Queensland or delivered to them or either of them personally and the purchase money shall be payable by the Grantee to the Grantors in exchange for a duly signed Transfer of the fee simple of the servient tenement (free from all encumbrances) in registrable form such Transfer to be prepared stamped and registered by and at the expense of the Grantee and to be signed by the Grantors within three days of the same being tendered to them for signature and upon such option being exercised all rates and taxes payable in respect of the servient tenement shall be paid by the Grantors up to the date of the exercising of the option and as from that date shall be paid by the Grantee and any necessary adjustment in that respect shall be made between the parties.

IN WITNESS WHEREOF the parties hereto have
hereunto set their hands this. *eighteenth* day of *August*

One thousand nine hundred and thirty six. _____

SIGNED by the said NATHANIEL MEREDITH
WATSON in the presence of

N. M. Watson

G. H. Merrill
Solicitor

AND by the said WILLIAM GEORGE WATSON
in the presence of

W. G. Watson

G. H. Merrill
Solicitor

AND by the said FREDERICK WILLIAM
WILBRAHAM in the presence of

F. W. Wilbraham

E. R. Crouch
Solicitor
Residence

Correct for the purpose of registration

R. L. Gardner & Son

Solicitors for Grantors.

Crouch & Paterson

Solicitors for Grantee.

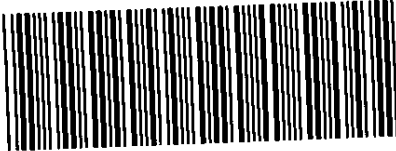
FORM 9 Version 2

Land Title Act 1994 and Land Act 1994

EASEMENT

QUEENSLAND LAND REGISTRY

Page 1 of 2



705845602

\$100.00
05/08/2002 09:37

BE 600

Stamp Duty Imprint

OLD STAMP DUTY - BNE

1550027875-6

31/07/2002 12:12:53

\$1.50 TRFR

\$0.00 OUT

\$0.00 TOT

Code

1. Grantor

MAXWELL ALWYN WYATT

HARRING MC GREGOR & ATTORNEY
SOLICITORS
168 JERRANG STREET
CHAPEL HILL, BRISBANE

171

2. Description of Easement/Lot

Servient Tenement (burdened land)

Easement A in Lot 2 on RP 47231 on
SP 149887

County

Stanley

Parish

Undullah

Title Reference

11782151

*Dominant Tenement (benefited land)

Lot 20 on SP 149887

Stanley

Undullah

over of
14231054

* not applicable if easement in gross

3. Interest being burdened

Fee Simple

*4. Interest being benefited

Fee Simple

* not applicable if easement in gross

5. Grantee Given names

MAXWELL ALWYN

CRAIG ANTHONY

Surname/Company name and number

WYATT

WYATT

(include tenancy if more than one)

As tenants in common in
equal shares

6. Consideration

Ten Dollars (\$10.00)

7. Purpose of easement

Water Supply

8. Grant/Execution

The Grantor for the above consideration grants to the Grantee the easement over the servient tenement for the purpose stated in item 7 and the Grantor and Grantee covenant with each other in terms of -

the attached schedule

the attached schedule and standard terms document no.

standard terms document no.

#delete inapplicable words

Witnessing Officer

Execution Date

Grantor's Signature

signature

25/7/02

ROBERT BLAIR ATTHOW full name

qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

Witnessing Officer

Execution Date

Grantee's Signature

signature

25/7/02

ROBERT BLAIR ATTHOW full name

qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

C. A. Wyatt

**SCHEDULE / ENLARGED PANEL /
ADDITIONAL PAGE / DECLARATION****Title Reference: 11782151****IT IS COVENANTED BETWEEN THE PARTIES TO THE ABOVE EASEMENT AS FOLLOWS:**

That the Grantor will permit the Grantees free and uninterrupted access for water supply purposes over the Servient Tenement including the full, free and uninterrupted right and liberty of using the Servient Tenement for the passage, flow and conveyance of water or for any other purpose connected with any water supply scheme approved by the Grantor and of constructing, placing and laying under the surface of the soil to a minimum depth of 300 millimetres of the Servient Tenement mains, pipes and other equipment for such purposes or for any other purposes connected with any water supply scheme as aforesaid and of inspecting, maintaining, cleaning, repairing and renewing such mains and pipes, and in relation to such easements and purposes as aforesaid, the Grantees are to have full, free and uninterrupted access to the Servient Tenement at all times and from time to time for themselves, their servants or agents to enter upon and to go, pass and repass and repass over, along, upon and under the Servient Tenement or any part thereof with or without engineers, surveyors, workmen or other persons and with or without horses, motor cars, trucks, tractors and other vehicles, machinery and plant and to open or break up the soil of the Servient Tenement or any part thereof as well the sub-surface as the surface thereof and to bring and place in and upon the Servient Tenement or any part thereof and remove machinery, piping or appliances, tools and other articles and to do such other things in the premises as the Grantees shall in their discretion think fit and the Grantees covenant that if and when the said mains and pipes shall be constructed they shall maintain and repair the said mains and pipes as aforesaid so that no nuisance or obstruction is caused to any adjoining land owner and shall make good at their own expense any damage or injury caused to the said adjoining lands and the Grantor covenants that it or it's agents, servants or workmen shall not damage the said mains and pipes and shall not interfere with the flow of water through the said mains and pipes so caused and if the Grantor shall not make good the damage so caused the Grantees shall be entitled so to do and the Grantor shall be responsible for any expense incurred by the Grantees in repairing such damage **AND IT IS MUTUALLY AGREED AND ACKNOWLEDGED** that:

1. The Servient Tenement shall not be fenced;
2. The Grantees shall not construct a bore on the Servient Tenement;
3. The Grantees will obtain and comply with all necessary approvals and licences from the Department of Natural Resources in relation to water licences;
4. The Grantees may install a pump on the Servient Tenement within 10 metres of the boundary with Woollaman Creek provided that any internal combustion engine shall be muffled by a suitable sound proof cover to reduce noise emission to that equivalent to an uncovered electric motor such cover to be erected by and at the expense of the Grantees at the same time as installation of any such internal combustion engine.

1. Description of Lot	County	Parish	Title Reference
Lot 2 RP 47231	Stanley	Undullah	11782151

2. Instrument being consented to

Instrument type Easement.....

Dated 25/07/02

Names of parties MAXWELL ALWYN WYATT

TO

MAXWELL ALWYN WYATT
CRAIG ANTHONY WYATT

171

3. Instrument under which consent required

Dealing Type Mortgage.....

Dealing No. 602104742.....

Name of consenting party NATIONAL AUSTRALIA BANK LIMITED ACN 004 044 937 FORMERLY THE
COMMERCIAL BANKING COMPANY OF SYDNEY LIMITED.....

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument identified in item 2.

Witnessing Officer

Execution Date

 signature

11/6/2002.

KARELLE JEAN CROSS full name

C/DEC 8/4/94 qualification

as per Schedule 1 of Land Title Act 1994 (eg Legal Practitioner, JP, C.Dec)

Consenting Party's Signature

NATIONAL AUSTRALIA BANK
LIMITED ACN 004 044 937
BY ITS ATTORNEY


MANAGER OF BEAUDESERT
BRANCH UNDER POWER
OF ATTORNEY NO. K616743M