

The graphic features a large, light gray L-shaped background element. A smaller, dark purple L-shaped element is nested within the corner of the gray shape. The text 'Appendix A' is in a bold, dark purple font, and 'Searches & Consent' is in a bold, dark gray font, both positioned in the upper right area of the gray shape.

Appendix A

Searches & Consent

Minister Economic Development Queensland

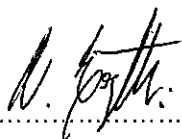
Dear Sir/Madam,

RE: LANDOWNER CONSENT FOR DEVELOPMENT APPLICATION

SRCP (Yarrabilba) Pty Ltd (A.C.N. 103 578 436) consents to the lodgement of development application/s and/or change application/s by RPS AAP Consulting Pty Ltd, seeking approvals necessary to establish the Yarrabilba Sub-Regional Shopping Centre, over land formally described as:

- Lot 7005 on SP351741

Yours Faithfully,



.....
Sign

.....
Date

13th February 2026

(Signed by its constituted attorney pursuant to
Registered Power of Attorney No. 723790212)

Andrew Erzetich
.....

Name

Senior Development Manager
.....

Position

Minister Economic Development Queensland

Dear Sir/Madam,

RE: LAND OWNER CONSENT FOR DEVELOPMENT APPLICATION

Hancock Resources Pty Ltd (A.C.N. 009 657 783), as owner of the following lots:

- Lot 3007 on SP333767
- Lot 3202 on SP351741

consents to the lodgement of development applications and/or change applications by RPS AAP Consulting Pty Ltd, for the development of the Sub-Regional Shopping Centre in Precinct 7, Yarrabilba as shown on the plan attached. To avoid any doubt, this consent does not extend to operational works approvals or similar.

Signed: X 	Position Sole Director/ Secretary
Name Julie Joy Hancock	Date 12 / 02 / 2026

Signed: X	Position
Name	Date dd / mm / yyyy

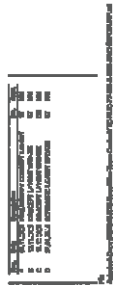
The ACN must be included and accompanied by –

- 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 propriety company that has a sole director who is also the sole company secretary, that director.

DEVELOPMENT SCHEDULE	
AREA - RETAIL	
SUPERMARKET 01 (MAJOR 01)	3,850sq' 2
LIQUOR 01 (MAJOR 02)	1,000sq' 1
SUPERMARKET 02 (MAJOR 03)	1,000sq' 2
DEPARTMENT 01 (MAJOR 04)	6,000sq' 2
MINI-MALLOR 01 (MAJOR 05)	1,000sq' 2
MINI-MALLOR 02 (MAJOR 06)	1,200sq' 2
MINI-MALLOR 03 (MAJOR 07)	1,200sq' 2
MINI-MALLOR 04 (MAJOR 08)	3,250sq' 2
SUPERMARKET 03 (MAJOR 09)	1,500sq' 2
LIQUOR 02	10,000sq' 2
SPECIALTY / DINING	9,650sq' 2
COMMERCIAL / RETAIL	
(CHILDREN / TOWN / MEDICAL)	27,200sq' 2
SUB-TOTAL AREA - RETAIL	
CAR PARKING - RETAIL	
CARPARK A1	485 cars
CARPARK A2	375 cars
CARPARK A3	255 cars
CARPARK A4	280 cars
CARPARK A5	45 cars
CARPARK A6	12 cars
CARPARK LOADING DOCKS	33 cars
SUB-TOTAL CAR PARKING - RETAIL	1445 cars
CAR PARKING RATIO - RETAIL	4.01
CARS PER 1000'	



YARRABELLA TOWN CENTRE
Yarrabba Drive and Wendland Avenue
YARRABELLA QLD 4297
Telephone 2550046

**CONCEPT DESIGN
DEVELOPMENT PLAN**

BUCHAN

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51321838	Search Date:	11/04/2024 16:09
Date Title Created:	12/07/2023	Request No:	47679855
Previous Title:	51259080		

ESTATE AND LAND

Estate in Fee Simple

LOT 3007 SURVEY PLAN 333767
Local Government: LOGAN

REGISTERED OWNER

Dealing No: 722588421 03/07/2023
HANCOCK RESOURCES PTY LTD A.C.N. 009 657 783

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10437142 (POR 360)
Deed of Grant No. 10653233 (POR 382)
2. CAVEAT No 707417870 27/01/2004 at 15:07
DELFIN LEND LEASE CELEBRATION PTY LTD A.C.N. 103 578 436

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712650927	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	07/08/2009 14:40	CURRENT
712650930	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	07/08/2009 14:40	CURRENT
719859396	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	22/01/2020 10:41	CURRENT
719859415	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	22/01/2020 10:43	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51400105	Search Date:	29/01/2026 11:38
Date Title Created:	14/11/2025	Request No:	54859496
Previous Title:	51323612		

ESTATE AND LAND

Estate in Fee Simple

LOT 3202 SURVEY PLAN 351741
Local Government: LOGAN

REGISTERED OWNER

Dealing No: 724430901 21/10/2025

HANCOCK RESOURCES PTY LTD A.C.N. 009 657 783

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10556243 (POR 391)
Deed of Grant No. 10632190 (POR 30A)
2. CAVEAT No 707417870 27/01/2004 at 15:07
DELFIN LEND LEASE CELEBRATION PTY LTD A.C.N. 103 578 436
3. EASEMENT IN GROSS No 724430902 21/10/2025 at 15:57
burdening the land
LOGAN CITY COUNCIL
over
EASEMENT F ON SP351741
4. EASEMENT IN GROSS No 724430903 21/10/2025 at 15:57
burdening the land
LOGAN CITY COUNCIL
over
EASEMENTS D AND E ON SP351741

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712650891	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	07/08/2009 14:37	CURRENT
712650893	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	07/08/2009 14:37	CURRENT
719860200	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	22/01/2020 13:01	CURRENT
719860203	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	22/01/2020 13:02	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Queensland Titles Registry Pty Ltd
 ABN 23 648 568 101

Title Reference:	51400107	Search Date:	29/01/2026 11:35
Date Title Created:	14/11/2025	Request No:	54859398
Previous Title:	51304699		

ESTATE AND LAND

Estate in Fee Simple

LOT 7005 SURVEY PLAN 351741
 Local Government: LOGAN

REGISTERED OWNER

Dealing No: 724430901 21/10/2025
 SRCP (YARRABILBA) PTY LTD A.C.N. 103 578 436

EASEMENTS, ENCUMBRANCES AND INTERESTS

- Rights and interests reserved to the Crown by
 Deed of Grant No. 10437142 (POR 360)
 Deed of Grant No. 10556243 (POR 391)
- MORTGAGE No 721025986 19/08/2021 at 10:47
 HANCOCK RESOURCES PTY LTD A.C.N. 009 657 783
- MORTGAGE No 723779448 24/12/2024 at 15:19
 CBA CORPORATE SERVICES (NSW) PTY LTD A.C.N. 072 765 434
- EASEMENT IN GROSS No 724430903 21/10/2025 at 15:57
 burdening the land
 LOGAN CITY COUNCIL
 over
 EASEMENT G ON SP351741

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
712650893	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	07/08/2009 14:37	CURRENT
712650930	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	07/08/2009 14:40	CURRENT
719859396	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	22/01/2020 10:41	CURRENT
719859415	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	22/01/2020 10:43	CURRENT
719860200	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	22/01/2020 13:01	CURRENT
719860203	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	22/01/2020 13:02	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

QUEENSLAND TITLES REGISTRY
Land Title Act 1994 and Land Act 1994

EASEMENT

FORM 9 Version 4

Page 1 of 3

724430902

EC 600 \$238.14

21/10/2025 15:57:32

ing Number

OFFICE USE ONLY

form is authorised by legislation and is
a records. For more information see

the Department's website.

Client No: 1 0 0 8 6 1 1 ^{Duty Imprint} Duties Act 2001
Transaction No: 521 - 257 - 053
Duty Paid \$ 0-00 ☐ Exempt
UTI \$ 0-00 *Section 30 Applied*
Date: 29/9/25 Signed: *[Signature]*

1. Grantor

SRCP (YARRABILBA) PTY LTD ACN 103 578 436

Lodger (Name, address, E-mail & phone number)

MINTER ELLISON
Waterfront Place
1 Eagle Street
BRISBANE

Yifan.tan@minterellison.com
(07) 3119 6000 1555679

Lodger
Code
021A

2. Description of Easement/Lot on Plan

Title Reference

Servient Tenement (burdened land)

SEE ENLARGED PANEL

*Dominant Tenement (benefited land)

NOT APPLICABLE

*not applicable if easement in gross

3. Interest being burdened

FEE SIMPLE

*4. Interest being benefited

NOT APPLICABLE

*not applicable if easement in gross

5. Grantee

Given names

Surname/Company name and number

(include tenancy if more than one)

LOGAN CITY COUNCIL ABN 21 627 796
435

6. Consideration

\$1.00

7. Purpose of easement

SEWERAGE

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: document no 720963430.

*delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

signature

full name

qualification

SEE ENLARGED PANEL

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land
Title Act 1994 eg Legal Practitioner, JP, C Dec)

Execution Date

Grantor's Signature

Logan City Council ABN 21 627 796 435

signature

full name

qualification

23 SEP 2025

Execution Date

Authorised Delegate
Grantee's Signature

Joseph Bernard Goodall

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land
Title Act 1994 eg Legal Practitioner, JP, C Dec)



Title Reference to issue from 51333724 and 51304699

2. Description of Easement/Lot on Plan	Title Reference
Servient Tenement (burdened land)	
EASEMENT A ON SP351741	To issue from 51333724
EASEMENT B ON SP351741	To issue from 51333724
EASEMENT C ON SP351741	To issue from 51333724
EASEMENT F ON SP351741	To issue from 51304699

*Dominant Tenement (benefited land)

NOT APPLICABLE

*not applicable if easement in gross

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: document no 720963430.

*delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994



A. Russell

signature

Amanda Russell JP (Qual)

full name

qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

SRCP (Yarrabilba) Pty Ltd ACN 103 578 436 by
its duly constituted attorney

GRAEME HUGH KNOX
PROJECT DIRECTOR, TYPE 4 ATTORNEY

STOCKLAND DEVELOPMENT
under Power of Attorney No. 723790212, who
declares that they have received no revocation of
it

28/08/2025

Execution Date

Grantor's Signature

Title Reference to issue from 51333724 and 51304699

I, **GRAEME HUGH KNOX** of c/- Level 4, 99 Melbourne Street SOUTH BRISBANE in the State of Queensland, do solemnly and sincerely declare as follows:

1. By Power of Attorney No. 723790212 dated 18 December 2024 (**Power of Attorney**), SRCP (Yarrabilba) Pty Ltd ACN 103 578 436 (**Principal**) appointed specified persons as its attorney to do things referred to in the Power of Attorney.
2. I am employed by a Stockland Group company and hold the position of Project Director and am therefore a Type 4 Attorney under the Power of Attorney.
3. I am personally aware of the current description of the MPC Site (as defined in the Power of Attorney) relating to the Principal.
4. Proposed Lots 9000 and 7005 on SP351741 are located within the MPC Site known as Yarrabilba (Queensland).
5. Proposed Lots 9000 and 7005 on SP351741 are therefore part of the Development Project (as defined in the Power of Attorney) for the MPC Site.
6. The document to which this declaration relates does not exceed the value threshold under the Power of Attorney that applies to me as a Type 4 Attorney.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867* (Qld).

SIGNED AND DECLARED by the above named)
Declarant at SOUTH BRISBANE)
the **28th** day of **August** 2025)

A. Russell

Justice of the Peace, C Dec, Solicitor
Amanda Russell JP (Qual)




GRAEME HUGH KNOX
PROJECT DIRECTOR
STOCKLAND DEVELOPMENT

QUEENSLAND TITLES REGISTRY
Land Title Act 1994 and Land Act 1994

EASEMENT

FORM 9 Version 4
Page 1 of 1

724430903

EC 600 \$238.14
21/10/2025 15:57:32

iling Number

OFFICE USE ONLY

orm is authorised by legislation and is
e records. For more information see

the Department's website.

Client No: 1 0 0 6 6 1 1 Duties Act 2001
Transaction No: 531 - 257 - 681
Duty Paid \$ 0.00 ☐ Exempt
UTI \$ 0.00 Section 30 Applied
Date: 29/9/25 Signed: [Signature]

1. Grantor

HANCOCK RESOURCES PTY LTD ACN 009 657 783

Lodger (Name, address, E-mail & phone number)

MINTER ELLISON
Waterfront Place
1 Eagle Street
BRISBANE
Yiifen.tan@minterellison.com
(07) 3119 6000 1555672

Lodger
Code
021A

2. Description of Easement/Lot on Plan

Servient Tenement (burdened land)
EASEMENT D ON SP351741
EASEMENT E ON SP351741
EASEMENT G ON SP351741

Title Reference

To issue from 51323612
To issue from 51323612
To issue from 51323612

*Dominant Tenement (benefited land)

NOT APPLICABLE

≠not applicable if easement in gross

3. Interest being burdened

FEE SIMPLE

*4. Interest being benefited

NOT APPLICABLE

≠not applicable if easement in gross

5. Grantee Given names

Surname/Company name and number

(include tenancy if more than one)

LOGAN CITY COUNCIL ABN 21 627 796
435

6. Consideration

\$1.00

7. Purpose of easement

SEWERAGE

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: document no 720963430.

*delete if not applicable

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

HANCOCK RESOURCES PTY LTD
ACN 009 657 783

signature

full name

qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

18/09/2025
Execution Date

[Signature]
SOLE DIRECTOR/SECRETARY
Grantor's Signature

Logan City Council ABN 21 627 796 435

Joseph Bernard Goodall
signature
Justice of the Peace (Qual)
full name

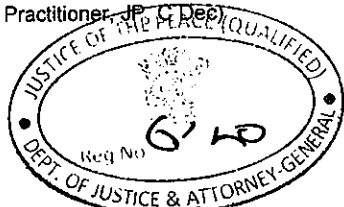
qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

23 SEP/2025
Execution Date

[Signature]
Authorised Delegate
Grantee's Signature



1. Lot on Plan Description

LOT 3102 on SP338330

Title Reference

51323612

2. Instrument/document being consented to

Instrument/document type EASEMENT D, E & G on SP351741

Dated

Names of parties HANCOCK RESOURCES PTY LTD ACN 009 657 783

3. Instrument/document under which consent required

Instrument/document type CAVEAT

Dealing No. 707417870

Name of consenting party SRCP (YARRABILBA) PTY LTD ACN 103 578 436 FORMERLY KNOWN AS DELFIN
LEND LEASE CELEBRATION PTY LTD ACN 103 578 436

4. Execution by consenting party

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

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994



A. Russell signature

Amanda Russell JP (Qual) full name
qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1 of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

Executed by SRCP (Yarrabilba) Pty Ltd
A.C.N. 103 578 436 by its attorney
GRAEME HUGH KNOX
PROJECT DIRECTOR, THE Y ATTORNEY
STOCKLAND DEVELOPMENT
Under power of attorney No. 723790212
who declares that he has received no
revocation of it

28 / 08 / 2005
Execution Date

[Signature]
Consenting Party's Signature

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994, the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly searchable registers in the land registry and the water register. For more information about privacy in DNRM see the department's website.

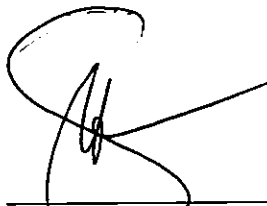
Title Reference: to issue from 51323612

I, GRAENE HUGH KNOX of c/- Level 4, 99 Melbourne Street SOUTH BRISBANE in the State of Queensland, do solemnly and sincerely declare as follows:

1. By Power of Attorney No. 723790212 dated 18 December 2024 (**Power of Attorney**), SRCP (Yarrabilba) Pty Ltd ACN 103 578 436 (**Principal**) appointed specified persons as its attorney to do things referred to in the Power of Attorney.
2. I am employed by a Stockland Group company and hold the position of Project Director and am therefore a Type 4 Attorney under the Power of Attorney.
3. I am personally aware of the current description of the MPC Site (as defined in the Power of Attorney) relating to the Principal.
4. Proposed Lot 3202 on SP351741 is located within the MPC Site known as Yarrabilba (Queensland).
5. Proposed Lot 3202 on SP351741 is therefore part of the Development Project (as defined in the Power of Attorney) for the MPC Site.
6. The document to which this declaration relates does not exceed the value threshold under the Power of Attorney that applies to me as a Type 4 Attorney.

AND I MAKE this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the *Oaths Act 1867* (Qld).

SIGNED AND DECLARED by the above named)
Declarant at SOUTH BRISBANE)
the 28th day of August 2025)

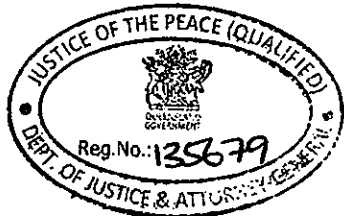


GRAENE HUGH KNOX
PROJECT DIRECTOR
STOCKLAND DEVELOPMENT

A. Russell

Justice of the Peace, C Dec, Solicitor

Amanda Russell JP (Qual)





ASIC

Australian Securities & Investments Commission

Australian Company

SRCP (YARRABILBA) PTY LTD
ACN 103 578 436

Extracted from ASIC's database at AEST 14:26:54 on 02/12/2024

Company Summary

Name: SRCP (YARRABILBA) PTY LTD

ACN: 103 578 436

ABN: 69 103 578 436

Registration Date: 03/02/2003

Next Review Date: 31/07/2025

Former Name(s): LENDLEASE COMMUNITIES (YARRABILBA) PTY LIM
TED, LEND LEASE COMMUNITIES (YARRABILBA) PTY
LIMITED, DELFIN LEND LEASE YARRABILBA PTY LT
D, DELFIN LEND LEASE CELEBRATION PTY LTD, DEL
FIN LEND LEASE SUNBURY PTY LIMITED

Status: Registered

Type: Australian Proprietary Company, Limited By Shares

Locality of Registered Office: BARANGAROO NSW 2000

Regulator: Australian Securities & Investments Commission

Further information relating to this organisation may be purchased from ASIC.



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)

Lyndelle Seymour
Level 8, 31 Duncan St
FORTITUDE VALLEY QLD 4006

Transaction ID: 51162425 EMR Site Id: 249312 05 June 2026
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 3202 Plan: SP351741
WENTLAND AV
YARRABILBA

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



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

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

Alre Noel
8/31 Duncan Street
FORTITUDE VALLEY QLD 4006

Transaction ID: 50927885 EMR Site Id: 230613 12 April 2024
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 3007 Plan: SP333767
1730 WATERFORD TAMBORINE RD
YARRABILBA

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

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

Administering Authority