

Our ref: 124141

Date: 25 June 2026

Level 8, 31 Duncan Street
Fortitude Valley QLD 4006
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Economic Development Queensland
Department of State Development, Infrastructure, Local Government and Planning
Level 14, 1 William Street
BRISBANE QLD 4000

Dear Sir / Madam,

**Yarrabilba – Precinct 7 (Town Centre) MCU 1 – Sub-Regional Shopping Centre
Part of Lot 3007 on SP333767; Part of Lot 3202 on SP351741 and Part of Lot 7005 on SP351741
Lodgement of a Development Application (Pursuant to Section 82 of the Economic Development Act
2012)**

On behalf of SRCP (Yarrabilba) Pty Ltd, we lodge a development application over the above site, seeking:

- Development Permit for Material Change of Use for the Sub-regional Shopping Centre (staged); and
- Preliminary Approval for Operational Works for Signage in association with the sub-regional shopping centre.

This application seeks approval for the Sub-regional Shopping Centre over the proposed Lot 1 and Stage 1 of Super Lot 1 sought under DEV-2025-YAR-4087 and is in accordance with the proposed Yarrabilba Town Centre: Stage One Master Plan and Context Plan.

This application represents an exciting milestone for Yarrabilba, being the first land use application within the Town Centre core. Development within Town Centres represent the coming of age for master planned communities, and this is no different for Yarrabilba, with over 16,000 residents presently calling Yarrabilba home, and the population continuing to grow year-on-year.

Application material

In support of this application, we include the following:

- mandatory searches
- written consent of the landowners;
- development application documents as outlined within the town planning report.

As EDQ is aware Stockland is presently in discussions to convert the access into the shopping centre off Wentland Ave from Left-In-Left-Out (LILO) to a signalised intersection. Further material is currently being prepared to submit to EDQ regarding the signalised intersection. This further material will be submitted post-lodgement of the development application. Accordingly, this development application has been prepared and documented with LILO on Wentland Ave. Should EDQ determine that the signalised intersection is supported, we will work with EDQ to agree on how the signalised intersection is to be documented during the ongoing assessment of the development application.

Application fees

The relevant application fee of \$46,951.00 (as confirmed by EDQ via tax invoice on 3 February 2026), can be paid via drawdown of the Stockland Master Fund held by EDQ.

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We look forward to continuing working with you on this development. In the meantime, if you have any queries please contact the writer (contact details below) or Gavin Edwards on 0417 074 988.

Yours sincerely,
for RPS AAP Consulting Pty Ltd



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