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## MINUTE 12 OF THE EXPERT PANEL

Conference Follow-up (3)

Ayrburn Screen Hub

FTAA-2508-1093

(4 February 2026)

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[1] The principal purpose of this Minute is to record actions arising from the conference held on 4 February 2026.

[2] We requested that the applicant supply the following material with the report we asked in Minute 11 that Mr Cook supply by 5pm on 4 February:

- (a) An explanation of the legal basis for current non rural use of the project site, including copies of any relevant consents;
- (b) A copy of the decision report for the recently granted consent for 3 residential units on the south side of Ayr Avenue;
- (c) An A3 sized version of Figure 1 in Mr Milne's 9 January Supplementary Report;
- (d) An indicative cross-section showing the transition from accommodation units to studio backlot similar to that provided in the applicant's response to comments for the planting area on the southern side of the project site (Document 16)

[3] We requested that Ms Gilbert review the final version of the Geosolve Report and the report from The Plant Store supplied as part of the applicant's response to comments (Documents 9 and 14), and advise by 5 pm on 4 February if the views she expressed at para 5.2(b) have changed (if her views are unchanged, email advice from QLDC to that effect is fine).

[4] We requested that the applicant supply us by 5 pm on 10 February with:

- (a) The results of a review of the proposed planting methodology on the western side of the site undertaken by Mr Milne in consultation with Ms Gilbert to see if effects of planting on openness, as viewed from Viewpoints 5 and 8 on the Countrywide Trail, might be able to be reduced while retaining the benefits of planting in terms of screening of project buildings. Desirably, any revised planting proposals would be accompanied by simulations in a form readily able to be compared with those Mr Milne has already supplied. If Ms Gilbert disagrees with any aspect of what is proposed, a statement of her views should be included.;
- (b) An outline of the timeline for construction of the proposed fence on the southern side of the site, adjacent planting, conifer removal and native replacement replanting in relation to project construction works, and commentary from Mr Milne on the visual effects on adjacent residents as the process rolls out;
- (c) A discussion of the manner in which the applicant proposes to manage points where Response Document 15 shows variously a trail and vehicle movements traversing the acoustic barrier, including expert commentary on the extent to which this will compromise its acoustic performance.

[5] Lastly, we note that later on 3 February, following the conference, Ms Hadley submitted supplementary comments setting out her views on the answers Mr Milne and Ms Gilbert gave to our questions.

[6] We discussed the basis on which we would receive further information from the parties in Minute 9. In summary, with the applicant's response to comments now in hand, the only material we will receive is what we ask for. Unsolicited information of this kind, however well intentioned, is not helpful because it introduces procedural complications into an already highly compressed schedule.

[7] In this particular case, the questions we were asking arose from the Joint Witness Statement of independent landscape experts. Ms Hadley was not a contributor to that statement because, although obviously qualified in the field, she is not independent, and we do not believe it is appropriate to give her the opportunity to provide a commentary on the matters Mr Milne and Ms Gilbert have addressed for the same reason.

[8] For these reasons, we will not receive Ms Hadley's further comments into the hearing record.

A handwritten signature in blue ink, appearing to read 'T. Robinson', with a large, stylized flourish extending downwards and to the right.

Trevor Robinson  
Expert Panel Chair