

To: Environmental Protection Authority
From: Karl Cook – Barker & Associates Limited
Date: 26 March 2026
Re: Ayrburn Screen Hub (FTAA-2508-1093) – Applicant Comments on Draft Conditions

1.0 Introduction

1.1 This memorandum and attachments provide comments by the applicant under Condition 70(1) on the draft conditions included as Attachment 2 to Panel Minute 20 (13 March 2026) and in particular, responds to paragraphs [5] and [7] in Panel Minute 20, which state:

[5] The draft conditions are included in Attachment 2. The Panel requests that any suggested amendments are recorded as tracked changes in the Word version of the document.

...

[7] The Panel seeks specifically that as part of its comments, the applicant:

(a) provide a final sequentially numbered set of conditions, with corrected internal cross-referencing, in both a tracked and clean format developed in consultation with the respective Councils; and

(b) Explain the rationale for the ‘Holdpoint(s)’ referenced in conditions 12 and 20 given that Holdpoint 2 is not referenced in any other condition.

1.2 Further, and although directed in paragraph [8] that comments are not sought on the Draft Decision, an update to the plan in Figure 1 is noted in section 4.0 below.

2.0 Conditions

2.1 Tracked and clean versions of the conditions are provided with this memorandum, with changes involving:

- (a) sequential numbering of conditions and corrected cross-referencing, prepared in consultation with ORC and QLDC (noting that QLDC and ORC will provide comments on other aspects of the conditions that the applicant may respond to by Thursday, 2 April 2026);
- (b) minor edits and other changes, with comments boxes identifying these; and
- (c) four further proposed changes as follows:
 - (i) a new “Hold Point” definition, as discussed in section 3.0 of this memorandum;
 - (ii) shifting the noise management plan documents in Condition 1 to sit under the “Management Plans” heading;

- (iii) clarifying in Condition 4 that engineering works may be specified in a consent condition that differ from the LDSCoP; and
- (iv) deletion of Condition 86F/108 (the Lizard Management Plan condition) as no pest control is proposed, noting that the referenced documents referred to appear to relate to a different matter.

3.0 Rationale for “Hold Points”

3.1 The Hold Points are commonly used by QLDC in conditions, sometimes involving a definition. Based on an example provided by QLDC, and by way of explanation of the rationale, the following definition is proposed in the conditions as noted in 2.1(c) above:

“HOLD POINT” means a mandatory confirmation point beyond which no further construction activities may commence until Council has provided notice to the consent holder that the HOLD POINT matter(s) have been certified.

3.2 In terms of the rationale of the two Hold Points in the draft conditions:

- (a) Hold Point 1 in Condition 12 relates to certification of the EMP by QLDC ahead of any works on site; and
- (b) Hold Point 2 in Condition 20 relates to installation of controls and provision of as-builts ahead of bulk earthworks (meaning, for example, that earthworks to establish sediment ponds and enabling works can take place).

4.0 Figure 1 in Draft Decision

4.1 Figure 1 on page 14 of the Draft Decision is a superseded version of the Masterplan, from Figure 2 of the AEE dated 22 August 2025. The Panel may prefer to include the updated Masterplan image from page 15 of the 10 February 2026 version of the Ayrburn Screen Hub Design report (included as Attachment 1 to this memorandum) in the final decision.

Attachment 1 - Masterplan image from page 15 of the 10 February 2026 version of the Ayrburn Screen Hub Design report

