

General Conditions

1. The consent holder must undertake the works in general accordance with the information and plans submitted with the application and formally approved by the Environmental Protection Authority on ~~XX XXXX 2026~~, comprising the following documents. In the event that any of the provisions of the following documents conflict with the requirements of the following conditions of consent, the following conditions of consent prevail.

Planning

- a) Application form dated ~~22 August~~ 18 November 2025, Statutory Analysis and Assessment of Environmental Effects prepared by Barker & Associates Ltd titled "Ayrburn Screen Hub" and dated 18 November 2025;
- b) Ayrburn Screen Hub – Planning Statement, prepared by Barker & Associates Ltd, dated 23 January 2026;
- ~~a)c)~~ Supplementary Memorandum – Responses to Panel Minute 14, dated 20 February 2026;

Architectural Design

- d) Architectural Design Report, prepared by SA Studio, dated 27 June 2025;

Landscape

- e) Landscape Assessment Report, prepared by RMM Landscape Architects, dated 15 August 2025;
- f) ~~and~~ Addendum Landscape Assessment Memo, prepared by RMM Landscape Architects, dated 18 November 2025;
- g) Supplementary Landscape Assessment Memo, prepared by RMM Landscape Architects, dated 21 January 2026;
- h) Supplementary Landscape Assessment Memo, prepared by RMM Landscape Architects, dated 10 February 2026;
- ~~b)i)~~ Supplementary Landscape Assessment Memo, prepared by RMM Landscape Architects, dated 20 February 2026;
- j) Landscape Maintenance Plan, prepared by RMM Landscape Architects, dated 11 July 2025;
- k) Ayrburn Screen Hub – Southern Boundary Bank Planting Specification and Maintenance Plan, prepared by Winton and submitted on ~~XX~~23 January 2026;

Design Report

- l) Ayrburn Screen Hub Design Report, prepared by Winton, dated ~~XXXX~~ 10 February 2026;

Engineering

- ~~e)m)~~ Engineering Drawings, prepared by Patersons, dated 18 July 2025 (except for Sheet 210 which is dated 15 December 2025);
- n) Geotechnical Report, prepared by Geosolve, dated 25 June 2025, GeoSolve Ref: 150098.12;
- o) Engineered Batter Planting Stability Memo Ayrburn Screen Hub, prepared by GeoSolve, dated 19 December 2025, GeoSolve Ref: 150098.11;

Three waters

- ~~d)p)~~ Stormwater Management Plan, prepared by CKL, dated 13 August 2025;
- q) Water and Wastewater Assessment, prepared by CKL, dated 30 June 2025;

Transport

- ~~e) Geotechnical Report, prepared by Geosolve, dated 25 June 2025, GeoSolve Ref: 150098.12;~~
- ~~r) Transportation Assessment, prepared by Carriageway Consulting, dated 08 August 2025;~~

Noise

- ~~s) Draft Studio Facilities Operational Noise Management Plan, prepared by Marshall Day Acoustics, dated 20 January 2026;~~
- ~~t) Draft Accommodation Facilities Operational Noise Management Plan, prepared by Marshall Day Acoustics, dated 20 January 2026;~~
- ~~u) Assessment of Noise Effects, prepared by Marshall Day Acoustics, dated 07 August 2025;~~
- ~~v) Supplementary Noise Assessment Memo's, prepared by Marshall Day Acoustics, dated 20 January 2026 and 16 February 2026;~~
- ~~w) Ayrburn Screen Hub – Peer Review of Noise Assessment, ONMPs and Conditions, prepared by Styles Group, dated 22 January 2026;~~
- ~~x) Supplementary Noise Assessment Memo's, prepared by Marshall Day Acoustics, dated 16 February 2026 and 16 February 2026;~~
- ~~y) Ayrburn Screen Hub and Accommodation – Response to Minute 14, prepared by Styles Group, dated 19 February 2026;~~
- ~~z) Ayrburn Screen Hub – Neighbours Adjoining Site, prepared by Winton, dated 6 March 2026;~~

Management plans

- ~~f)aa) Draft Environmental Management Plan (including ESCP), prepared by Enviroscope, dated 23 June 2025;~~
- ~~g)bb) Draft Flood Hazard Emergency Management Plan, prepared by CKL, (undated);~~
~~and~~
- ~~h) Draft Studio Facilities ONMP, prepared by Marshall Day Acoustics, dated 20 January 2026;~~
- ~~i) Draft Accommodation Facilities ONMP, prepared by Marshall Day Acoustics, dated 20 January 2026;~~
- ~~cc) Draft Lighting Management Plan, prepared by Xyst, dated 08 January 2025;~~
~~— Ayrburn Screen Hub – Southern Boundary Bank Planting Specification and Maintenance Plan, prepared by Winton;~~
- ~~a) Supplementary Noise Assessment Memo's, prepared by Marshall Day Acoustics, dated 20 January 2026 and 16 February 2026;~~
~~Ayrburn Screen Hub – Planning Statement, prepared by Barker & Associates Ltd, dated 23 January 2026, and supplementary Memorandum dated 20 February 2026; and~~
~~— Supplementary Landscape Assessment Memo's, prepared by RMM Landscape Architects, dated 21 January 2026, 10 February 2026, and 20 February 2026.~~
- ~~j) —~~

11. At least 7 working days prior to commencing excavations, the consent holder shall provide the Manager of Resource Management Engineering at Council with the name of a suitably qualified geoprofessional as defined in Section 1.7 of QLDC's Land Development and Subdivision Code of Practice 2025 who is familiar with the Report titled *Geotechnical Report, prepared by Geosolve, dated 25 June 2025, 150098.12* and the Memo titled *Engineered Batter Planting Stability Memo Ayrburn Screen Hub, prepared by GeoSolve, dated 19 December 2025, 150098.11.*

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40. The consent holder shall, at least 10 working days prior to the commencement of construction activities authorised by this consent, undertake a letter drop to the owners/occupiers of neighbouring adjoining properties as identified in the Ayrburn Screen Hub – Neighbours Adjoining Site, prepared by Winton, dated 6 March 2026 and listed in Condition 1 Attachment XX to these conditions, outlining expected work times and duration as well as the contact details for the site management.