

WPDL Panel Minute 17 Response – Conditions 68 and 69 in Ayrburn Screen Hub Conditions Version 6 – New column included in JWS Planning Attachment 1
3 March 2026

	Option Description	Outline of Issue Identified	Pros	Cons	Agreement/Disagreement (to outline of issue, pros or cons as applicable)	WPDL Response in Conditions Version 6, 3 March 2026
1	Specify in Condition 68 the primary purpose of the accommodation being for screen activities, and use by others to assist with economic viability.	While, as proposed, availability for studio activities is referred to in the Advice Note, there is no reference to this being the primary purpose.	Reinforces Condition 1 (in relation to the activity being in general accordance with the application). Assists with enforcement and monitoring by Council. Is a clearer approach than the Advice Note in the proposed condition.	None.	Agreed.	Adopted, via changes to the advice note and text in Condition 68.
2	Specify the number of Accommodation Units in Column B (that the periods in Column A apply to), rather than percentage of total units.	Specifying percentage figures in Column B requires a calculation to be made to determine compliance.	Does not require a calculation to be made to determine compliance. Likely to be easier for development or management of a booking system.	None.	Agreed.	Adopted, for the reasons in the Pros column.
3	Specify particular buildings that periods apply to (whether in a table/column or other format), rather than percentage of Accommodation Units.	It may be difficult to determine compliance on the basis of a percentage of total Accommodation Units.	Potential advantage for monitoring if a whole building is booked for screen facility and general public use.	There may may be different demands for respective screen facility and general public use that may not correlate on a building-by-building basis.	Agreed.	Not adopted, for the reasons in the Cons column.

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4	Period of time in Column A in Condition 68 to apply to weeks (to align with reporting requirements in Condition 69), rather than days.	The daily-based approach in Condition 68 does not align with the weekly reporting one in Condition 69.	Period of time in Column A in Condition 68 would align with reporting requirements in Condition 69. Assist with enforcement and monitoring by Council.	None.	Agreed.	Adopted, for the reasons in the Pros column.
5	Add a row with a period of 365 days beyond which no Accommodation Units may be used by the general public (i.e., 0%), rather than starting at 10%.	Having no period in which all Accommodation Units are available for screen facility use may not be consistent with the primary purpose of the proposal.	There is a period in which all Accommodation Units are available for screen facility use. Will better enable availability for major screen facility users. Reflects that the full development is focussed on screen activities, rather than a proportion being available for visitor accommodation at all times. Aligns with expert comments to questions of the Expert Panel that major productions would likely be booked from a year out or longer.	Some visitor accommodation/general use may not be able to be booked more than a year out. May affect the viability of use of accommodation for non-screen facility use and its efficient use.	All agree with pros and cons.	Not adopted, for the reasons in the Cons column.

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6	Change the proportions of Accommodation Units to have a lower/higher maximum (whether percentage of Accommodation Units, number of Accommodation Units or buildings).	Having fewer Accommodation Units available for screen facility use than may be demanded at different times may not be consistent with the primary purpose of the proposal. Restricting use of Accommodation Units by the general public when not required for screen facility would result in inefficient use of the Accommodation Units.	For lower: Accommodation Units that are not required for screen facility use would not be available for use by the general public. For higher: Insufficient Accommodation Units may be available for screen facility use, even at shorter periods.	The reverse to the pros for lower and higher respectively.	Agreed.	Not adopted, for the reason that an appropriate balance is struck in the proposed version.
7	Add specific date ranges/bands that each maximum percentage of Accommodation Units, number of Accommodation Units or buildings applies to, rather than requiring a calculation based on proportionality/a sliding scale.	Specifying percentage figures in Column B requires a calculation to be made to determine compliance.	Reduces complexity, therefore assisting with enforcement and monitoring by Council.	The restrictions in Column B apply for the full band specified in Column A.	Agreed.	Adopted, for the reasons in the Pros column.

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8	Include definitions of terms, including potential terms for “Film Studio Use” and “Non-Film Studio Use”.	Terms like “member of the general public” and “associated with studio activities” may be open to differing interpretation.	<p>Makes the condition clearer.</p> <p>Reinforces Condition 1 (relation to the activity being in general accordance with the application).</p> <p>Assist with enforcement and monitoring by Council.</p>	None.	Agreed.	Not adopted, for the reasons that the terms in Condition 68 relate to the purpose of the screen hub proposal and are sufficiently clear.