

IN THE MATTER of the Fast-track Approvals Act 2025 (FTAA)

AND

IN THE MATTER of Ayrburn Screen Hub (the Project)

JOINT WITNESS STATEMENT (JWS) IN RELATION TO:

Topic: Planning (Conditions 68 and 69)

Date 20 February 2026

Expert Conferencing Held on: 18 and 19 February 2026

Venue: On-line (Teams)

Independent Facilitator: N/A

Admin Support: N/A

1 Attendance

1.1 The list of participants is included in the schedule at the end of this Statement.

2 Basis of Attendance and Environment Court Practice Note 2023

2.1 All participants agree to the following:

- (a) The Environment Court Practice Note 2023 provides relevant guidance and protocols for the expert conferencing session;
- (b) They will comply with the relevant provisions of the Environment Court Practice Note 2023;
- (c) They will make themselves available to appear before the Panel;
- (d) This statement is to be filed with the Panel and posted on the EPA's website.

3 Matters considered at Conferencing – Agenda and Outcomes

3.1 Conferencing took place to address the following paragraphs Panel Minute 14 (13 February 2026):

[15] We have noted also QLDC's reservation of position regarding proposed conditions 68 and 69. The Panel remains concerned that even as reframed, these conditions remain excessively complex and likely difficult to enforce. We are looking for assistance from the parties as to how they might be reframed in accordance with SMART principles.

[16] We therefore request that Messrs Cook, Langman and Vivian confer and produce a Joint Witness Statement describing what options they identify to

achieve that, along with the pros and cons of each option. They should assume for the purposes of this exercise that the Panel accepts that the accommodation might be available for non-film studio use, provided it can be satisfied that film studio related use is and remains the primary purpose of the accommodation, consistent with the application.

[17] Their Joint Witness Statement should be filed by noon on 20 February.

3.2 The approach to identifying options was to begin with identifying issues with proposed Conditions 68 and 69 relating to complexity and enforcement, and how they might be reframed in accordance with SMART principles. A description of the options, along with an outline of the issue that they might address and pros and cons for each are set out in Attachment 1 to this JWS. Areas of agreement and disagreement by the participants are also recorded.

3.3 The Planners agree that the following should be guiding principles for drafting of the conditions:

3.3.1 The scope of the referral decision by the Minister and the Substantive application; and

3.3.2 The conditions should be easily monitorable, and able to be enforced, by the consent authority, and easily implemented by the consent-holder.

3.4 The planners agree that there could be further amendments to the conditions beyond the specific options identified in Attachment 1 that would assist, particularly with clarity and enforceability. These were not advanced in the caucusing for the reason that direction from the Panel on the options in Attachment 1 would be required first.

4 PARTICIPANTS TO JOINT WITNESS STATEMENT

4.1 The participants to this Joint Witness Statement, as listed below, confirm that:

- (a) They agree that the basis of their participation and the outcome(s) of the expert conferencing are as recorded in this Joint Witness Statement; and
- (b) They agree to the introduction of the attached information – Refer to paragraph 2.1(d) above; and
- (c) They have read the Environment Court’s Practice Note 2023 and agree to comply with it; and
- (d) The matters addressed in this statement are within their area of expertise.

Confirmed: 20 February 2026

EXPERT’S NAME & EXPERTISE	PARTY	EXPERT’S CONFIRMATION REFER PARA 4.1
Karl Cook, Planner	WPDL	Confirmed
Marcus Langman, Planner	QLDC	Confirmed

Carey Vivian, Planner	Jan Andersson, David Kidd and James & Rebecca Hadley	Confirmed
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Ayrburn Screen Hub Fast Track Application – JWS Planning (Conditions 68 and 69) – Attachment 1
20 February 2026

	Option Description	Outline of Issue Identified	Pros	Cons	Agreement/Disagreement (to outline of issue, pros or cons as applicable)
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.
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.
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.
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 dos 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.

	Option Description	Outline of Issue Identified	Pros	Cons	Agreement/Disagreement (to outline of issue, pros or cons as applicable)
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.	<p>There is a period in which all Accommodation Units are available for screen facility use.</p> <p>Will better enable availability for major screen facility users.</p> <p>Reflects that the full development is focussed on screen activities, rather than a proportion being available for visitor accommodation at all times.</p> <p>Aligns with expert comments to questions of the Expert Panel that major productions would likely be booked from a year out or longer.</p>	<p>Some visitor accommodation/general use may not be able to be booked more than a year out.</p> <p>May affect the viability of use of accommodation for non-screen facility use and its efficient use.</p>	All agree with pros and cons.
6	Change the proportions of Accommodation Units to have a lower/higher maximum (whether percentage of Accommodation Units, number of Accommodation Units or buildings).	<p>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.</p> <p>Restricting use of Accommodation Units by the general public when not required for screen facility would result in inefficient use of the Accommodation Units.</p>	<p>For lower: Accommodation Units that are not required for screen facility use would not be available for use by the general public.</p> <p>For higher: Insufficient Accommodation Units may be available for screen facility use, even at shorter periods.</p>	The reverse to the pros for lower and higher respectively.	Agreed.

Ayrburn Screen Hub Fast Track Application – JWS Planning (Conditions 68 and 69) – Attachment 1
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	Option Description	Outline of Issue Identified	Pros	Cons	Agreement/Disagreement (to outline of issue, pros or cons as applicable)
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.
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.	Makes the condition clearer. Reinforces Condition 1 (relation to the activity being in general accordance with the application). Assist with enforcement and monitoring by Council.	None.	Agreed.