
MINUTE 3 OF THE EXPERT PANEL

Site Visit
Ayrburn Screen Hub
FTAA-2508-1093

(18 November 2025)

[1] This is a record of the site visit undertaken by the Expert Panel on 17 November 2025.

[2] The Panel was accompanied by Ms Raravula of the EPA, and drove to the site along Speargrass Flat Road, approaching it from the west.

[3] Once on site, the Panel were escorted by Mr Chris Meehan, Mr George Watts and Ms Lauren Christie for the applicant.

[4] The site visit followed the indicative route suggested by the applicant that was discussed at the 10 November conference, involving:

- (a) Walking around the Ayrburn Village hub/Heritage Precinct, viewing the reconstructed and repurposed farm buildings from inside and out;
- (b) Driving by golf cart, firstly to the site of the proposed film studios and through the area of proposed residential units, stopping at the site of the proposed sediment trap, then following Mill Creek up to the waterfall (observing the flood and stormwater management measures the applicant has installed in that reach) before winding up the track along the northern boundary of the site to where it joins the Countryside Trail directly under the Andersson residence, stopping to view the proposed development area from elevated

points en route;

- (c) Walking down the Countryside Trail, viewing the site from the sections that Mr Watts identified for us were on public road, and then back along the trail link along the southern boundary of the site back to the Village.

[5] Our tour of the site took approximately two and a half hours. Following it, the Panel drove north up Arrowtown Lake Hayes Road to observe the juxtaposition of the broader site with Millbrook Resort and Arrowtown, turning round at the outskirts of Arrowtown and driving back down Arrowtown Lake Hayes Road to State Highway 6.

[6] The Panel would like to thank the representatives of the applicant for facilitating its site visit.

A handwritten signature in blue ink, appearing to read 'T. Robinson', with a large, stylized loop at the end.

Trevor Robinson
Expert Panel Chair