



Mr Peter Montgomery  
Project Director, Pacific Bay Resort Studios & Village Pty Limited  
5 FERNLEIGH GARDENS  
ROSE BAY 2029

29/06/2021

Dear Mr Montgomery

Pacific Bay Resort Studios & Village (SSD-22536006)  
**Request for additional information**

I refer to the request for Secretary's Environmental Assessments Requirements (SEARs) for the Pacific Bay Resort Studios & Village (SSD-22536006). The Department has reviewed documentation submitted and requires the following additional information:

- further detail supporting the relationship between the residential accommodation, tourist accommodation and retail components to the studio component, including an estimation of how often and much of the accommodation will be used to house staff from the studio and, if subdivision is proposed, whether the lots will be sold to the public or owned by one operator
- confirmation of whether subdivision, including identification of subdivision type, will be included as part of the proposal
- identification, as a percentage of the land use, of how much of each land use is located in a zone where the use is prohibited
- confirmation of which buildings were included in the estimated cost for the area identified as 'Studio Lot' in the SEARS CIV Order of Cost Estimate (prepared by Rider Levett Bucknall, dated June 2021).

Please provide the information, or notify us that the information will not be provided, by Tuesday 13 July 2021. If you cannot meet this deadline, please provide and commit to an alternative timeframe for providing this information.

If you have any questions, please contact Michelle Niles, on 9274 6274 or at [michelle.niles@planning.nsw.gov.au](mailto:michelle.niles@planning.nsw.gov.au).

Yours sincerely,

Keiran Thomas  
Director Regional Assessments  
Regional Assessments

