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WTJ20-599_SSD 22536006



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Department of Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Attention: Michelle Niles

**RESPONSE TO ADDITIONAL INFORMATION REQUEST
SSD 22536006 – PACIFIC BAY RESORT STAGE 2 INCLUDING PACIFIC BAY RESORT STUDIOS &
VILLAGE
RESORT DRIVE, COFFS HARBOUR (LOT 5, 6 & 7 DP 1112654 AND SP53080)**

Dear Michelle,

This Letter has been prepared by Willowtree Planning Pty Ltd on behalf of Pacific Bay Resorts Pty Ltd, in relation to SSD 22536006, being the upcoming State Significant Development Application (SSDA) for Pacific Bay Resort Stage 2 including Pacific Bay Resort Studios & Village.

Specifically, this Letter is provided in response to the Department of Planning, Industry and Environment (DPIE) request for additional information dated 29 June 2021.

The following subsections address the specific matters raised by DPIE. This Additional Information Response is supported by the following appendices:

- Appendix 1 – Additional Information Request from DPIE
- Appendix 2 – Zoning and Permissibility Overlay Plan
- Appendix 3 – Drawing PDA12 Proposed Uses and Yield Summary

If you have any further queries, please do not hesitate to contact the undersigned via email on cwilson@willowtp.com.au.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Chris Wilson", written over a light blue horizontal line.

Chris Wilson
Managing Director
Willowtree Planning Pty Ltd
ACN 146 035 707

Response to Additional Information Request

SSD 22536006 – Pacific Bay Resort Stage 2 including Pacific Bay Resort Studios & Village
Resort Drive, Coffs Harbour (Lot 5, 6 & 7 DP 1112654 and SP53080)

1. RELATIONSHIP BETWEEN USES, RESIDENTIAL ACCOMMODATION USAGE AND SUBDIVISION

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.

All components of the proposed development would be closely interrelated. In particular, the residential accommodation, visitor accommodation, retail premises and business premises, would complement and support the core studio function, by providing for the living and day-to-day needs of those working on-site as part of the studio function. Further explanation of the intertwined relationship of the various uses is provided as follows:

- A key attraction of the land as a film and studio precinct is that it has the ability to accommodate in the one location large amounts of staff for periodic film (including animation) and television shoots and for post-production. Given the long hours and episodic nature of the productions it is an important element to have staff on site from time to time.
- A variety of accommodation is required given the range of facilities required by those participating in the filming, from administrative staff to sought-after directors and actors who have different expectations and requirements for their accommodation including the ability to accommodate an entire family in one accommodation suite.
- Whilst there is already some accommodation existing on site, occupancy rates are already high such that availability is not assured for larger productions particularly in the high tourism seasons.
- The new visitor and residential accommodation will be designed, and then operated and managed, in a way to give priority to the film studio needs which cannot be assured with the current accommodation which already has an embedded but restricted operating arrangement.
- The new accommodation will be designed and operated such that it is capable of being leased or rented by others in between filming production needs.
- The catalyst for prosecuting the entire project is the film component and not the other way round.
- Visitor and residential accommodation has limitations with time periods for occupation. It is expected that tourists will not stay more than 90 consecutive days in a year. Short-term letting of residential accommodation beyond 180 days in a year (such as via Airbnb) requires development consent. Some film shoots and post-production timeframes will be longer than 90 days or 180 days (for short term letting) and accordingly, the project needs full flexibility around accommodation timeframes to ensure they can properly service the film studios but have the flexibility to be used for other purposes in the down time.

It is intended that some components of the development would be Torrens subdivided and some components would be Strata subdivided, as appropriate to the particular typology of residential accommodation and visitor accommodation. This would enable lots to be sold to the public. All Torrens lots and Strata schemes would remain members of the Association.

The established subdivision structure would also continue to apply with respect to undeveloped land which is for the benefit of the precinct, which would remain under the ownership of the Association but be reconfigured.

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2. SUBDIVISION

Confirmation of whether subdivision, including identification of subdivision type, will be included as part of the proposal.

As outlined above, some components of the development would be Torrens subdivided and some components would be Strata subdivided. All Torrens lots and Strata schemes would remain members of the Association.

Undeveloped land which is for the benefit of the precinct, would be reconfigured but remain under the ownership of the Association, in accordance with the established subdivision structure.

3. PROPORTION OF PERMISSIBLE AND NON-PERMISSIBLE USES

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.

The Zoning and Permissibility Overlay Plan at **Appendix 2**, demonstrates the areas of each building and use which are permitted in the respective zone, prohibited in the respective zone, and/or included in the 20m 'transition zone' benefitting from Clause 5.3 of *Coffs Harbour Local Environmental Plan 2013* (CHLEP2013).

On a 'zone basis', the proportion of permissible and non-permissible uses is as follows:

Zone	Area of non-permitted uses	Proportion of zone occupied by non-permitted uses
RE2 zone	4,400m ²	2.4%
	5,880m ² within 'transition zone'	3.3% including 'transition zone'
R1 zone	4,775m ²	3.0%

Calculations have also been performed on a 'land use basis', as summarised in the following table. The uses referenced in the table below, correspond with the proposed buildings as shown on Drawing PDA12, which is included as **Appendix 3** for reference (note, this is the same drawing submitted as part of the original SEARs Request).

Land Use	Total Gross Floor Area (GFA) (m ²)	Permitted GFA		Non-Permitted GFA	
		m ²	%	m ²	%
Cultural- Museum and Gallery	2800	1800	64%	1000	36%
Education Facility	1600	1600	100%	0	0
High Tech- Studio Core Functions	9600	4600	48%	5000	52%
High Tech- Ancillary to Studios	21000	12800	61%	8200	39%
Shops	1500	675	45%	825	55%
Hotel	8200	8200	100%	0	0
Serviced Apartments	6200	6200	100%	0	0
Multi Dwelling	10800	10800	100%	0	0
Single Dwelling	10500	10500	100%	0	0
Total	72,200	57,175	79%	15,025	21%

It is emphasised that whilst standalone land use definitions have been allocated to the various components of the proposal, all uses would be complementary to and supportive of the core studio function (high tech industry).

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4. COST ESTIMATE

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).

Confirmation has been provided by the Quantity Surveyor (QS) that the 'studio lot' for the purpose of the cost estimate includes:

- Sound stages including ancillary areas (S)
- Lockups (K)
- Workshops (W)

The alphabetic codes referenced in the list above, corresponds with the proposed buildings as shown on Drawing PDA12, which is included as **Appendix 3** for reference (note, this is the same drawing submitted as part of the original SEARs Request).

5. CONCLUSION OF ADDITIONAL INFORMATION RESPONSE

The above sections of this Letter, together with the supporting appendices), comprehensively address all items from DPIE's Additional Information Request. It is therefore requested that the Secretary's Environmental Assessment Requirements (SEARs) are now issued to enable to the continued progress of the SSDA preparation.

If you have any further queries, please do not hesitate to contact the undersigned via email on cwilson@willowtp.com.au.

Yours faithfully,



Chris Wilson
Managing Director
Willowtree Planning Pty Ltd
ACN 146 035 707