

Fast-track Approvals Act 2024

MINUTE 10 OF THE EXPERT PANEL

Update Following Expert Conferencing
Drury Metropolitan Centre [FTAA-2502-1019]

9 October 2025

[1] On Monday 6 October the Panel received Joint Witness Statements (JWS) from each of the expert conferences (one relating to stormwater and flooding, and one relating to transportation).

[2] In its Minute dated 29 September 2025 (Minute 9), the Panel advised that it would make an assessment following the expert conferencing as to whether it would invite the Applicant to formally amend its proposal pursuant to the process contemplated under section 69 of the FTAA.

[3] The Panel has reviewed both JWS, which reflect substantial agreement between the parties' experts on a number of key issues. In light of that position, and based on the Panel's own assessment and the expert advice it has obtained from its technical experts, the Panel does not intend to invite the Applicant to propose modifications to the approvals sought.

[4] Subject to obtaining the supplementary JWS from the stormwater experts which is due by 5 p.m. tomorrow (Friday 10 October)¹, and the

¹ Referred to at paragraph 3.9.3 of the JWS Stormwater and Flooding.

revised set of conditions from the Applicant incorporating the matters referred to in the JWS (which the Applicant has advised may not be available until Monday 13 October) the Panel is now in a position to make a substantive determination on the approvals sought.

[5] For the avoidance of doubt, the Panel wishes to emphasise that it has not yet made a decision whether to grant the approvals sought under section 81. Before doing so, it intends to direct the EPA to provide a copy of its draft conditions and draft decision document to the parties for comment, as required under section 70 of the FTAA.

[6] Under the statutory timeframes, a decision on the approvals sought is due on **31 October 2025**. The Panel has assessed that, in order to provide a reasonable opportunity for the parties to comment on the draft decision and conditions (5 working days), and to provide for the 5 working day right of reply the Applicant is entitled to pursuant to section 70(4) of the FTAA, the Panel will need to release its draft decision and conditions no later than 5 p.m. **Tuesday 14 October**.

[7] Given the Panel does not yet have the Applicant's revised conditions or the supplementary JWS, and may not receive the conditions until Monday 13 October, the Panel invites the Applicant to consider requesting a brief 5 working day suspension of the processing of the application. This would result in the decision falling due on **Friday 7 November**.

[8] Such a period is commensurate with the 7-day suspension the applicant had proposed to request if it had been required to amend the application and therefore is not considered by the Panel to be inconsistent with the just and timely determination of the application or with the

statutory outcomes of the FTAA.

[9] The Panel would be grateful to receive an indication from the Applicant not later than **5 p.m. tomorrow** (Friday 10 October) as to the following matters:

- (A) When the Panel can expect to receive the supplementary JWS Stormwater and Flooding;
- (B) When the Panel can expect to receive the Applicant's amended conditions; and
- (C) Whether the Applicant is prepared to request a brief (suggested 5 working day) suspension of processing of the application.



Mary Hill

Drury Metropolitan Centre Expert Panel Chair