

BEFORE THE FAST-TRACK EXPERT CONSENTING PANEL

IN THE MATTER

An application for approvals under section 42 of
the Fast-track Approvals Act 2024

AND

IN THE MATTER

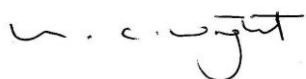
Delmore, a project listed in Schedule 2 to the Fast-
track Approvals Act 2024

MEMORANDUM OF COUNSEL FOR THE APPLICANT REGARDING FURTHER INFORMATION

24 July 2025

MAY IT PLEASE THE PANEL

1. The purpose of this memorandum is to bring to the panel's attention further information it may wish to request from the applicant under s 67 Fast-track Approvals Act 2024 ("FTAA").
2. In accordance with the panel's directions and s 53 FTAA, the Council family lodged its comments on the Delmore application with the EPA on 25 June 2025.
3. After that date the Council provided further comments from its Healthy Waters team about the flood model used by McKenzie & Co directly to the applicant.
4. These comments were not addressed by the applicant in its statutory response to comments lodged with the EPA on 7 July 2025 because they were not before the panel, and because the Council's delay in providing them to the applicant meant they could not be addressed as part of its response to the Council's statutory comments.
5. Despite the Council not providing these comments in accordance with the statutory process and timeframes, the applicant has prepared a response to them. The applicant's response is supported by a full rerun of the flood model which has taken some time because of the model's size and complexity.
6. The applicant respectfully suggests that the panel may wish to exercise its power under s 67 FTAA to request the applicant to provide this further information. The applicant further suggests that if the panel chooses to do this, that it includes a request for the applicant to include the comments from the Healthy Waters alongside its response. This will ensure the panel has the context for the work undertaken by the applicant.
7. Now that the flood model rerun is complete, the applicant is in a position to provide this information by 11.59pm tomorrow, Friday 25 July 2025.
8. If the panel is minded to give the Council an opportunity to comment on this further information, it is respectfully submitted that this be done as part of the response the Council will already be providing on 28 July 2025.
9. The applicant's response has been prepared to clearly address each of the points raised by Healthy Waters individually, so any response from the Council should be straightforward to prepare.
10. The applicant thanks the panel for attending to this matter.



Madeleine C Wright, Counsel for Vineway Ltd