

# Fast-track Approvals Act 2024

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## MINUTE 3 OF THE EXPERT PANEL

### Expert Conferencing

Homestead Bay [FTAA-2506-1071]

7 November 2025

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1. The Applicant provided its response to invited comments on **4 November 2025**. The Panel is currently considering the responses received from all parties invited to comment, together with the Applicant's feedback on those comments.
2. The Panel has identified certain matters that will be the subject of further information requests under **section 67 of the FTAA**. These requests will be addressed in a separate minute to be issued early next week.
3. In the meantime, the Panel notes that the option to collect, treat, and dispose of wastewater via an onsite standalone system (WWS) has been the subject of technical comment from a number of parties. The Panel observes that there remains disagreement between technical experts on aspects of this matter.
4. The Panel considers that these areas of disagreement would be most effectively addressed through expert conferencing. Accordingly, the Panel seeks input from the Applicant and any parties who have provided relevant technical comments on the following proposal, by no later than **5.00 p.m. on Monday, 10 November 2025**:
  - a) Expert conferencing be convened focusing on the WWS, with the assistance of any additional experts as necessary (for example, planning experts where new or amended conditions may be proposed);
  - b) Conferencing will be limited to experts only;

- c) Conferencing need not be facilitated, given the specificity of the topics and issues to be discussed as listed below;
- d) Conferencing is to occur online, although a hybrid (in-person and online) arrangement may also be suitable;
- e) The scope of conferencing is to be confined to the topics and issues listed below, together with any consequential amendments to or additional conditions;
- f) At the conclusion of conferencing, experts are to prepare a **Joint Witness Statement (JWS)** setting out areas of agreement and disagreement (with reasons). The JWS will be provided to the Panel for consideration as part of its deliberations and made available to the parties;
- g) The **Environment Court Practice Note 2023 (Code of Conduct for Expert Witnesses)** will apply to the conferencing process (including the preparation of expert summaries and the JWS); and
- h) The following timetable is proposed (one half to one full day is considered sufficient):
  - I. Experts to circulate summary statements to other experts by **Friday, 14 November 2025;**
  - II. Conferencing to occur on **Tuesday, 18 November 2025;**
  - III. JWS to be circulated no later than **5.00 p.m. on Wednesday, 19 November 2025.**
- i) **List of topics and issues for conferencing:**
  - Treated effluent standards prior to discharge to ground for BOD<sub>5</sub>, TSS, TN, TP, and *E. coli*, including hydraulic application rate and mass loading limits;
  - Groundwater monitoring piezometers upstream and downstream of land disposal areas, including monitoring trigger levels for further investigation;

- Surface water monitoring and trigger levels for further investigation;
- Preparation of a remedial action plan where monitoring results exceed specified trigger levels;
- Suitability and sufficiency of proposed disposal areas for land application, including land slope, drainage, and buffer requirements; and
- Storage or other management requirements for avoiding surface ponding and runoff.



Jayne Macdonald

**Homestead Bay Expert Panel Chair**