

Our ref: Honeman Close Warehouse Facility (SSD-79500208)

Mr Guy Smith
Head of Planning
Goodman Property Services (Aust) Pty Limited
1-11 Hayes Road
ROSEBERY NSW 2018

Attn: Mr Lachlan O'Reilly, Planning and Infrastructure Manager

6 June 2025

Subject: Supplementary Planning Secretary's Environmental Assessment Requirements – Matters of National Environmental Significance

Dear Mr Smith

I understand the Federal Minister for the Environment and Water has determined that your proposed development, the Honeman Close Warehouse Facility, is likely to have a significant impact on matters of national environmental significance (MNES) and is a 'controlled action' under Part 7 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

Please find enclosed the supplementary NSW Planning Secretary's environmental assessment requirements (supplementary SEARs) in relation to the MNES identified in the Federal Minister's 'controlled action' decision (see **Attachment 1**).

The supplementary SEARs have been prepared in consultation with the Conservation Programs, Heritage and Regulation Group of the NSW Department of Climate Change, Energy, the Environment and Water.

The supplementary SEARs:

- have been prepared as your proposal falls within the scope of a declared 'class of action(s)' under Schedule 1 to the Assessment Bilateral Agreement made between the Australian Government and the New South Wales Government
- outline requirements for assessing impacts on MNES that must be addressed in your Environmental Impact Statement (EIS)
- do not replace the SEARs previously issued by the NSW Planning Secretary on 31 January 2025 (original SEARs).

You must ensure that you address both the original SEARs **and** the supplementary SEARs during the preparation of your EIS.

In accordance with section 177 of the Environmental Planning and Assessment Regulation 2021, the SEARs for your proposal (including both the original and the supplementary SEARs) will expire two years from the date of this letter.

It should be noted that the Agreement streamlines *assessment* of environmental impacts, such that NSW assesses impacts on MNES on behalf of the Australian Government for proposed actions that fall within the scope of the Agreement.

However, NSW does not *determine* whether approval should be granted with respect to impacts on MNES under the EPBC Act. The Federal Minister remains responsible for determining whether approval should be granted with respect to MNES under the EPBC Act and, if so, any conditions to be imposed on an approval granted under the EPBC Act.

The assigned planning officer for your proposal is Patrick Copas. If you have any questions, please contact Patrick Copas on (02) 9274 6273 or via email at patrick.copas@planning.nsw.gov.au.

Yours sincerely,



Joanna Bakopanos

Acting Director

Industry Assessments

as delegate for the Planning Secretary

ATTACHMENT 1

Supplementary SEARs – Matters of National Environmental Significance

**Supplementary Planning Secretary's Environmental Assessment Requirements
(Supplementary SEARs) relevant to the *Environment Protection and
Biodiversity Conservation Act 1999* (EPBC Act) for proposals being assessed
under the NSW Bilateral Assessment Agreement**

Honeman Close Warehouse Facility (EPBC 2025/10159; SSD-79500208)

Introduction

1. On 19 May 2025, a delegate of the Federal Minister for the Environment and Water determined the Honeman Close Warehouse Facility (SSD-79500208) was a controlled action under section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). The EPBC Act controlling provision/s for the proposed action are:
 - i. listed threatened species and communities (sections 18 and 18A).
2. The proposed action will be assessed in accordance with the bilateral assessment agreement Amending Agreement No. 1 and, as such, is required to be assessed in the manner specified in Schedule 1 to that Agreement, including, addressing the matters outlined in Schedule 4 of the *Environment Protection and Biodiversity Conservation Regulations 2000* (EPBC Regulations).
3. Goodman Property Services (Aust) Pty Limited (the Applicant) must undertake an assessment of all protected matters that may be impacted by the development under the controlling provision/s identified in paragraph 1. The Australian Government Department of Climate Change, Energy, the Environment and Water considers that the proposed action is likely to have a significant impact on the threatened species and communities listed in **Appendix A** of this document.
4. The Applicant must consider each of the protected matters under the triggered controlling provisions that may be impacted by the action. Please note that this may not be a complete list and it is the responsibility of the Applicant to undertake an analysis of the relevant impacts and ensure all protected matters that are likely to be impacted are assessed for the Federal Minister's consideration.

GENERAL REQUIREMENTS

Relevant Regulations

5. The Environmental Impact Statement (EIS) must address all matters outlined in Schedule 4 of the EPBC Regulations and all matters outlined below in relation to the controlling provisions.

Project Description

6. The title of the action, background to the action and current status.
7. The precise location and description of all works to be undertaken (including associated off-site works and infrastructure), structures to be built or elements of the action that may have impacts on Matters of National Environmental Significance (MNES).
8. How the action relates to any other actions that have been, or are being, taken in the region affected by the action.
9. How the works are to be undertaken and design parameters for those aspects of the structures or elements of the action that may have relevant impacts on MNES.

Impacts

10. The EIS must include an assessment of the relevant impacts¹ of the action on the matters protected by the controlling provisions, including:
- i. a description and detailed assessment of the nature and extent of the likely direct, indirect and consequential impacts, including short term and long-term relevant impacts
 - ii. a statement regarding whether any relevant impacts are likely to be unknown, unpredictable or irreversible
 - iii. analysis of the significance of the relevant impacts
 - iv. any technical data and other information used or needed to make a detailed assessment of the relevant impacts.

Avoidance, mitigation and offsetting

11. For each of the relevant matters protected that are likely to be significantly impacted by the action, the EIS must provide information on proposed avoidance and mitigation measures to manage the relevant impacts of the action, including:
- i. a description, and an assessment of the expected or predicted effectiveness of the mitigation measures
 - ii. any statutory policy basis for the mitigation measures
 - iii. the cost of the mitigation measures
 - iv. an outline of an environmental management plan that sets out the framework for continuing management, mitigation and monitoring programs for the relevant impacts of the action, including any provisions for independent environmental auditing
 - v. the name of the agency responsible for endorsing or approving each mitigation measure or monitoring program.
12. Where a significant residual adverse impact to a relevant protected matter is considered likely, the EIS must provide information on the proposed offset strategy, including discussion of the conservation benefit associated with the proposed offset strategy.
13. For each of the relevant matters likely to be impacted by the action, the EIS must provide reference to, and consideration of, relevant Australian Government guidelines and policy statements including any:
- i. conservation advice or recovery plan for the species or community;
 - ii. relevant threat abatement plan for the species or community;
 - iii. wildlife conservation plan for the species; and
 - iv. any strategic assessment.

Note: The relevant guidelines and policy statements for each species and community are available from the Australian Government Department of Climate Change, Energy, the Environment and Water's Species Profiles and Threats (SPRAT) Database:

<http://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>

14. In addition to the general requirements described above, specific information is required with respect to each of the determined controlling provisions. These requirements are outlined in paragraphs 15-17 below.

¹ Relevant impacts are those impacts likely to significantly impact on any matter protected under the EPBC Act.

KEY ISSUES

Biodiversity (threatened species and communities and migratory species)

Assessment Requirements

15. The EIS must identify each EPBC Act listed threatened species and communities likely to be impacted by the action. For any species and communities that are likely to be impacted, the Applicant must provide a description of the nature, quantum and consequences of the impacts. For species and communities potentially located in the project area or in the vicinity that are not likely to be impacted, provide evidence why they are not likely to be impacted.
16. For each of the EPBC Act listed threatened species and communities and migratory species likely to be impacted by the action, the EIS must include:
- i. a description of the habitat (including identification and mapping of suitable breeding habitat, suitable foraging habitat, important populations and habitat critical for survival), with consideration of, and reference to, any relevant Australian Government guidelines and policy statements including listing advice, conservation advice and recovery plans
 - ii. details of the scope, timing and methodology for studies or surveys used and how they are consistent with (or justification for divergence from) published Australian Government guidelines and policy statements
 - iii. a description of the relevant impacts of the action having regard to the full national extent of the species or community's range
 - iv. a description of the specific proposed avoidance and mitigation measures to deal with relevant impacts of the action
 - v. identification of significant residual adverse impacts likely to occur after the proposed activities to avoid and mitigate all impacts are taken into account
 - vi. a description of any offsets proposed to address residual adverse significant impacts and how these offsets will be established
 - vii. details of how the current published NSW Biodiversity Assessment Method (BAM) has been applied in accordance with the objects of the EPBC Act to offset significant residual adverse impacts
 - viii. details of the offset package to compensate for significant residual impacts including details of the credit profiles required to offset the action in accordance with the BAM and/or mapping and descriptions of the extent and condition of the relevant habitat and/or threatened communities occurring on proposed offset sites
 - ix. a summary table (in the format below) identifying how each impacted EPBC Act listed threatened species and ecological community (including migratory specie/s) is being offset

Threatened species / ecological community listed under EPBC Act	PCTs associated with the ecosystem credit species / ecological community (if applicable)	Area of Impact (ha)	Credits Required	Offsetting Approach	Reference (EIS, BDAR)

Note: For the purposes of approval under the EPBC Act, it is a requirement that offsets directly contribute to the ongoing viability of the specific protected matter impacted by a proposed action and deliver an overall conservation outcome that improves or maintains the viability of the MNES i.e. 'like for like'. Like-for-like includes protection of native vegetation that is the same ecological community or habitat being impacted (preferably in the same region where the impact occurs), or funding to provide a direct benefit to the matter being impacted (e.g. threat abatement, breeding and propagation programs or other relevant conservation measures).

17. Any significant residual impacts not addressed by the BAM may need to be addressed in accordance with the *EPBC Act 1999 Environmental Offset Policy*:

<https://www.dcceew.gov.au/environment/epbc/publications/epbc-act-environmental-offsets-policy>.

Other approvals and conditions

18. Information in relation to any other approvals or conditions required must include the information prescribed in Schedule 4, clause 5 (a) (b) (c) and (d) of the EPBC Regulations.

Environmental record of person proposing to take the action

19. Information in relation to the environmental record of a person proposing to take the action must include details as prescribed in Schedule 4, clause 6 of the EPBC Regulations.

Information sources

20. For information given in an EIS, the EIS must state the source of the information, how recent the information is, how the reliability of the information was tested, and what uncertainties (if any) are in the information.

REFERENCES

- *Environment Protection and Biodiversity Conservation Act 1999* – Section 51-55, section 96A(3)(a)(b), 101A(3)(a)(b), section 136, section 527E
- Environment Protection and Biodiversity Conservation Regulations 2000 – Schedule 4
- Amending Agreement No. 1 (2020) - Item 18.1, Item 18.5, Schedule 1
- *Matters of National Environmental Significance - Significant impact guidelines 1.1* (2013) EPBC Act
- *Environment Protection and Biodiversity Conservation Act 1999 Environmental Offsets Policy* October 2012.

The international conventions, management plans and principles that must be considered in relation to this action include:

- listed threatened species and communities
 - Australia's obligations under the:
 - Convention on Biological Diversity (Biodiversity Convention)
 - Convention on Conservation of Nature in the South Pacific (Apia Convention)
 - the Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES), or
 - any relevant recovery plan/s or threat abatement plan/s.
- relevant conservation advice/s and other relevant policies available on the Australian Government Department of Climate Change, Energy, the Environment and Water's Species Profile and Threats (SPRAT) Database: <https://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>
- bioregional plans
- relevant strategic assessment reports
- the Cumberland Plain Conservation Plan (Note: While the subject site is not included in the Plan, the proximity of the site to the Plan, and any implications for impacts on the targets under the Plan, should be addressed in the EIS).

The Australian Government's Listing Advice, Survey Guidelines and Referral Guidelines contain information on threatened species and ecological communities which may provide further support to applicants when considering and evaluating the significance of residual impacts on the action's controlling provisions. These documents may also be found on the SPRAT Database:

<https://www.environment.gov.au/cgi-bin/sprat/public/sprat.pl>.

Appendix A

Protected matters relevant to the Honeman Close Warehouse Facility (EPBC 2025/10159)

Specific risks

Key risks associated with the proposed action include:

- direct impacts to listed threatened ecological communities, including whether it will:
 - reduce the extent of an ecological community.
- direct impacts to listed threatened species, including whether it will:
 - adversely affect habitat critical to the survival of the species
 - result in a long-term decrease in the size of a population.
- indirect impacts to listed threatened species and ecological communities, including whether it will:
 - result in impacts associated with sediment-laden surface waters and dust
 - result in the introduction of weeds and pathogens, including cinnamon fungus (*Phytophthora cinnamomi*).

Listed threatened species and communities

All matters of national environmental significance (MNES) protected under the triggered controlling provisions are potentially relevant, however the Australian Government Department of Climate Change, Energy, the Environment and Water considers that there is likely to be a significant impact on the following:

- Cumberland Plain Shale Woodland and Shale-Gravel Transition Forest – Critically Endangered
- Spiked Rice Flower (*Pimelea spicata*) – Endangered.

Additionally, based on the Australian Government's Environment Reporting Tool and the information provided by the SPRAT Database, there is some risk that there may be significant impacts on the following matters and further assessment to determine if the communities and species listed below are present in the proposed action area and, if so, the extent to which they may be impacted by the proposed action, is required:

- Regent Honeyeater (*Anthochaera phrygia*) – Critically Endangered
- Grey-headed Flying Fox (*Pteropus poliocephalus*) – Vulnerable.

Note: Uncertainty around the extent and number of protected matters that may be impacted will need to be resolved through the assessment process once final alignment and construction plans have been completed.

Note: This may not be a complete list and it is the responsibility of the Applicant to ensure any protected matters under these controlling provisions are assessed for the Federal Minister's consideration.