



Australian Government

Department of Climate Change, Energy,
the Environment and Water

Notification of referral decision – not controlled action

Project Maverick Bulk Earthworks and Internal Works (EPBC 2026/10429)

This decision is made under section 75 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).

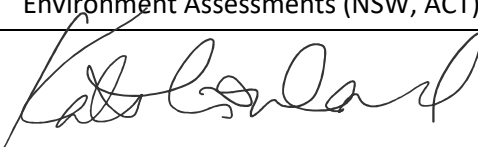
Proposed Action

person proposing to take the Action	Goodman Property Services (Aust) Pty Ltd ACN: 088 981 793
proposed Action	To demolish existing structures and undertake earthworks for the development and operation of 14 warehouses, open spaces, amenities and infrastructure in Bradfield, NSW (See EPBC Act referral 2026/10429).

Referral decision: not a controlled action

status of proposed Action	The proposed Action is not a controlled action.
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Person authorised to make decision

name and position	Kate Gowland Branch Head Environment Assessments (NSW, ACT)
signature	
date of decision	19 March 2026



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Department of Climate Change, Energy,
the Environment and Water

EPBC 2026/10429

Lachlan O'Reilly
Planning and Infrastructure Manager
Goodman Property Services (Aust) Pty Limited
The Hayesbery, 1-11 Hayes Road
ROSEBERY NSW 2018

Decision on referral for Project Maverick Bulk Earthworks and Internal Works

Dear Mr O'Reilly

Thank you for referring a proposed action under section 68 of the *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). This is to advise you of my decision about the proposed action to demolish existing structures and undertake earthworks for the development and operation of 14 warehouses, open spaces, amenities and infrastructure in Bradfield, NSW.

As a delegate of the Minister for the Environment and Water, I have decided that the proposed action is not a controlled action. This means that the proposed action does not require further assessment and approval under the EPBC Act before it can proceed.

A copy of the document recording this decision is attached. This document will be published on the department's website. Please note that this decision relates only to the specific matters protected under Chapter 2 of the EPBC Act. This decision does not affect any requirement for separate State or local government environment assessment and approvals of the proposed action.

I have written separately to Alix Murray of SLR Consulting Australia Pty Ltd advising them of this decision.

Comments were provided by the Department Agriculture, Fisheries and Forestry, I have attached these comments for your information.

If you have any questions about the referral process or this decision, please contact the project manager, Sava Milosevic, by email to sava.milosevic1@dcceew.gov.au and quote the EPBC reference number shown at the beginning of this letter.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Kate Gowland'.

Kate Gowland
Branch Head
Environment Assessments (NSW, ACT)
19 March 2026

The Department of Agriculture, Fisheries and Forestry – comments on 2026/10429 Project Maverick Bulk Earthworks and Internal Work

The project area has historically been used for grazing, the majority of the Project Maverick site is zoned for Enterprise under the *Western Sydney Aerotropolis Precinct Plan (2024)*. It is important that the commercial development does not negatively impact remaining agricultural production that currently surrounds the development, including production within the Agribusiness precinct which will be retained as land for agricultural production for the foreseeable future.

It is noted that the project area will extend into land zoned as Environment and Recreation due to its proximity to nearby waterways. Earthmoving activities will disrupt soil structure which can cause increased soil erosion, reduced water infiltration and decreased nutrient availability impacting plant productivity on vegetated parts of the site, including in the area zoned as Environment and Recreation. To minimise impacts on natural resources, the proposal should include measures to protect soil and water resources, including regular monitoring and evaluation of measures to ensure they remain effective over the long term. It is acknowledged the proponent plans to undertake sedimentation controls; however, it is recommended that an erosion and sediment control plan be prepared to further support the protection of soil resources in the project area. Incorporating circular principles into the design and planning of the development will further contribute to reducing negative impacts, for example, competition for finite water resources on surrounding and downstream agricultural activities.

It is recommended that the proponent continue to communicate with surrounding landholders to understand their priorities and address any concerns. Ongoing and open communication with stakeholders is essential to support long-term social wellbeing, economic prosperity, and positive environmental outcomes.