



Reference: 222026_SSD36138263Mod 2_Advice_01

05 June 2026

Augusta Industrial Estate

Urbis
Angel Place, Level 8, 123 Pitt Street
Sydney NSW 2000

Attention: Jacqueline Parker,

RE: SSD Modification Letter of Support | Augusta Industrial Estate [SSD 36138263 MOD 2]

This statement of support has been prepared for ESR (the Applicant) to provide confidence to the Consent Authority that prior to the issue of State Significant Development Modification 2 (SSD MOD2) Consent for industrial estate known as Augusta Industrial Estate (SSD 36138263) located In Huntingwood has been reviewed by an Accredited Certifier – Fire Safety.

The SSD MOD2 scope proposes changes to Warehouses 1–4 within the Augusta Industrial Estate. These works comprise minor changes to internal warehouse and office configurations, updates to the warehouse and office façade designs, awnings, docks, signage, external lighting, and the construction of a skywalk access between Warehouses 3 and 4. Minor changes are also proposed to vehicular accessways and car parking, with coordinated updates for on lot landscaping.

Further, consent is sought for tree removal within the road reserve of the Great Western Highway to facilitate approved upgrades works for the Flushcombe Road / Great Western Highway intersection.



Specific Modification Works Description

If more specific detail is required for the various warehouse works the following can be used following the 'generic description' paragraph above as an introduction. Specifically the works involve the following:

Warehouse 1:

- ▶ Relocation of the office within the building from east to west to better to align with approved car park configuration.
- ▶ Reduction in car parking spaces.
- ▶ Relocation of recessed dock and introduction of two new loading docks and roller shutter doors on eastern façade.
- ▶ Extension of hardstand awning on eastern façade from 15 to 20 metres.
- ▶ Changes to external façade materiality, colours, and signage.
- ▶ Introduction of external warehouse lighting.

Warehouse 2:

- ▶ Relocation of office within the building from ground level to mezzanine level.
- ▶ Provision of 2 additional loading docks and roller shutter doors on eastern elevation and relocation of rainwater tank.
- ▶ Extension of hardstand awning on eastern façade from 15 to 20m.
- ▶ Provision of 9 additional overspill car parking spaces and associated change to landscaped area.
- ▶ Changes to external façade materiality, colours, and signage.
- ▶ Introduction of external warehouse lighting.

Warehouse 3&4

- ▶ Revised undercroft car parking arrangements and reduction in car parking spaces.
- ▶ Changes to external façade materiality, colours, and signage.
- ▶ Construction of a sky bridge to provide pedestrian access between Warehouse 3 and 4.
- ▶ Introduction of external warehouse lighting.

Fire Engineering Review

The development will incorporate the required fire safety systems of a large isolated building, including but not limited to, sprinkler protection, smoke hazard management systems, fire hydrant and fire hose reel coverage, fire and smoke compartmentation and brigade perimeter vehicular access.

In providing this letter of support for the SSD MOD (SSD 36138263 MOD 2), Affinity Fire Engineering has reviewed the site and individual warehouse architectural drawings prepared by SBA Pty Ltd (Project: 25305, Issued to Affinity on 02/06/2026) and BCA Capability Reports prepared by 0BM+G Pty Ltd per the following:



- ▶ Warehouse 1: Revision 1, Dated: 05/05/2026
- ▶ Warehouse 2: Revision 1, Dated: 15/05/2026
- ▶ Warehouse 3&4: Revision 0, Dated: 26/05/2026

In addition to the review of the above mentioned documentation, Affinity has provided fire safety engineering advice through emails, meetings, mark ups and workshops with recommended design changes that have been incorporated in the SSD MOD2 set of plans in order to achieve a level of safety that enables the design to meet the performance provisions of the BCA.

In particular, the fire safety strategy and fire engineering design shall focus on the following site critical design elements in order to confirm compliance with the Performance Requirements of the BCA:

- ▶ Occupant egress in the event of a fire emergency and the maintenance of tenable conditions for occupant evacuation and fire brigade intervention;
- ▶ Fire and smoke spread throughout the building and its impact on occupant egress;
- ▶ Site access and fire services design to facilitate fire brigade intervention.

The subject design for the industrial precinct of warehouse and distribution facilities is considered by Affinity Fire Engineering to not compromise the expected fire safety strategy, fire brigade intervention or conformance with the building regulations. Hence, Affinity Fire Engineering anticipate that the fire safety engineering assessment to be conducted as part of the Construction Certificate stage will achieve compliance with the Performance Requirements of the BCA.

It is noted that this document should not be used for Construction Documentation as the formal fire engineering process and assessment is required to be completed prior.

We trust that the above information is sufficient for Consent Authority's needs with respect to fire safety design and compliance with the relevant building regulations in this regard. Should any further information be required for a determination to be made please contact the undersigned on 02 9194 0590.

Yours faithfully,

Thomas O'Dwyer

Affinity Fire Engineering
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