

12 June 2026

Louis Towning
Development Manager
ESR Australia & New Zealand
Level 3, 39 Martin Place
Sydney NSW 2000

Dear Louis,

Augusta Street Warehouse and Distribution Centre – Prospect and Great Western Highway Intersection Modification – Heritage Letter of Advice (SSD-36138263-MOD-2)
Our reference: matter 43961

Biosis Pty Ltd (Biosis) was commissioned by ESR Australia & New Zealand to provide a heritage Letter of Advice (LoA). The LoA was to inform a modification (MOD) to State Significant Development (SSD) application SSD-36138263, for the Augusta Street Warehouse and Distribution Centre. The project was approved on 17 December 2024 and MOD 1 (SSD-36138263-MOD-1) was approved on 23 October 2025. The current MOD is required for amended designs for the Prospect and Great Western Highway Intersection (Figure 1 and Figure 2).

The MOD 2 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.

Specifically, the works involve the following (Figure 3):

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.

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- 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 20 metres.
- 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.

Tree Removal

- Tree removal within the Great Western Highway road reserve, between back of kerb and the site's northern boundary, in the location of the approved left turn lane into the upgraded Flushcombe Road / Great Western Highway intersection.

The study area for SSD-36138263-MOD-2 includes:

- | | |
|--|--------------------------|
| • Lot 1 DP 835264. | • Lots 50–52 DP 1144623. |
| • Lots 218–219 DP 457024. | • Lot 7 DP 803359. |
| • Lot 2151 DP 135859. | • Lots 6–10 DP 801210. |
| • Lot 2 DP 516449. | • Lot 4 DP 585492. |
| • Lots 163–134, 168–188 and 216 DP 8716. | • Lot 4 DP 5853442. |
| • Lot 1 DP 119616. | • Lot 2 DP 1263824. |
| • Lots 4–6 DP 226294. | |

Assessments prepared for the approved SSD included an Aboriginal Cultural Heritage Assessment (ACHA) and Statement of Heritage Impact (SoHI) (Coast History & Heritage 2023a, Coast History & Heritage 2023b). Following the SSD approval an Aboriginal Cultural Heritage Management Plan (ACHMP) was also prepared (Artefact Heritage and Environment 2025).

An extensive Aboriginal Heritage Information Management System (AHIMS) search was undertaken on 10 February 2025 (Client Service ID: 1090368) (Figure 4). The search identified 84 Aboriginal sites within a 4 by 4 kilometre search area. There are two recorded AHIMS sites located within the study area: AHIMS 45-5-3308/HE IF1 and AHIMS 45-5-2361/EC 1 (5), both of these are surface artefact sites (Figure 4).

The ACHMP details that an Aboriginal Site Impact Recording Form (ASIRF) will be completed following the completion of the development activities for SSD-36138263 for AHIMS 45-5-3308/HE IF1. Protective fencing has also been installed for AHIMS 45-5-2361/EC 1 (5), as this site is located outside of impact for SSD-36138263. No additional AHIMS sites are located within the SSD-36138263-MOD-2 area.

There are no additional heritage items located within the SSD-36138263-MOD-2 area (Figure 5).

The ACHA and SoHI have identified that the study area for the Augusta Street Warehouse and Distribution Centre has been disturbed from agricultural and pastoral activities; and the construction of buildings, roads, services and land clearing. The ACHA identified that there is low potential for Aboriginal sites to be present and the SoHI identified that there is an impact to the heritage values of the State and locally listed St Bartholomew's Church and Cemetery (State Heritage Register - 00037; *Blacktown Local Environmental Plan 2015 - I63*) (Coast History & Heritage 2023a, Coast History & Heritage 2023b). This impact has been mitigated by landscaping and setbacks. Refer to these reports for the background research, field investigations and results of the assessments. The proposed works for SSD-36138263-MOD-2 are also contained within areas that have been previously disturbed (including by the development and construction of the Great Western Highway). This has been shown and evidenced within Section 3.2 the ACHA (figure 7 to 10) (Coast History & Heritage 2023a).

Based on the assessment of the ACHA and SoHI there is low potential for Aboriginal objects to be present and there are no additional impacts to locally or State listed items. Therefore, the recommendations of the 2023 ACHA and SoHI are applicable to this LoA.

This LoA was prepared by Anthea Vella (Team Leader – Heritage (NSW), Senior Heritage Consultant) and reviewed by Crystal Garabedian (Senior Heritage Consultant).

Please contact me if you have any enquiries.

Yours sincerely



Anthea Vella
Team Leader – Heritage (NSW)

References

Artefact Heritage and Environment 2025, *Augusta Street, Huntingwood. Aboriginal Cultural Heritage Management Plan. Prepared for Aspect Environmental.*

Coast History & Heritage 2023a, *Aboriginal Cultural Heritage Assessment Report. August Street Warehouse and Distribution Centre Blacktown. Prepared for the Trustee for Huntingwood Property Trust.*, Report for the Trustee for Huntingwood Property Trust.

Coast History & Heritage 2023b, *Statement of Heritage Impact. August Street Warehouse and Distribution Centre Blacktown. Prepared for the Trustee for Huntingwood Property Trust.*, Report for the Trustee for Huntingwood Property Trust.

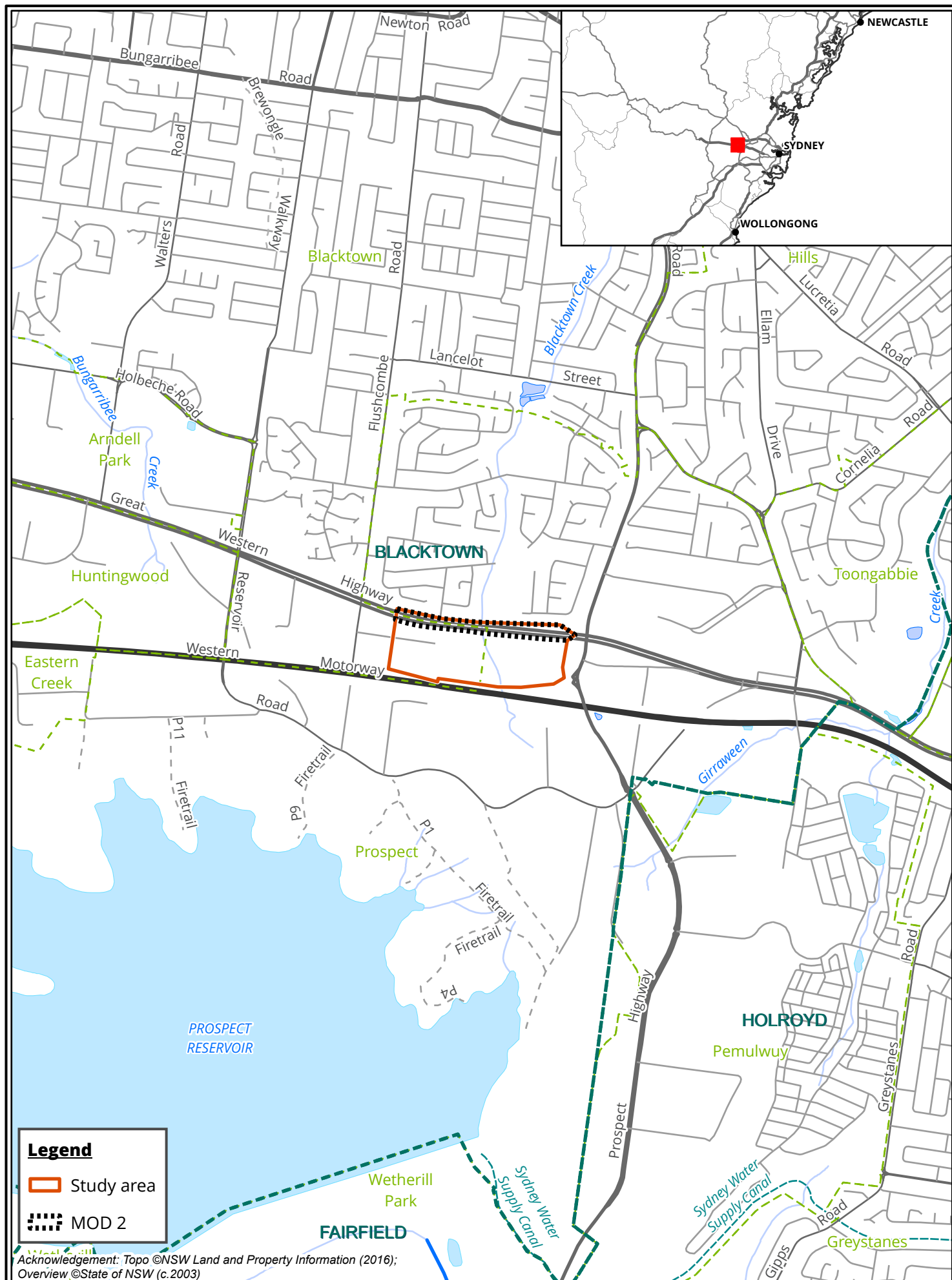
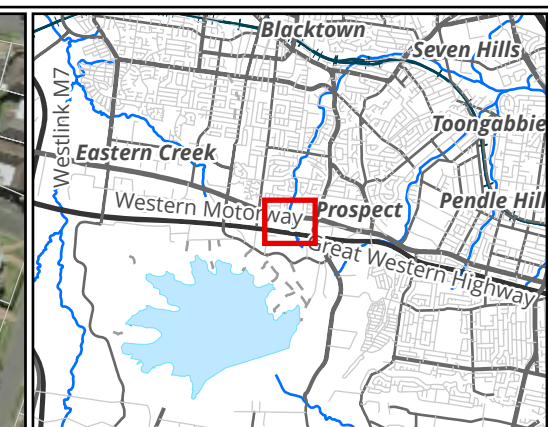


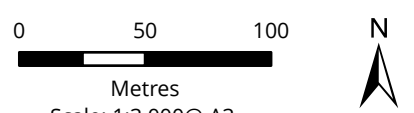
Figure 1 Location of the study area

Matter: 43961, Date: 17 February 2026,
Prepared for: AV, Prepared by: JB, Last edited by: jbeckius
Location: <LINK>P:\43900s\43961\Mapping\</LINK>
43961_Prospect&GWH_SSD_ModLetter
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- Legend**
- Study area
 - MOD 2
 - Lot

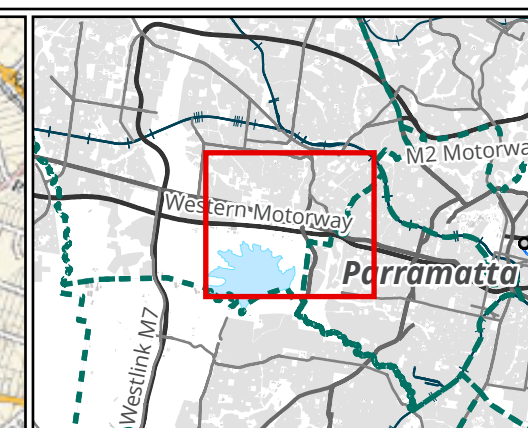
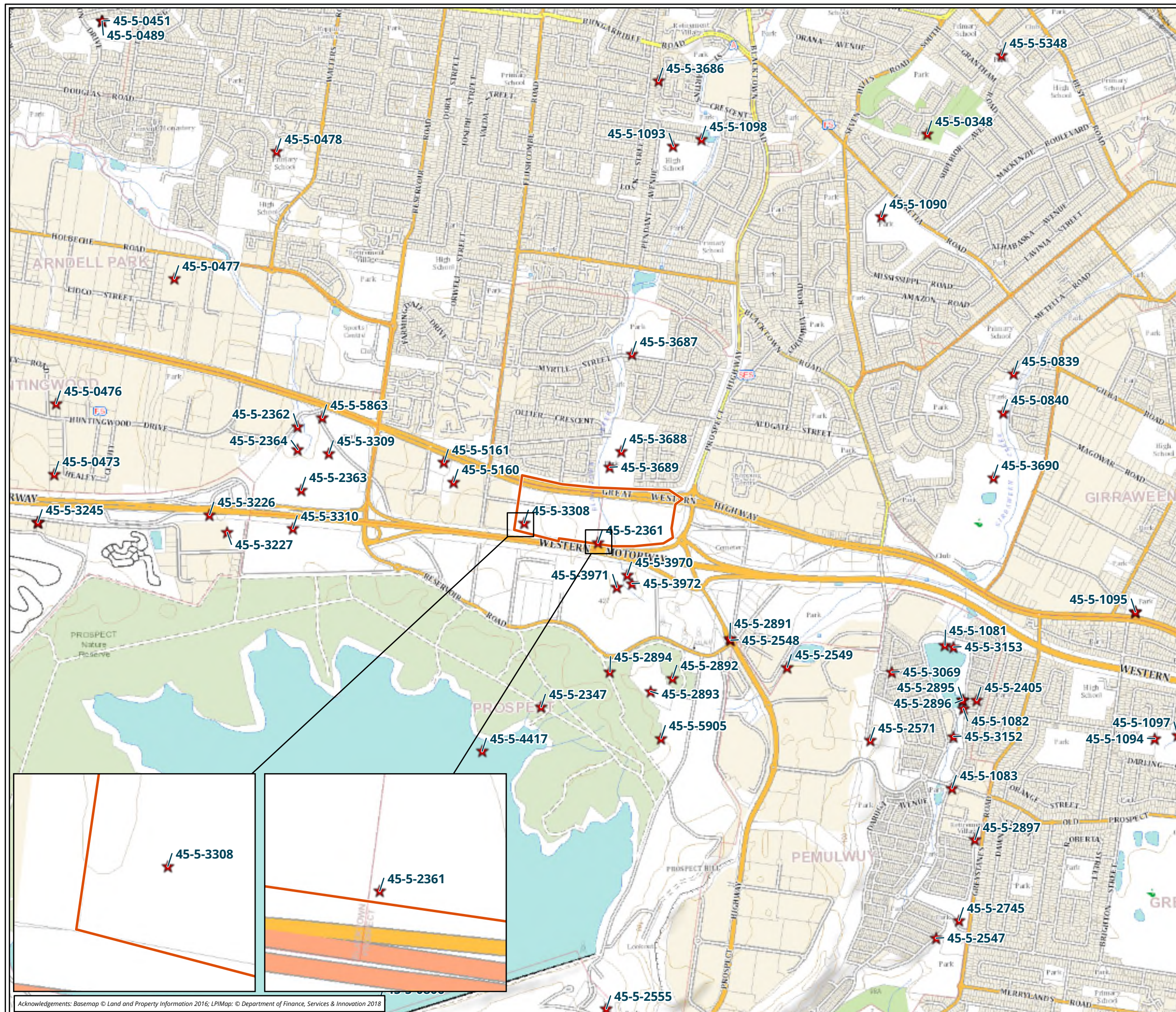
Figure 2 Study area detail



Scale: 1:3,000@ A3
 Coordinate System:
 GDA2020 MGA Zone 56

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Legend

- Study area
- AHIMS

NOT TO BE MADE PUBLIC

Figure 4 AHIMS within the vicinity of the study area

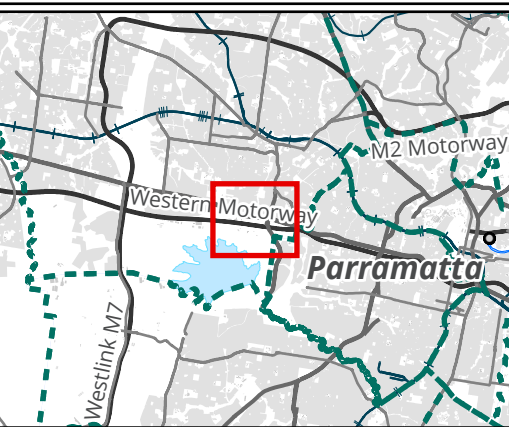
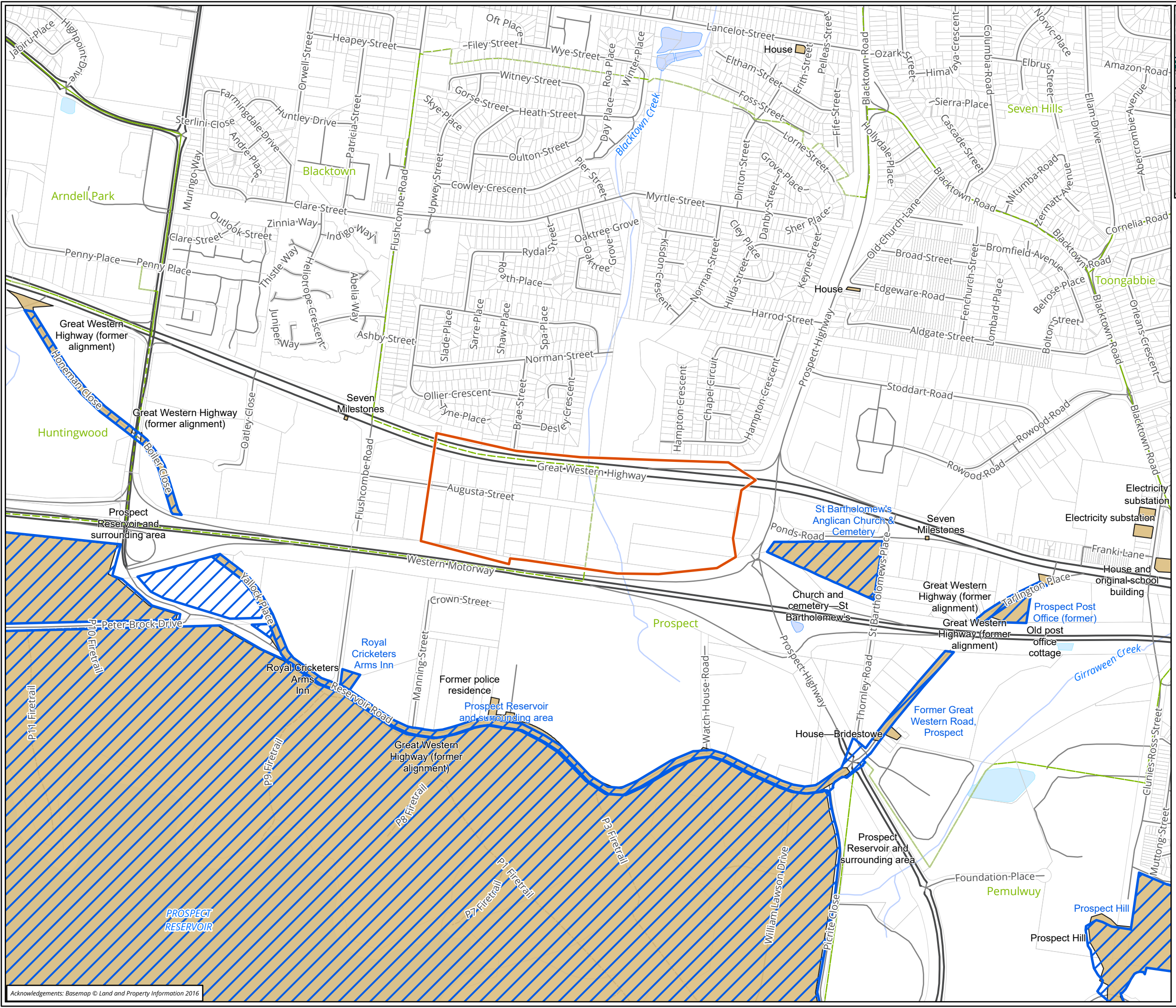
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Metres

Scale: 1:20,000@ A3
Coordinate System:
GDA2020 MGA Zone 56



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Legend

- Study area
- Lot
- State heritage item

Local Environmental Plan

- Item - General

Figure 5 Heritage items in the vicinity of the study area

0 100 200 300 400

Metres

Scale: 1:10,000@ A3

Coordinate System: GDA2020 MGA Zone 56

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