

13 May 2022

Department of Planning, Industry & Environment
Planning Secretary
12 Darcy St
Parramatta NSW 2150

Aliro Management Pty Limited
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1 Macquarie Place
Sydney NSW 2000
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To the Secretary,

**Prospect Logistics Estate, Pemulwuy
SSD 10399**

Aliro Management Pty Limited as Development Manager on behalf of ISPT Pty Ltd for the Prospect Logistics Estate writes in respect to our letter dated 8 July 2022 and the staging of the development.

We advise the Department that pursuant to Condition A11, the construction and operation of the development will be undertaken in stages, each subject to a Construction Certificate and Occupation Certificate from the Principal Certifying Authority. The staging of the works is proposed as follows:

Stage	Work Elements
Stage 1a	Earthworks and associated retaining (excluding those works impacting on the Sydney Water main, and Warehouse 1 & 7 impacted by Blacktown City Council's regional stormwater basin)
Stage 1b	Earthworks and associated retaining not included in Stage 1a
Stage 2	Construction and Operation of warehouse 2
Stage 3	Construction of and Operation of warehouse 7
Stage 4	Construction and Operation of the internal estate roadway and associated infrastructure including authority services connections
Stages 5 & 6	Construction and Operation of Remaining warehouses

The enclosed staging plans Sheets 1 & 2 have been attached for reference.

We advise the Secretary that pursuant to Condition A11 the commencement of operations for Warehouse 2 and the Internal Estate Road are anticipated to commence on or around 1st August 2022.

Yours Sincerely

Colin MacDonald
Development Manager

Cc: Adrian Grew, ISPT Pty Ltd

Encl: SSD 10399 Development Staging Plan Sheets 1 & 2 revision 4 dated 13.05.2022

VOLUMES (APPROXIMATE ONLY):

STAGE 1	
CUT	= 100 900 m ³
FILL	= 57 400 m ³
DETAILED EXCAVATION (1500m ² /ria over 4.97ha)	= 7 500 m ³
REINFORCED EARTH WALL BACKFILL	= 37 600 m ³
BALANCE	= 88 600 m ³ [EXPORT]
STAGE 2	
CUT	= 45 900 m ³
FILL	= 210 900 m ³
WETLAND REGRADING	= 0 m ³ [CUT/FILL BALANCE]
DETENTION BASIN REGRADING	= 13 900 m ³
DETAILED EXCAVATION (1500m ² /ria over 12.62ha)	= 18 900 m ³
REINFORCED EARTH WALL BACKFILL	= 38 200 m ³
BALANCE	= 94 800 m ³ [IMPORT]
OVERALL	
STAGE 1 BULK EARTHWORKS	= 88 600m ³
STAGE 2 BULK EARTHWORKS	= 94 800 m ³
BALANCE	= 5 400 m ³ [IMPORT]

EARTHWORK VOLUMES ARE PRELIMINARY ONLY AND HAVE BEEN BASED ON A TOPSOIL STRIP/SLAB TRIM OF 200mm OVER THE ENTIRE SITE. THE VOLUMES HAVE ALSO BEEN BASED ON AN OVERALL PAVING STRUCTURAL THICKNESS OF 300mm across THE SITE. NO ALLOWANCE HAS BEEN MADE IN THE ABOVE VOLUMES FOR EROSION & SEDIMENT CONTROL, BACKFILLING, BULKING OR COMPACTION OF FILLED SOILS, THE REMOVAL OF UNCONTROLLED FILL OR CONTAMINATED MATERIAL, TEMPORARY DRAINAGE SWALES WITHIN FILLING PADS, OR ANY OTHER UNSPECIFIED EXCAVATION RELATED TO FUTURE WAREHOUSE CONSTRUCTION.

THE EXISTING SURFACE IS BASED ON:

- THE SITE SURVEY PROVIDED BY CRUX SURVEYING AUSTRALIA REF 12006-SU-DT-001
- THE SITE SURVEY PROVIDED BY RENNE GALLIE SURVEYS REF 693.1
- LIDAR INFORMATION FROM THE NSW FOUNDATION SPATIAL DATA 'ELVIS'

PRELIMINARY EARTHWORKS ARE SUBJECT TO CHANGE TO SUIT FINAL FINISHED LEVELS & PAVEMENT DEPTHS WHICH ARE TO BE CONFIRMED DURING THE DETAILED DESIGN PHASE OF EACH INDIVIDUAL WAREHOUSE. CONTRACTORS ARE TO MAKE APPROPRIATE ALLOWANCES TO PROVIDE ADDITIONAL CUTTING AND FILLING AS NECESSARY TO SUIT THE FUTURE DESIGN LEVELS.

LEVELS DATUM IS AHD



Keywords: child sexual abuse; disclosure; social support

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STATE SIGNIFICANT DEVELOPMENT APPLICATION

44 CLUNES ROAD STREET, GREYSTONES

DESIGNED BY: **SSD 10399** | 021 221 2200

ISSUED FOR INFORMATION: **27.04.19** | **09.02.20**

Costin Roe Consulting Pty Ltd
Consulting Engineers *****

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Costin Roe Consulting

Precision | Communication | Accountability

DRAWING TITLE
SSD 10399 Construction Staging Plan
Sheet 1 of 2

DATE 27.04.2021

SITE LEGEND	
	FNC-1, CHAINMESH FENCING
	FNC-2, PALISADE FENCING
	RETAINING WALL - INDICATIVE
	SG SLIDING GATE
	GATE
	PEDESTRIAN GATE
	SITE BOUNDARY
	BUILDING SETBACK
	LANDSCAPE SETBACK
	SEWER
	S1 TENANT PYLON SIGNAGE
	S2 ESTATE SIGNAGE
	WATER TANK ABOVE GROUND
	WATER TANK UNDER GROUND
	BP BIKE PARKING
	S1 SITE IDENTIFICATION 8m (MULTI TENANT)
	S2 SITE IDENTIFICATION 2.5m
	S3 SITE IDENTIFICATION 2m
	S4 SECONDARY DIRECTIONAL 2m
	S5 SECONDARY DIRECTIONAL 2m
	S6 SECONDARY DIRECTIONAL 1.3m
	S7 TENANCY SIGNAGE 12m X 4m
REFER TO ELEVATIONS FOR LOCATION	

AREA SCHEDULE (GFA)		AREA SCHEDULE (GFA)	
SITE COVERAGE	50.5%	SITE AREA (INCLUDING HERITAGE RESERVE)	186,596.5 sqm
AWNINGS AREA		WAREHOUSE 01	
WH 01	2,205sqm	OFFICE 01	1,196sqm
WH 02	3,785sqm	DOCK OFFICE 01	100sqm
WH 03	2,439sqm	DOCK OFFICE 02	100sqm
WH 04	1,408sqm	WAREHOUSE 02 + BATTERY CHARGE	
WH 05	2,197sqm	OFFICE 02	482sqm
WH 06	1,303sqm	DOCK OFFICE	1,400sqm
WH 07	1,536sqm	DOCK OFFICE	240sqm
TOTAL AWNING AREA	14,873sqm	WAREHOUSE 03	12,556sqm
LANDSCAPE AREA (INCLUDING HERITAGE RESERVE)		OFFICE 03	1,118sqm
	33,103sqm	DOCK OFFICE 01	100sqm
	17.7%	DOCK OFFICE 02	100sqm
CARPARKING REQUIRED		WAREHOUSE 04	5,349sqm
CARPARKING PROVIDED		OFFICE 04	376sqm
	544	DOCK OFFICE	100sqm
	549	WAREHOUSE 05	10,401sqm
		OFFICE 05	1,009sqm
		DOCK OFFICE	100sqm
		WAREHOUSE 06	8,441sqm
		OFFICE 06	913sqm
		DOCK OFFICE	100sqm
		WAREHOUSE 07	8,927sqm
		OFFICE 07	793sqm
		DOCK OFFICE	100sqm
TOTAL WAREHOUSE GFA		86,368sqm	
TOTAL OFFICE GFA		7,845sqm	
CAFE		146sqm	
GRAND TOTAL GFA		94,359sqm	

