

26 June 2024

Aliro Management Pty Limited

Level 38

Gateway

1 Macquarie Place

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Telephone: 1300 310 085

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Department of Planning & Environment

Planning Secretary

12 Darcy St

Parramatta NSW 2150

To the Secretary,

Prospect Logistics Estate, Pemulwuy

SSD 10399

Aliro Management Pty Limited as the development manager for the Prospect Logistics Estate on behalf of ISPT Pty Ltd. write to advise the Department that pursuant to Condition A10 and A11 of SSD 10399, and in accordance with the staging plan approved on 12 March 2024 under Condition A15 (available in Appendix 1) the commencement of operations at Warehouse 3 will be 18 July 2024.

Further notifications for operational commencement pertaining to the remaining warehouses will be issued in the coming months as they reach completion.

Yours Sincerely



Andrew Whiteman

Development Manager

Cc: Adrian Grew, ISPT Pty Ltd

Appendix 1: Approved Prospect Logistics Estate Staging Plan

15 February 2024

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1 Macquarie Place
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Telephone: 1300 310 085
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Department of Planning, Industry & Environment
Planning Secretary
12 Darcy St
Parramatta NSW 2150

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 the staging of the development, which has now been updated.

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 updated staging of the works is proposed in Table 1 below.

Further, pursuant to Condition A15, the Operational Environmental Management Plan and accompanying Operational Traffic Management Plan will be provided in the stages outlined below in Table 1.

Stage	Work Elements	OEMP Required?
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)	No
Stage 1b	Earthworks and associated retaining not included in Stage 1a	No
Stage 2	Construction and Operation of warehouse 2 and portion of internal estate roadway.	Yes (approved 31 August 2022)
Stage 3	Construction and Operation of the remainder of the internal estate roadway and associated infrastructure including authority services connections	No
Stage 4	Construction and Operation of Warehouse 1, Warehouse 3 and Warehouse 6	Yes
Stages 5	Construction and Operation of Warehouse 7	Yes

Please note that Stage 1 contains earthworks and associated retaining only and as such an OEMP and OTMP is not required. Further, the operational requirements for Stage 3 will be addressed in the OEMP and OTMP for each warehouse and therefore Stage 3 will also not require an OEMP or OTMP.

The enclosed staging plans Stage 1 and the remainder of the Estate have been attached for reference.

Yours Sincerely



Andy Lloyd
Assistant Development Manager

Appendix 1: Development Staging Sheets

VOLUMES (APPROXIMATE ONLY):

STAGE 1	
CUT	= 100 900 m ³
FILL	= 57 400 m ³
DETAILED EXCAVATION (1,500m ³ /Ha 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	= 270 900 m ³
WETLAND REGRADING	= 0 m ³ (CUT/FILL BALANCE)
DETENTION BASIN REGRADING	= 13 900 m ³
DETAILED EXCAVATION (1,500m ³ /Ha over 12.62Ha)	
	= 18 900 m ³
REINFORCED EARTH WALL BACKFILL	
	= 38 200 m ³
BALANCE	= 94 000 m ³ (IMPORT)
OVERALL	
STAGE 1 BULK EARTHWORKS	= 88 600 m ³
STAGE 2 BULK EARTHWORKS	= 94 000 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 PAVEMENT 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 BUILDING PADS, OR ANY OTHER UNSPECIFIED EXCAVATION RELATED TO FUTURE WAREHOUSE CONSTRUCTION.

THE EXISTING SURFACE IS BASED ON:

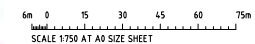
- THE SITE SURVEY PROVIDED BY CRUX SURVEYING AUSTRALIA REF 120016-SU-DT-001
- THE SITE SURVEY PROVIDED BY RENNIE GOLLEDGE SURVEYORS REF 603 173
- LIDAR INFORMATION FROM THE NSW FOUNDATION SPATIAL DATA ELVIS

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.

LEGEND:

LEVELS DATUM IS AHD

- 50.00 — - EXISTING CONTOUR (0.2m INTERVAL)
 — 50.00 — - B.E.L. CONTOUR (MAJOR 1.0m)
 — 50.10 — - B.E.L. CONTOUR (MINOR 0.25m)
 ▲ 50.00 - B.E.L. SPOT LEVEL
 — S — - EXISTING SEWER
 — W — - EXISTING SYDNEY WATER MAIN



FOR DEVELOPMENT APPLICATION

ARCHITECT

SB

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CLONE

Aliro A

PROJECT
STATE SIGNIFICANT
DEVELOPMENT APPLICATION
44 CLUNY ROAD STREET UREYSTANES



CORSELET AUSTRALIA

Costin Roe Consulting Pty Ltd.
Consulting Engineers INCORPORATED
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 Walsh Bay, Sydney NSW 2000
 Tel: (02) 9232-7990 Fax: (02) 9241-3233

Costin Roe Consulting

PRECISION | COMMUNICATION | ACCOUNTABILITY

DRAWING TITLE		
SSD 10399 Construction Staging Plan		
Sheet 1 of 2		
DRAWING No	SSD_3K_CS01	06.07.2021
ISSUE	3	

AREA SCHEDULE (GLA)

WAREHOUSE 01	17,312 m²
OFFICE 01	881 m²
DOCK OFFICE 01	130 m²
PLANT ROOMS	279 m²
TOTAL:	18,603 m²

WAREHOUSE 02	21,842 m²
OFFICE 02	1,461 m²
DOCK OFFICE 02	243 m²
TOTAL:	23,546 m²

WAREHOUSE 03	27,184 m²
OFFICE 03	1,159 m²
DOCK OFFICE 03	315 m²
TOTAL:	28,658 m²

WAREHOUSE 06	9,270 m²
OFFICE 06	481 m²
DOCK OFFICE 06	163 m²
PLANT ROOMS	151 m²
TOTAL:	10,065 m²

WAREHOUSE 07	9,350 m²
OFFICE 07	597 m²
DOCK OFFICE 07	99 m²
TOTAL:	10,046 m²

TOTAL WAREHOUSE GLA	84,958 m²
TOTAL OFFICE GLA	5,529 m²
TOTAL PLANT / FIRE SERVICES	750 m²
CAFE GLA	120 m²
RECREATIONAL AREA GLA	10 m²

GRAND TOTAL GLA	91,367 m²
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SITE AREA (INCLUDING HERITAGE RESERVE)	187,947 m²
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LANDSCAPE AREA (INCLUDING HERITAGE RESERVE)	28,652 m²
	14.95%

INTERNAL ROAD (ROAD ONLY)	8,171 m²
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HERITAGE HILL RESERVE	9748 m²
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SITE COVERAGE	48.56%
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PARKING PROVISION	PROVIDED
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WAREHOUSE 01	200
WAREHOUSE 02	108
WAREHOUSE 03	132
WAREHOUSE 06 (UNDERCROFT)	40
WAREHOUSE 07	68
CAFE	13

CARPARKING PROVIDED	561
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LEGEND

	FNC-01, CHAINMESH FENCING
	FNC-02, PALISADE FENCING
	RETAINING WALL - INDICATIVE
	SG, SLIDING GATE
	GATE
	PEDESTRIAN GATE
	SITE BOUNDARY
	BUILDING SETBACK
	LANDSCAPE SETBACK
	SEWER
	WT, WATER TANK ABOVE 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
	SYDNEY WATER EASEMENT

Stage 5:
Warehouse 7
Construction Est Commencement:
Q20 2024

Stage 4:
Warehouses 3 and 6
Construction Est Completion
June 2023

Stage 2:
Warehouse 2 and initial Estate
Infrastructure and Roadworks
Operations Commenced October 2022

Stage 4:
Warehouse 1
Construction Est Commencement:
May 2023

Stage 3:
Remaining Estate
Infrastructure and
Roadworks.
Completion: June 2023

Heritage Reserve:
No works to be completed in
this area

DRAWING REFERENCES

WAREHOUSE 1	22235_A100_SITE PLAN (L)	24.07.2023
WAREHOUSE 2	19280_DA100_Y_SITE PLAN	30.08.2021
WAREHOUSE 3	22043_A100_SITE PLAN (D)	05.07.2023
WAREHOUSE 6	22028_D100_SITE PLAN (G)	06.07.2023
WAREHOUSE 7	22276_TP01_SITE PLAN (A)	05.10.2023
FIRE SERVICES	CO13251.06-C51&C52 DWG_Finished Levels Plan-Sheet 1&2_1&5	19.05.2022
RETAINING WALLS	CO13251.12-EW60 TO EW63-0_RETAINING WALL PLAN & ELEVATIONS_22393	11.07.2022
CIVIL & ESTATE ROAD	X_BASE_3D_13251.12	26.06.2023

24.07.2023
30.08.2021
05.07.2023
06.07.2023
05.10.2023
19.05.2022
11.07.2022
26.06.2023

No.	DATE:	REVISION:	BY:	CHK:
KK	18.09.2023	FOR INFORMATION	PR	JF
LL	08.10.2023	FOR INFORMATION	PR	JF
MM	02.11.2023	FOR INFORMATION	PR	JF
NN	21.12.2023	FOR INFORMATION	AS	JF
PP	05.02.2024	WH3 & WH7 GLA UPDATE	AS	JF

All areas indicated are indicative for design and planning purposes only and should not be used for any contractual reasons without verification by a licensed surveyor or further design development being completed.

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PROJECT:
GREYSTANES INDUSTRIAL PARK
CLUNIES ROSS STREET, GREYSTANES NSW

TITLE:
ESTATE MASTER PLAN

CLIENT:

Aliro

DATE: AUGUST, 2023
DRAWN BY: PR
SCALE: 1/1000 @ A1
SCALE:

JOB NO:
22058

DRAWING NO:
DA1001

REVISION:
PP

watson
young