

Alspec Industrial Business Park

Masterplan Report

September 2021

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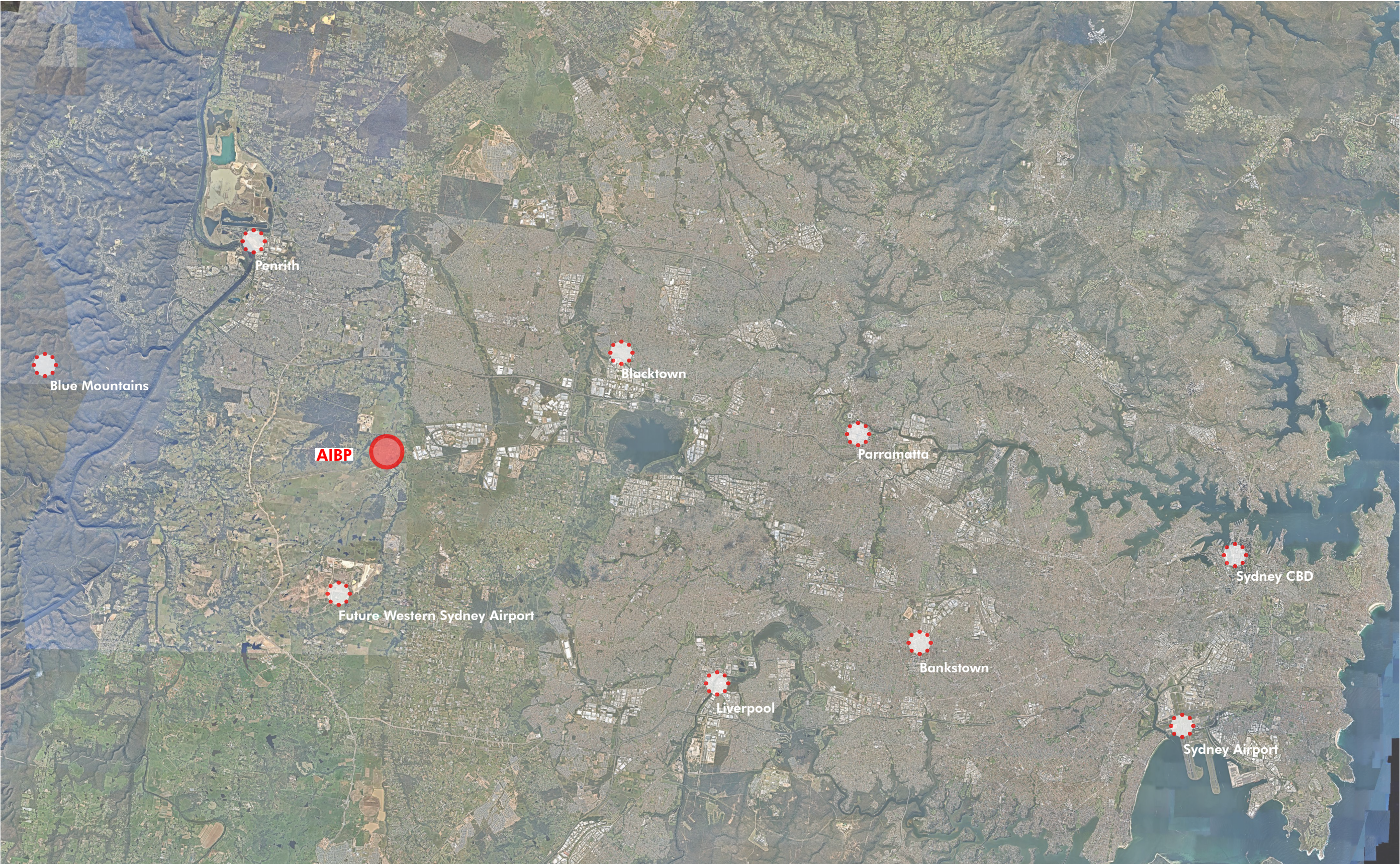
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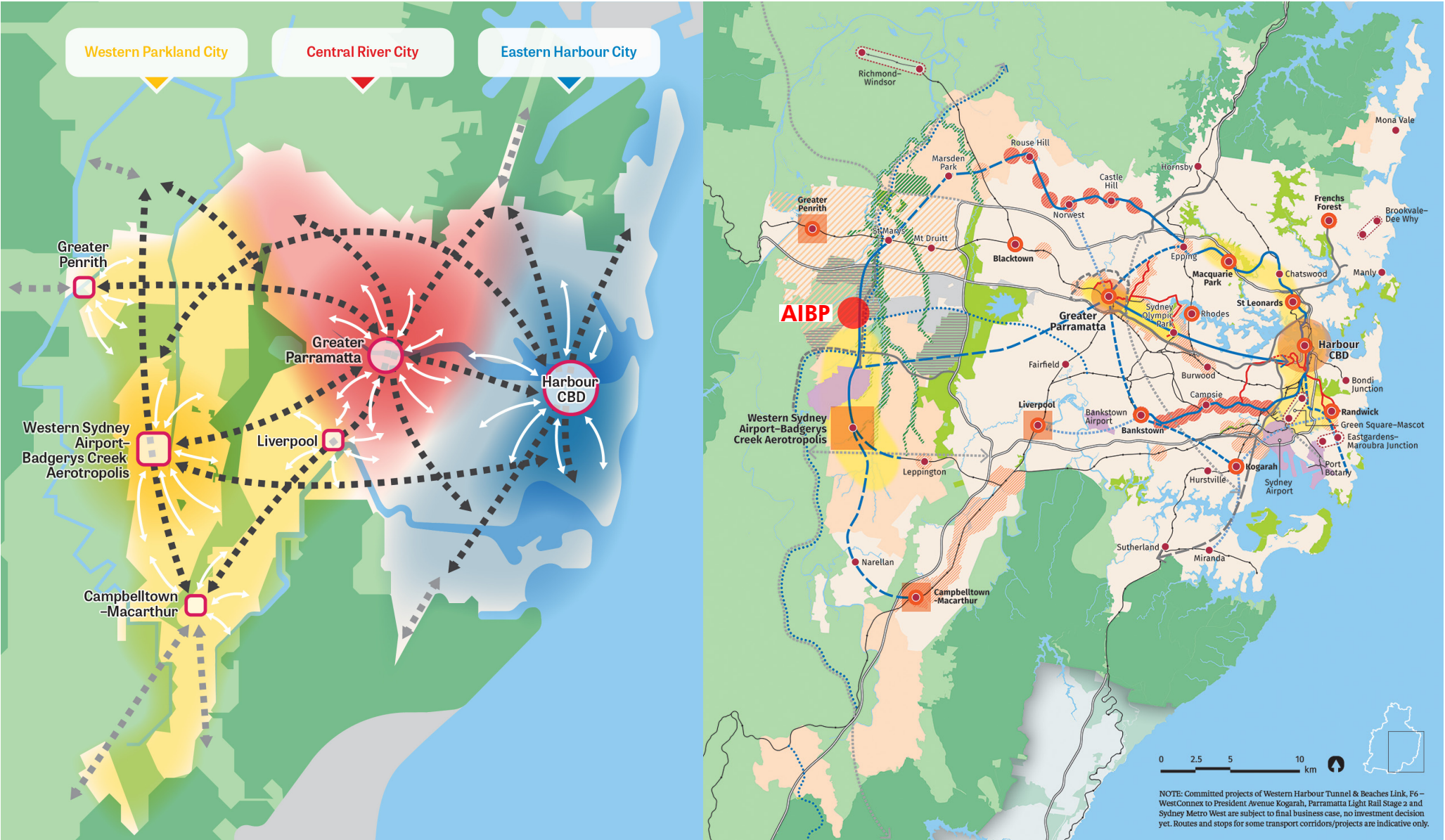
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00 Context Plans



00 Context Plans

A Metropolis of Three Cities



Greater Sydney 'Three Cities' Plan

Legend:

- Metropolitan Centre
- Metropolitan Cluster
- Waterways
- City Shaping Transport Corridor
- Regional Transport Corridor
- City Serving Transport
- Protected Natural Area
- Metropolitan Rural Area

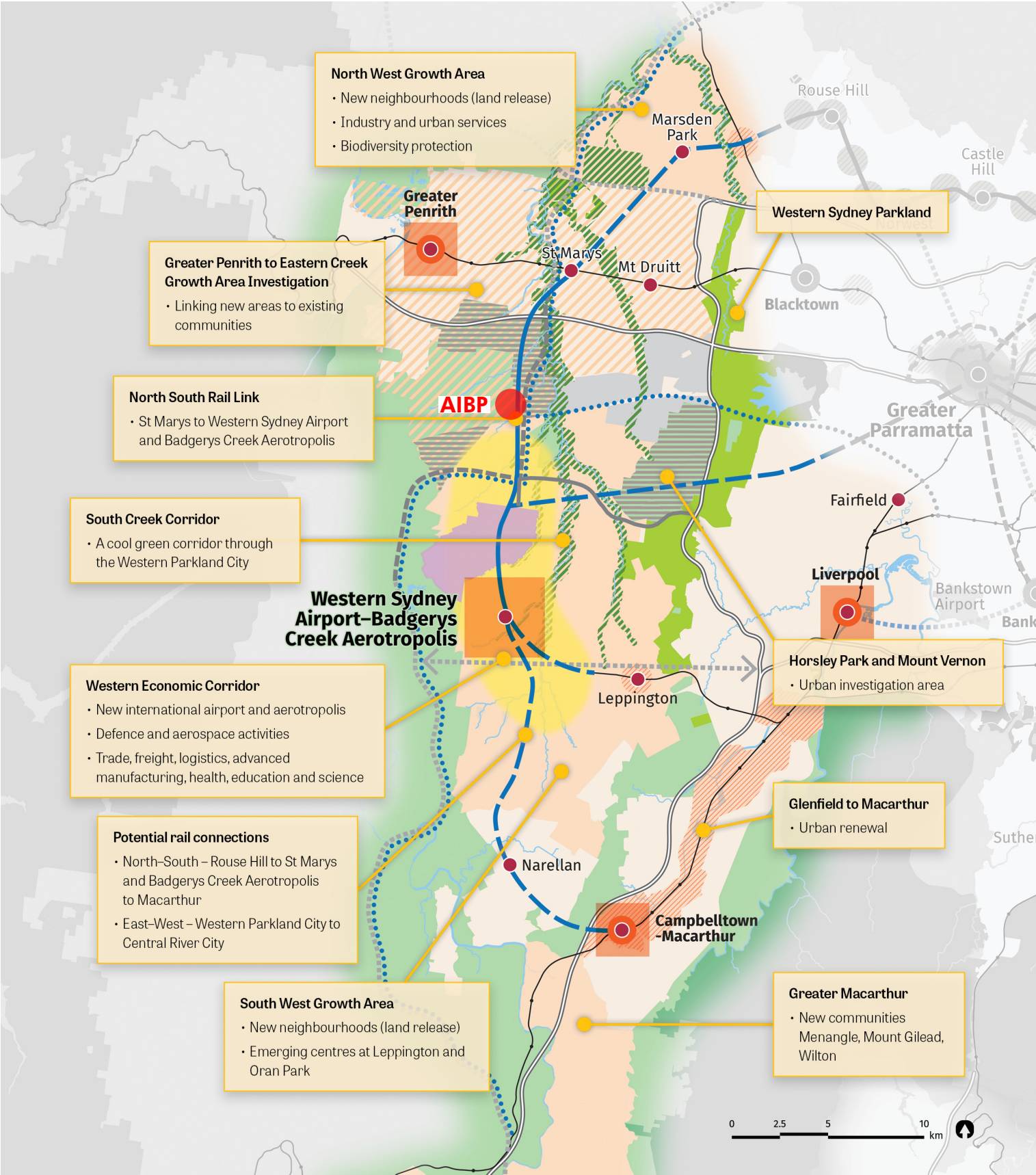
Greater Sydney Region Plan

Legend:

- Metropolitan Centre
- Metropolitan Cluster
- Health & Education Precinct
- Strategic Centre
- Economic Corridor
- Trade Gateway
- Western Sydney Employment Area
- Land Release Area
- Transit Oriented Development
- Urban Renewal Area
- Greater Penrith to Eastern Creek Growth Area
- Urban Investigation Area
- Urban Area
- Protected Natural Area
- Metropolitan Rural Area
- Major Urban Parkland including National Parks and Reserves
- South Creek Parkland Investigation
- Waterways
- Train Station
- Committed Train Link
- Train Link/ Mass Transit Investigation 0-10 yrs
- Train Link/ Mass Transit Investigation 10-20 yrs
- Train Link/ Mass Transit Visionary
- Freight Rail Investigation
- Light Rail
- Light Rail Investigation
- Motorway
- Committed Motorway
- Road Investigation 0-10 yrs
- Road Investigation 10-20 yrs
- Road Visionary

00 Context Plans

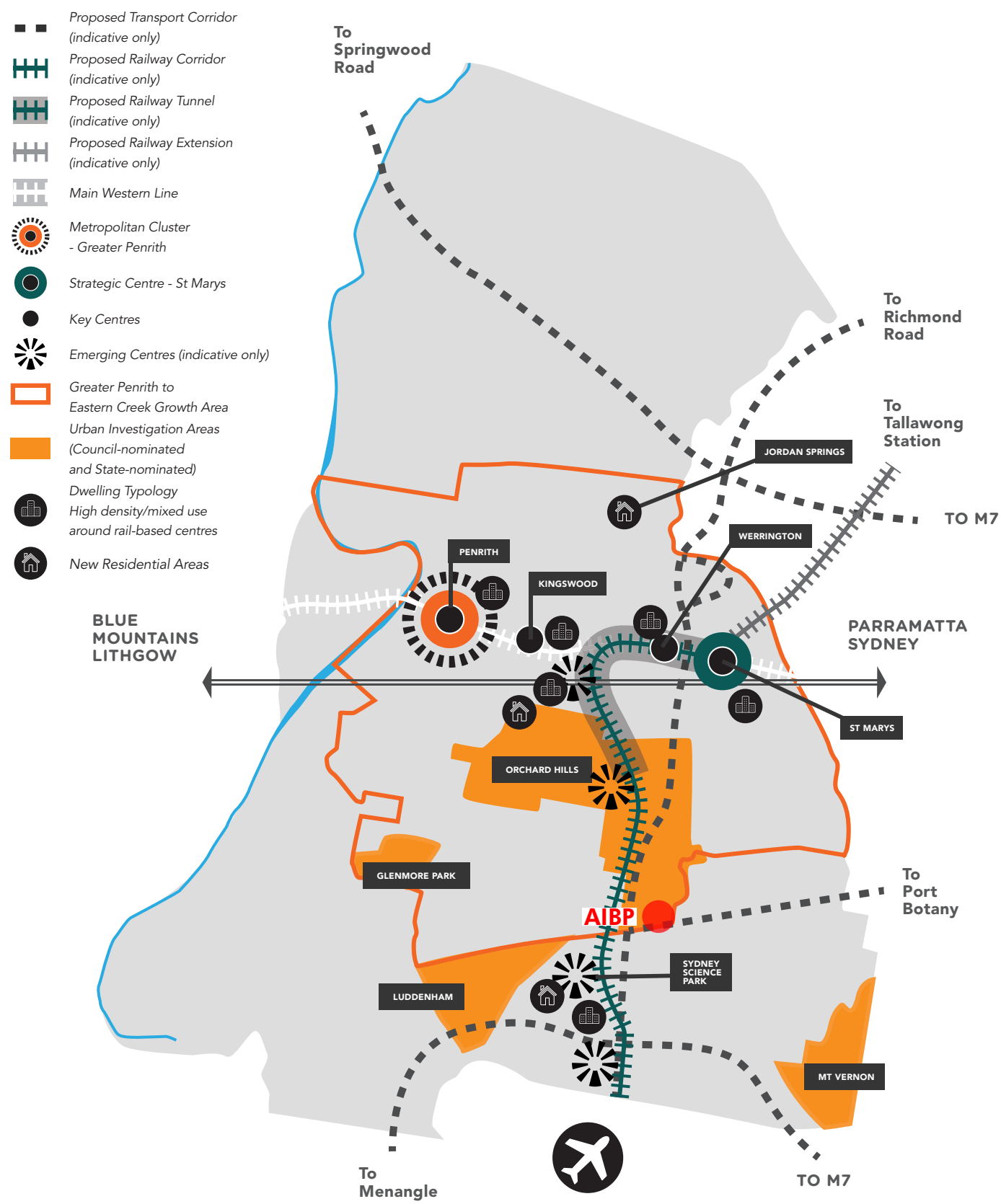
Western Sydney Vision Plan



- Legend:
- Metropolitan Centre
 - Strategic Centre
 - Economic Corridor
 - Trade Gateway
 - Western Sydney Employment Area
 - Land Release Area
 - Transit Oriented Development
 - Urban Renewal Area
 - Greater Penrith to Eastern Creek Growth Area
 - Urban Investigation Area
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00 Context Plans

Greater Penrith to Eastern Creek Structure Plan

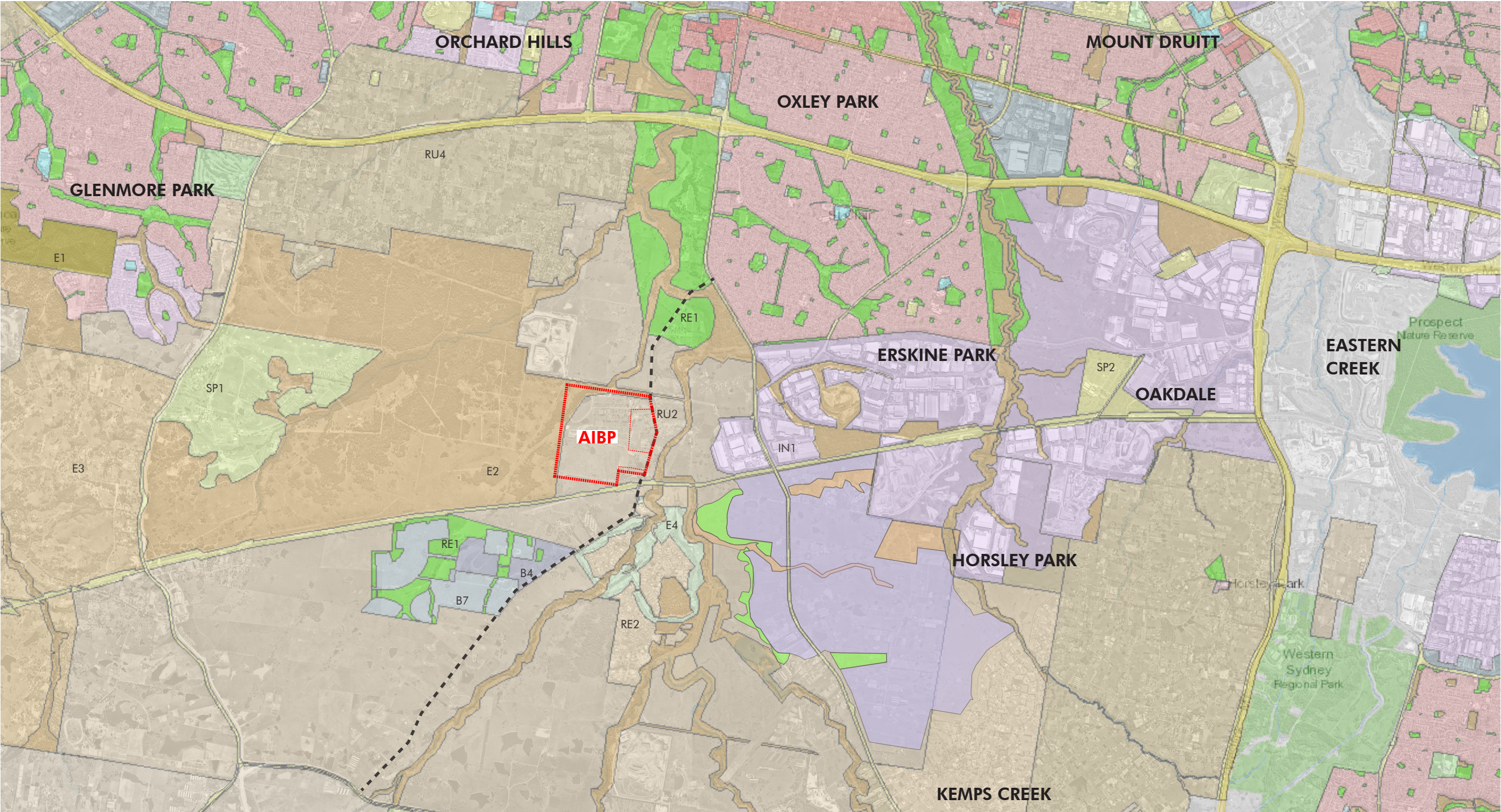


01

Conext Analysis

01 Context Analysis

Existing Zoning

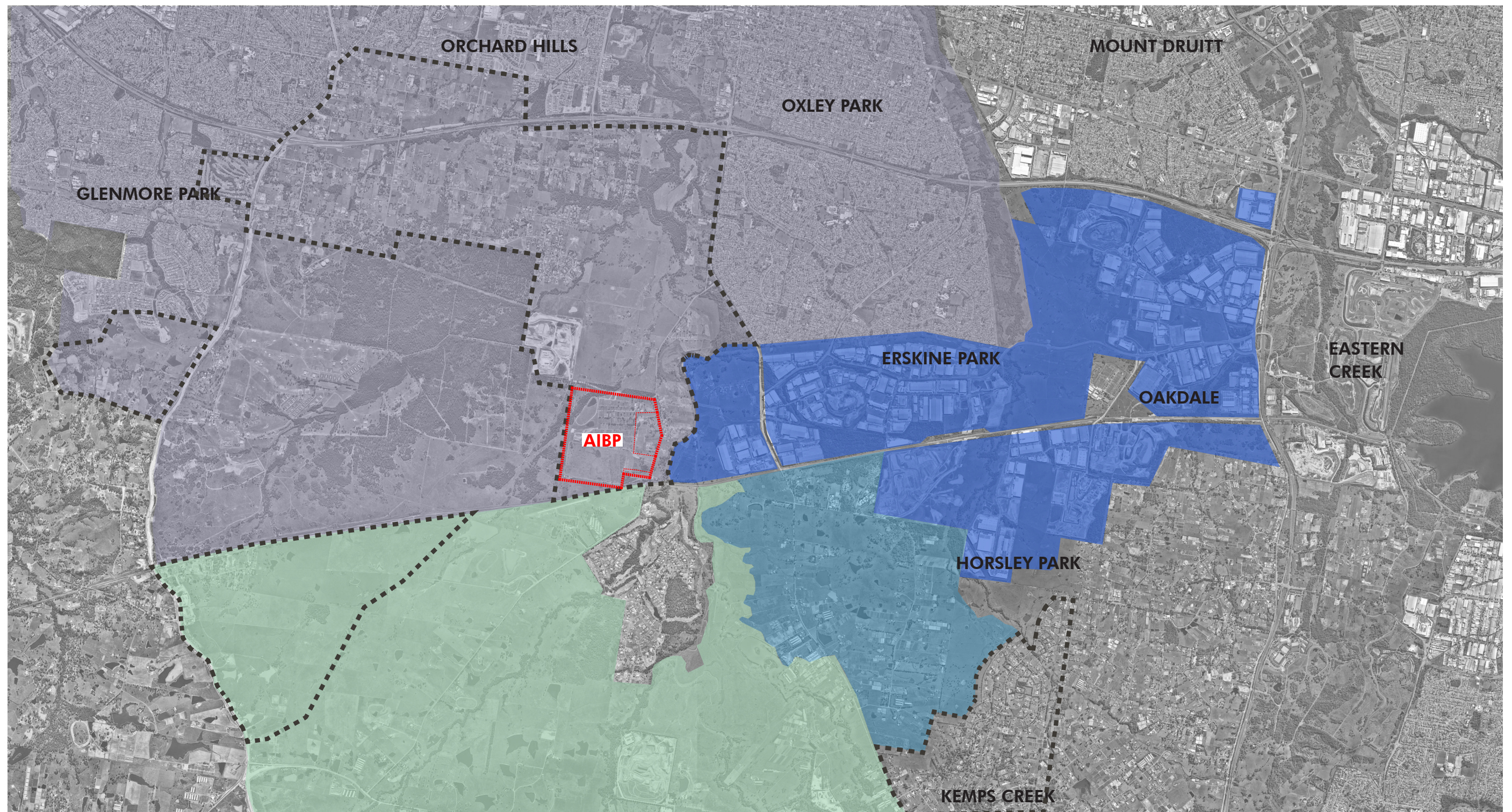


NSW Planning Portal

- Legend:
- | | | | |
|--------------------------------|---------------------------------|------------------------------|--------------------------------------|
| B4 - Mixed Use | E2 - Environmental Conservation | R2 - Low Density Residential | RU4 - Primary Production, Small Lots |
| B7 - Buissnes Park | E3 - Environmental Management | RE1 - Public Recreation | SP1 - Special Activities |
| E1 - National Parks & Reserves | IN1 - General Industrial | RE2 - Private Recreation | SP2 - Infrastructure |
| | R1 - General Residential | RU2 - Rural Landscape | ■ Luddenham Road |

01 Context Analysis

Western Sydney Growth Areas

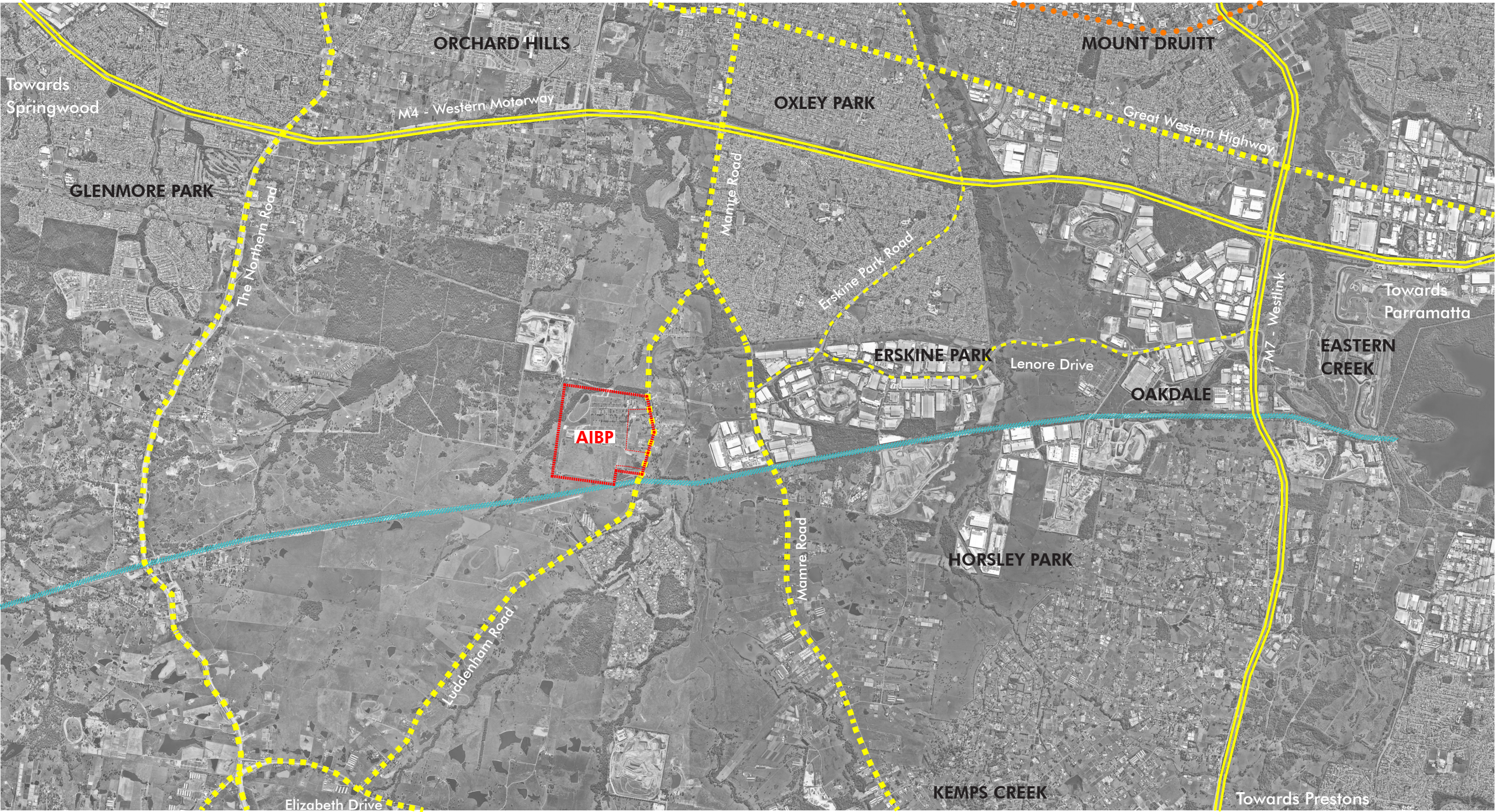


Legend:

- Aerotropolis
- Greater Penrith to Eastern Creek Growth Area (GPEC)
- Mamre Road Precinct
- Western Sydney Employment Area
- Penrith City Council Urban Investigation Areas

01 Context Analysis

Existing Infrastructure



Legend:

Existing Pipeline

Existing Motorways

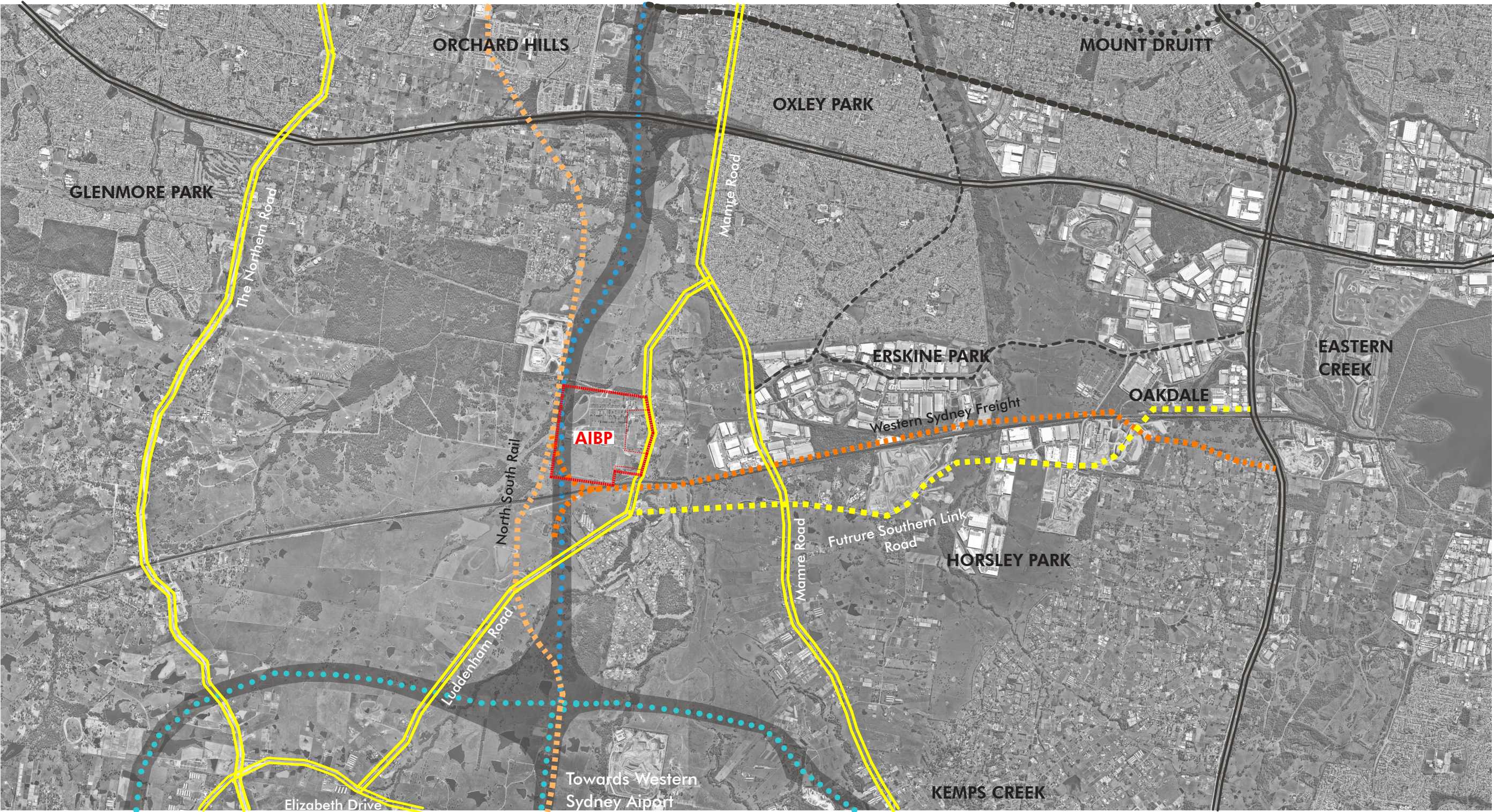
Existing Main Roads

Existing Main West Line



01 Context Analysis

Proposed Future Infrastructure



- Legend:
- Proposed Road Upgrades
 - Proposed New Road
 - Proposed Western Syd. Freight Line
 - Proposed North South Rail Line
 - Proposed New Motorways
 - Proposed M12
 - Proposed M9 - Outer Sydney Orbital

02

Site Analysis

02 Site Analysis

Site & Boundary



Legend:
Boundary
Future Land Use/Road Widening
Reverse

02 Site Analysis

Contours



Legend:

- Boundary
- Future Land Use/Road Widening Reverse
- Contours (1m)



02 Site Analysis

Flooding



Legend:

Boundary

Future Land Use/Road Widening Reverse

Predicted Peak Flood Levels

South Creek



02 Site Analysis

Riparian Corridor



Legend:

- Dense Vegetation & Corridor
- Boundary
- Future Land Use/Road Widening Reverse

02 Site Analysis

Orbital & Rail



- Legend:
- Boundary
 - Future Land Use/Road Widening Reverse
 - Proposed North South Rail Line
 - Proposed Outer Sydney Orbital
 - Proposed Road Upgrades & Shared Pedestrian Paths
 - Proposed Western Sydney Freight Line

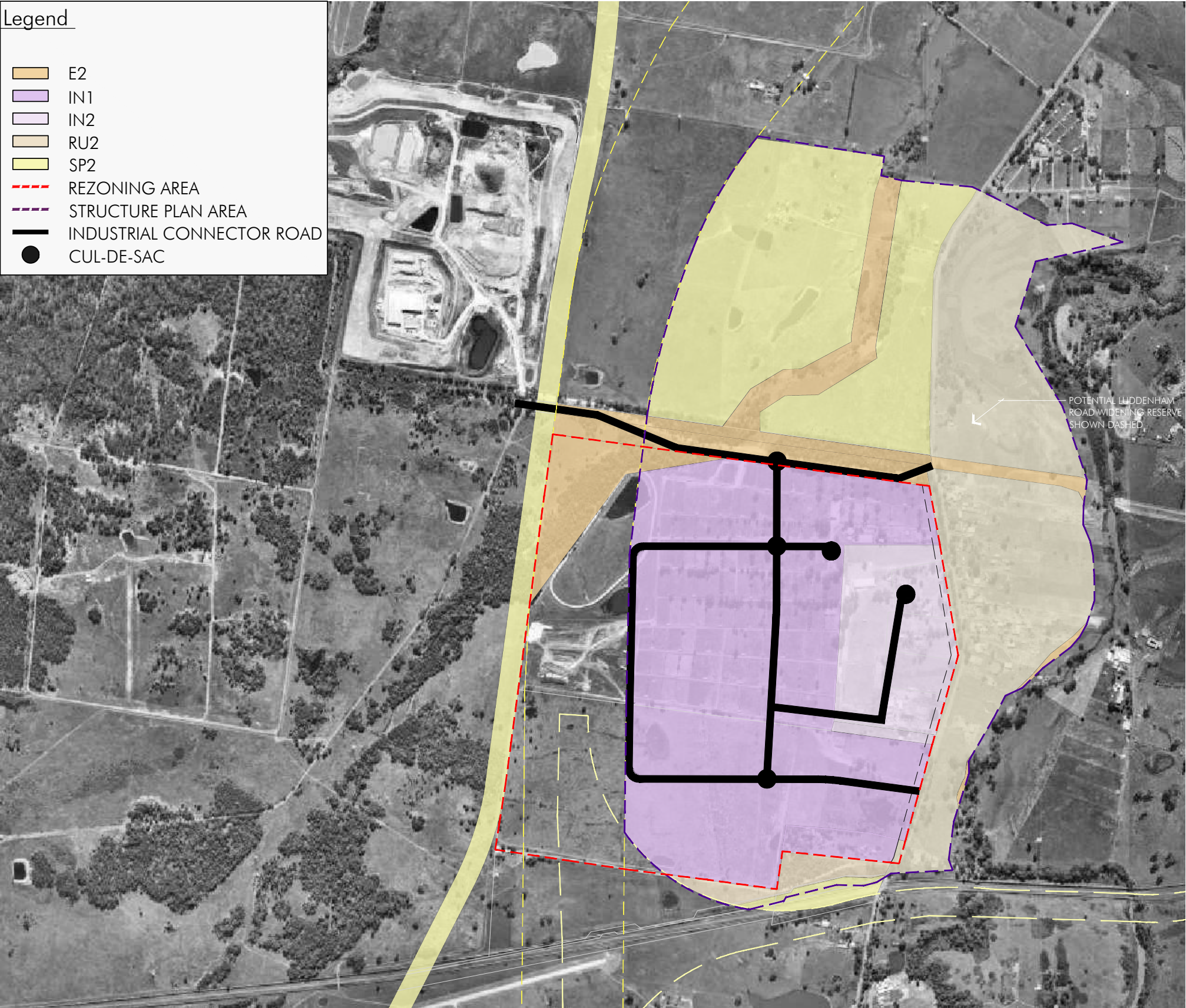


03

Structure Plan

03 Structure Plan

Structure Plan



04

Masterplan

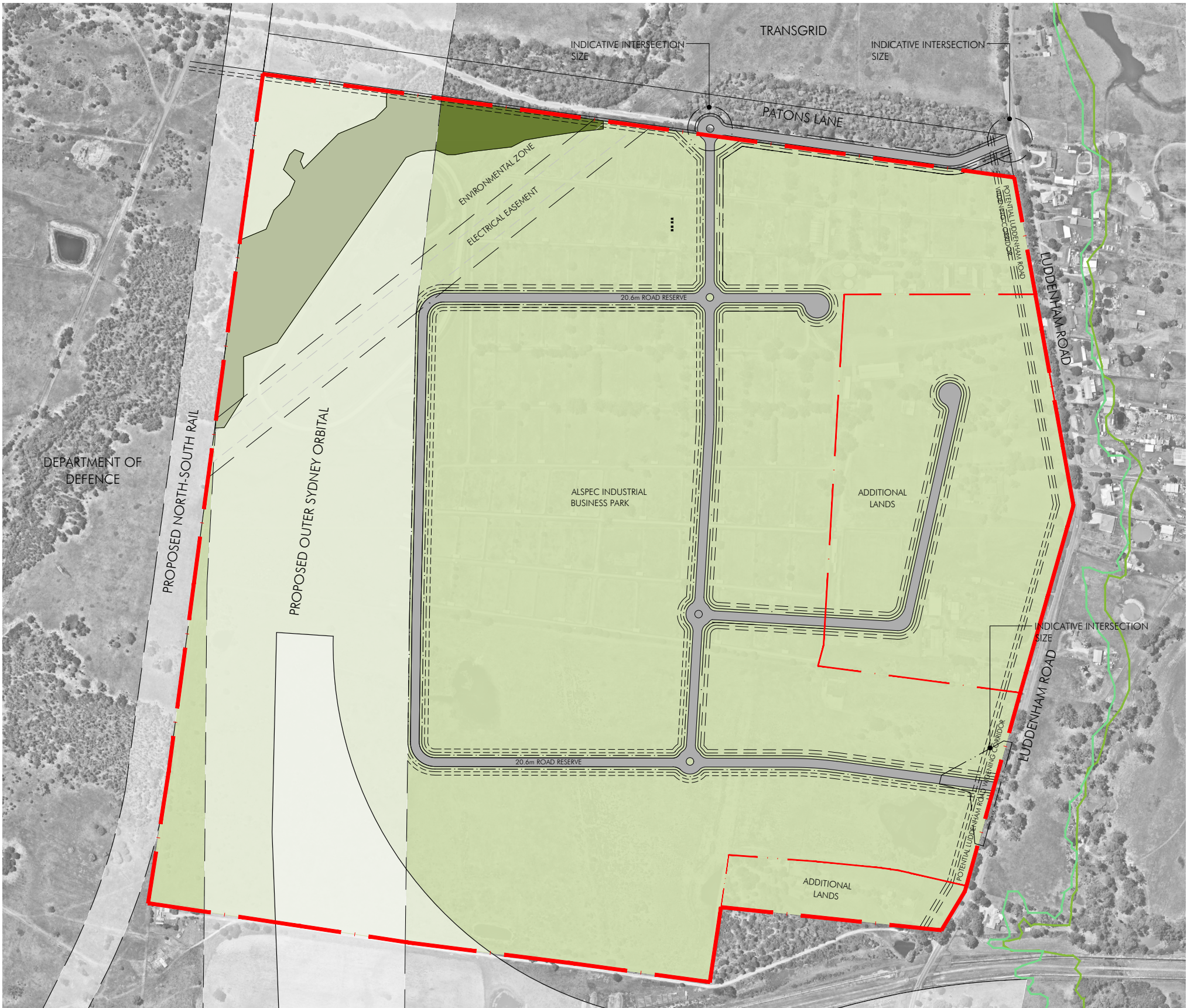
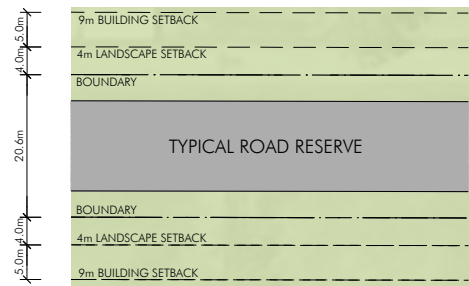
04 Masterplan

Environmental & Constraints Management

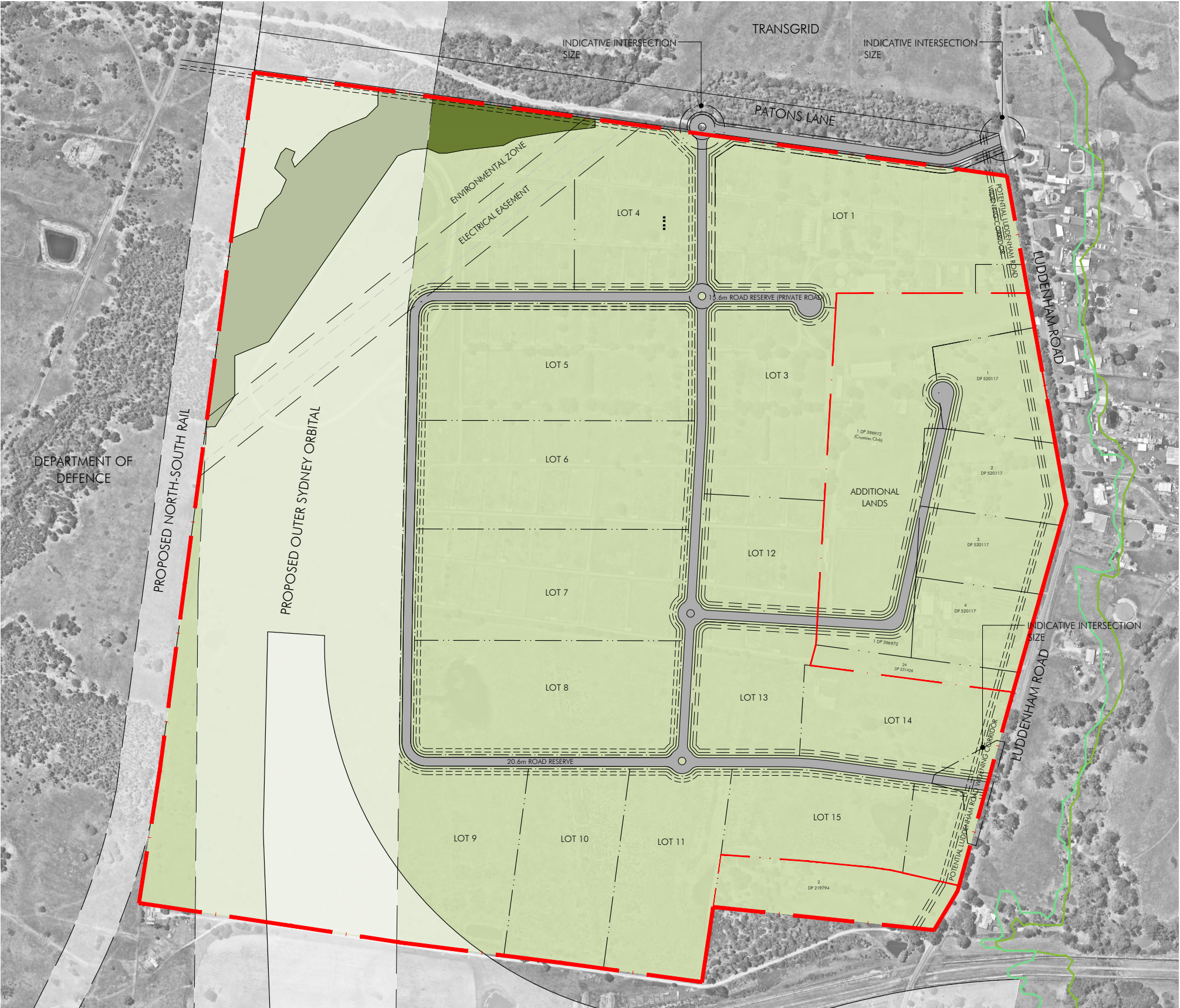


04 Masterplan

Internal Road Network

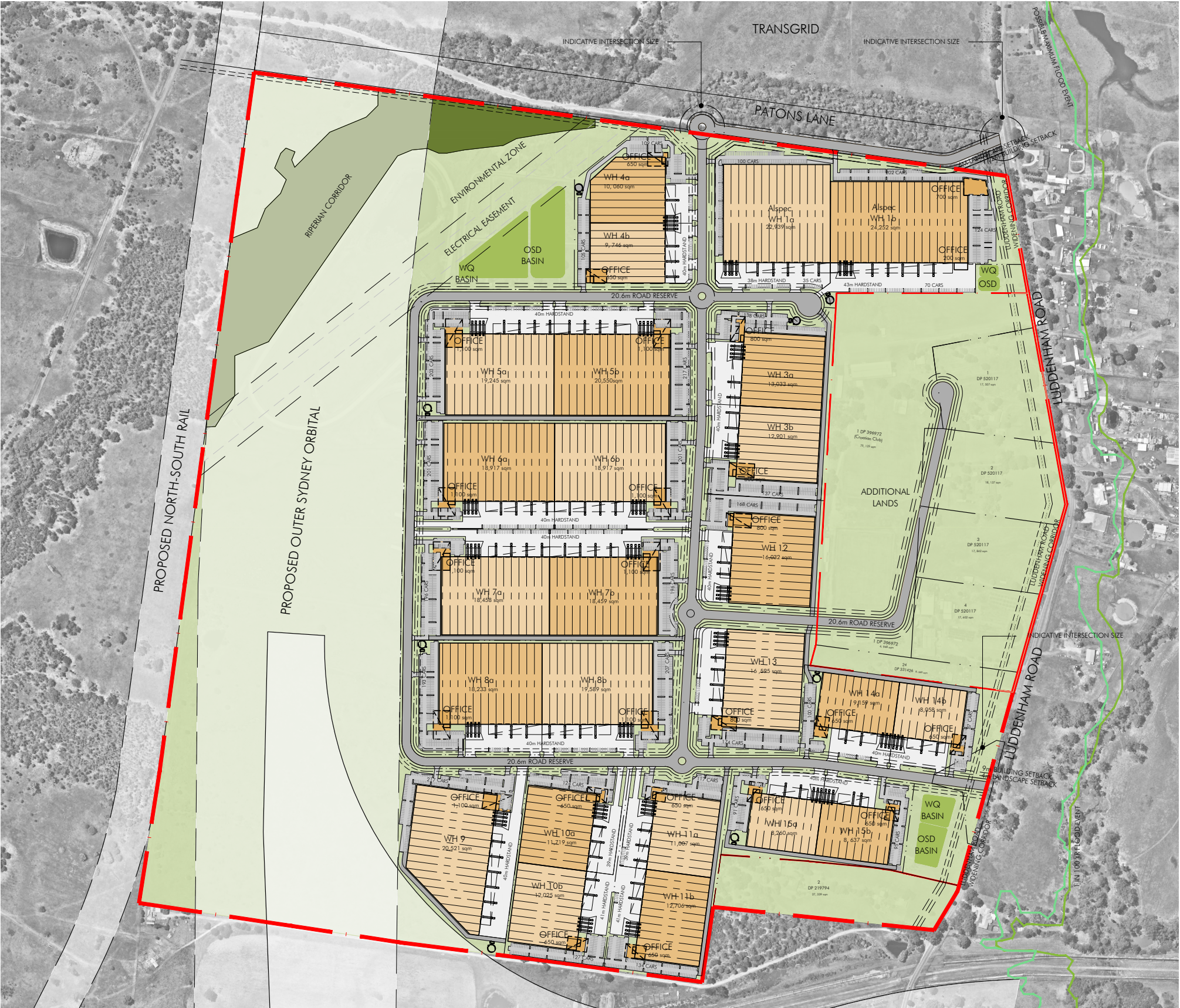


04 Masterplan
Lots

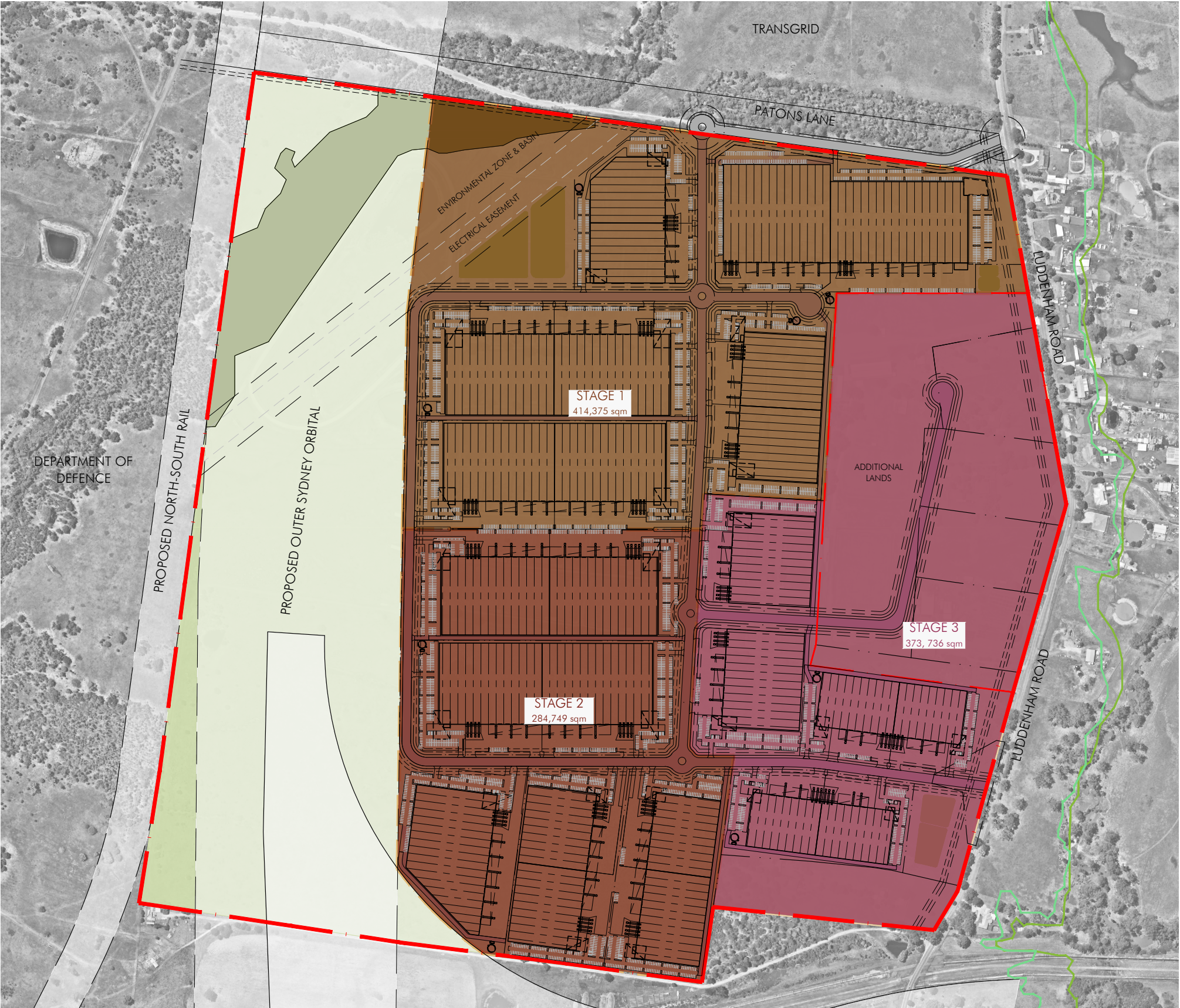


04 Masterplan

Buildings



04 Masterplan
Stages



04 Masterplan

Area Tables

Alspec Industrial Business Park	
9-Sep-21 SK0228	
TOTAL SITE AREA (m²)	1,466,103
AIBP Total Site Area	1,253,713
Additional Land Total Site Area	212,390
Constraints (m²)	SITE AREA (m²)
Outer Sydney Orbital	360,412
Western Sydney Freight (excl. overlaps)	6,089
Electrical Easement (excl. overlaps)	23,335
Enviro. Management & Basins (incl. severed land)	84,259
Luddenham Road Widening Corridor (excl. overlaps)	21,238
Road Reserves	79,755
CONSTRAINTS TOTAL	575,088
TOTAL DEVELOPABLE AREA (m²)	891,015

STAGE 1 AREA (m²) (incl. internal constraints)	414,375
LOT 1 - Alspec	
Landtake area	87,227
Total Warehouse	47,191
Total Office	900
Total Building Area	48,091
Lot FSR	0.55:1
Carparking Achieved	500
LOT 2	
Landtake area	50,784
Total Warehouse	25,934
Total Office	1,600
Total Building Area	27,534
Lot FSR	0.54:1
Carparking Achieved	275
LOT 4	
Landtake area	38,022
Total Warehouse	19,806
Total Office	1,300
Total Building Area	21,106
Lot FSR	0.56:1
Carparking Achieved	214
LOT 5	
Landtake area	69,993
Total Warehouse	39,795
Total Office	2,200
Total Building Area	41,995
Lot FSR	0.6:1
Carparking Achieved	420
LOT 6	
Landtake area	64,905
Total Warehouse	37,834
Total Office	2,200
Total Building Area	40,034
Lot FSR	0.62:1
Carparking Achieved	402

STAGE 2 AREA (m²) (incl. internal constraints)	284,749
LOT 7	
Landtake area	65,202
Total Warehouse	36,917
Total Office	2,200
Total Building Area	39,117
Lot FSR	0.6:1
Carparking Achieved	392
LOT 8	
Landtake area	65,988
Total Warehouse	37,822
Total Office	2,200
Total Building Area	40,022
Lot FSR	0.61:1
Carparking Achieved	400
LOT 9	
Landtake area	41,001
Total Warehouse	20,521
Total Office	1,100
Total Building Area	21,621
Lot FSR	0.53:1
Carparking Achieved	217
LOT 10	
Landtake area	42,726
Total Warehouse	23,744
Total Office	1,300
Total Building Area	25,044
Lot FSR	0.59:1
Carparking Achieved	251
LOT 11	
Landtake area	45,585
Total Warehouse	23,713
Total Office	1,300
Total Building Area	25,013
Lot FSR	0.55:1
Carparking Achieved	251

STAGE 3 AREA (m²) (incl. internal constraints)	373,736
LOT 12	
Landtake area	29,711
Total Warehouse	16,032
Total Office	800
Total Building Area	16,832
Lot FSR	0.57:1
Carparking Achieved	168
LOT 13	
Landtake area	32,111
Total Warehouse	16,595
Total Office	800
Total Building Area	16,595
Lot FSR	0.52:1
Carparking Achieved	174
LOT 14	
Landtake area	35,902
Total Warehouse	17,217
Total Office	1,300
Total Building Area	18,517
Lot FSR	0.52:1
Carparking Achieved	187
LOT 15	
Landtake area	35,583
Total Warehouse	16,897
Total Office	1,300
Total Building Area	18,197
Lot FSR	0.51:1
Carparking Achieved	186
ADDITIONAL LAND	
Landtake area	186,275
Total Warehouse	87,549
Total Office	5,588
Total Building Area	93,138
Lot FSR	0.5:1
Carparking Achieved	935



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