

Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA000	COVER	B	29/05/25
DA101	LEP & DCP MAPPING - LEP Mapping Overlay	A	14/03/24
DA102	LEP & DCP MAPPING - DCP Mapping Overlay of Road Network & Site Access	B	29/05/25
DA103	BULK EARTHWORKS PLANS - Zoning Plan Overlay	B	29/05/25
DA104	BULK EARTHWORKS PLANS - Draft Subdivision Plan	B	29/05/25
DA105	BULK EARTHWORKS PLANS - Lot Pad Arrangement Plan	B	29/05/25
DA106	CURRENT PLANNING APPLICATIONS - Plan of Current Planning Applications	B	29/05/25
DA107	INDICATIVE CONCEPT MASTERPLAN FOR AIBP - Indicative Lot Arrangement Plan & Road Network	C	29/05/25
DA108	INDICATIVE CONCEPT MASTERPLAN FOR AIBP - Setback Plan	B	29/05/25
DA109	INDICATIVE CONCEPT MASTERPLAN FOR AIBP - Indicative Concept Masterplan	C	29/05/25
DA110	INDICATIVE CONCEPT MASTERPLAN FOR ADJOINING PROPERTIES - Indicative Lot Arrangement & Road Network	C	29/05/25



Alsip Industrial Business Park

11178

Masterplan Document

Cope DA, Estate Road and Subdivision DA
MAY 2025

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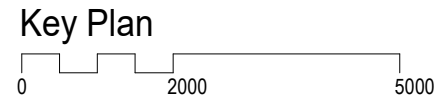
Client



Issue	Description	Date
A	ISSUED FOR INFORMATION	14/03/24

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Project Name
Alspec Industrial Business Park
Project Address
Luddenham Road, Orchard Hills NSW



Drawing Title: LEP & DCP MAPPING - LEP Mapping Overlay			
Author: MJ	Checker: NG	Sheet Size: A1	Scale: 1:20000
Drawing Number: 11178_DA101			Issue: A

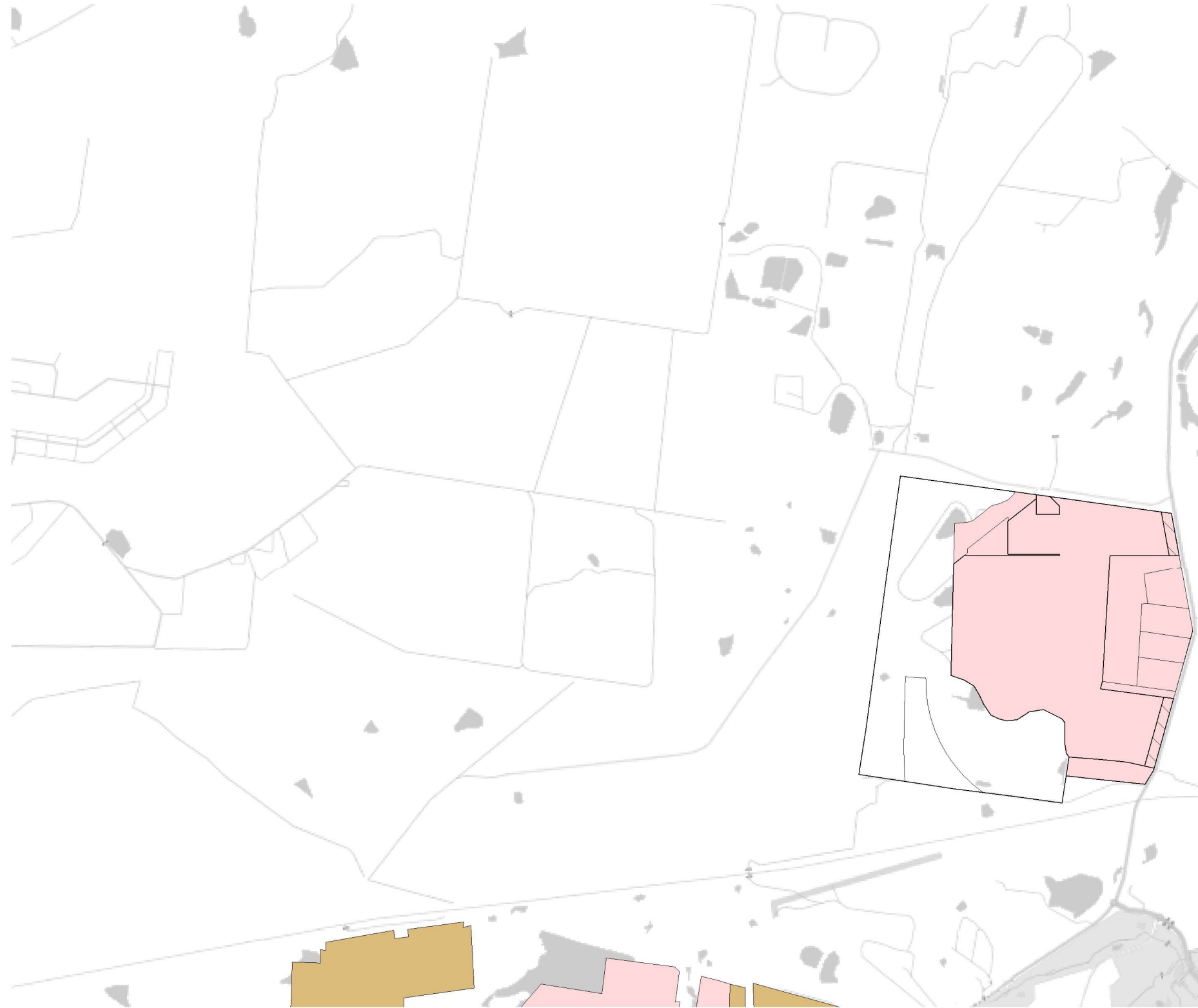
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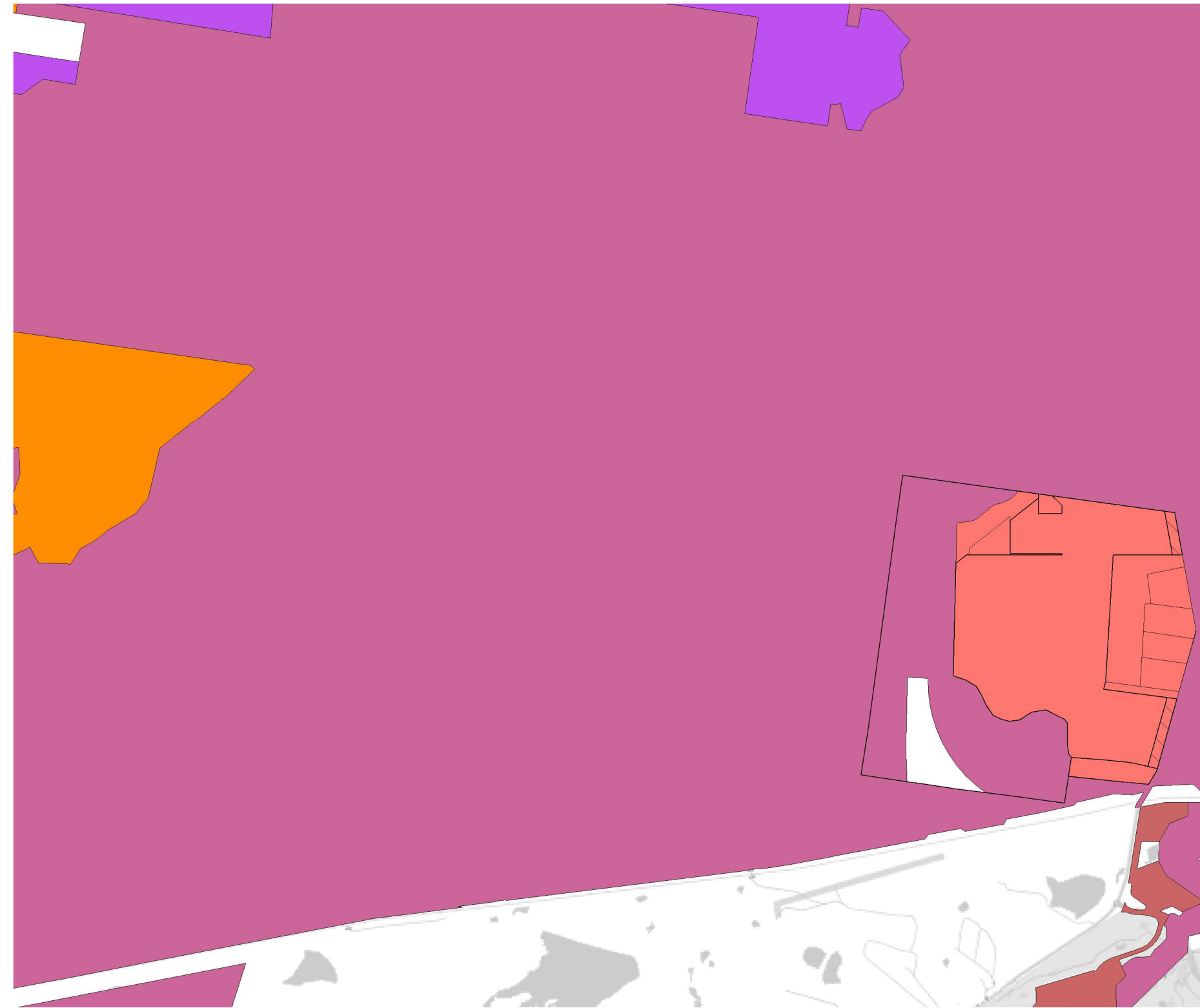
3 Additional Permitted Uses Map
1 : 20000

Additional Permitted Uses



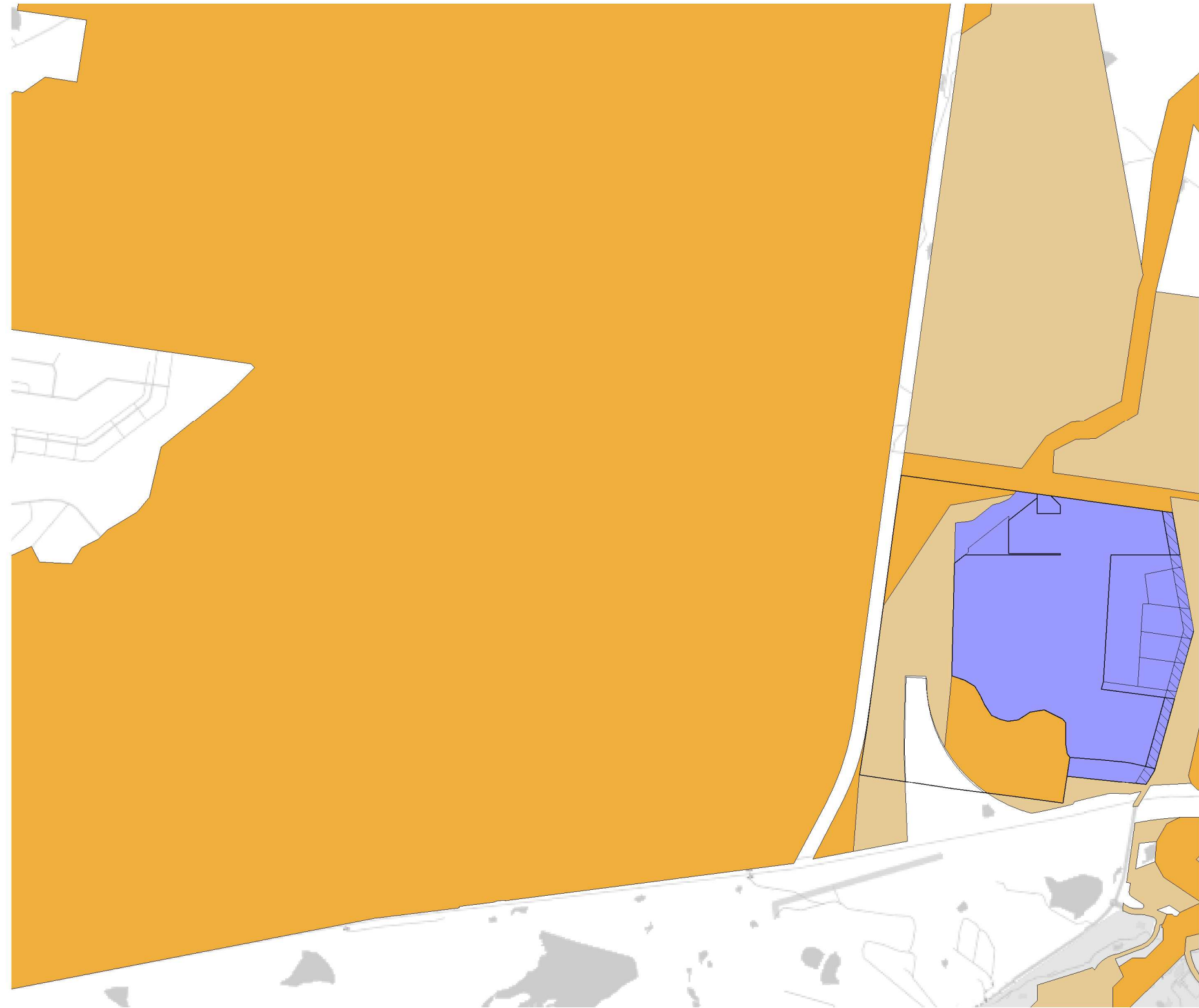
4 Height of Buildings Map
1 : 20000

18
24



2 Lot Size Map
1 : 20000

1000
4000
400000 (40 ha)
20000 (2 ha)
10000000 (1000 ha+)



1 Zoning Plan Map
1 : 20000

Transport Investigation Area
Rural Landscape
Environmental Conservation
General Industrial

ALSPEC INDUSTRIAL BUSINESS PARK	
28-Mar-25	DA105
TOTAL LANDTAKE (m ²)	1,253,780
Constraints Name	Constraints Area (m ²)
40m Luddenham Road Widening Corridor	18,947
Access Road	2,326
Collector Road (25.6 m)	34,138
EE	6,372
Residual Land	612,763
Constraints Total Area(m ²)	674,546
Pad Name	Pad Area (m ²)
Pad 1	83,597
Pad 2	36,878
Pad 3a	63,649
Pad 3b	51,479
Pad 3c	32,208
Pad 4a	80,170
Pad 4b	104,959
Pad 4c	79,981
Pad 5a	26,589
Pad 5b	19,733
Total Developable Area (m ²)	579,243



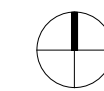
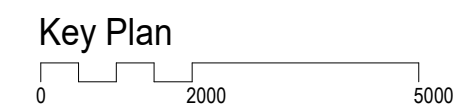
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Project Name
Aspec Industrial Business Park

Project Address
Luddenham Road, Orchard Hills NSW



Drawing Title:
BULK EARTHWORKS PLANS - Lot Pad Arrangement Plan

Author: MJ Checker: NG Sheet Size: A1

Drawing Number:
11178_DA105

Scale:
1:3000

Issue:
B

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5. COPE Warehouse DA
6. Alspec Warehouse SSD
7. Spec Warehouse DA
8. Storage and Distribution Warehouse SSD

[illegible]

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Project Name
Aspec Industrial Business Park

Project Address
Luddenham Road, Orchard Hills NSW

Key Plan



Drawing Title:

Drawing Title: **CURRENT PLANNING APPLICATIONS - Plan of Current Planning Applications**

Author: MJ Checker: NG Sheet Size: A1

Drawing Number: **11178 DA106**

Scale:
1:3000

Issue:
B

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Road Classification	Minimum Setback
Arterial Road - Luddenham Road (from the ultimate boundary of the road widening corridor)	20m
Distributor – Paton's Lane	15m
Collector Road – North South Boulevard	15m
Estate Roads	7.5m
Rear and Side Boundaries	5m
Outer Sydney Orbital Corridor	5m

Luddenham Road (from the boundary of the ultimate road widening corridor)	10m
Paton's Lane	6m
All other Roads	50% of building setback
Rear Boundaries	2.5m
Outer Sydney Orbital corridor	5m



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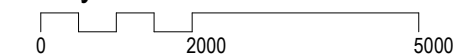
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Project Name
Alspec Industrial Business Park

Project Address
Luddenham Road, Orchard Hills NSW

Key Plan



Drawing Title:

Drawing Title:

**INDICATIVE CONCEPT MASTERPLAN FOR AIBP - Setback
Plan**

Author: **MJ** Checker: **NG** Sheet Size: **A1**

Drawing Number: **11178 DA108**

Scale:
1:3000

Issue:
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Southern Land Parcel	
15-Mar-24	0A110
TOTAL LANDTAKE (m²)	27,352
Constraints Name	Constraints Area (m²)
Access Road Area (m²)	4,100
40m Luddersham Road Wildfiring Corridor Area (m²)	3,144
Constraints Total	6,353
Site Name	Site Area (m²)
Site 31	3,468
Site 34	2,761
Site 35	1,335
Site 36	1,663
Site 37	1,852
Site 38	1,939
Site 39	2,108
Site 40	5,850
Total Site Number	8
Total Developable Area (m²)	20,999
Total Warehouse Area (m²)	8,400
Total Office Area (m²)	420
Total Building Area (m²)	8,820



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Key Plan

0 2000 5000

Scale:
1:3000

Issue:
C

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