

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



Alsip Industrial Business Park

11178

Masterplan Document
Bulk Earthworks, Estate Road and Subdivision DA
MAR 2024

15/03/2024 11:25:55 AM C:\Users\mangano\Documents\11178_LUDDENHAM ROAD ORCHARD HILLS_A1_ARCH_CENTRAL_mangano.dwg nct

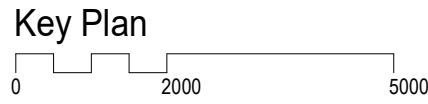
Client



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

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

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

Drawing Number:
11178_DA101

Scale:
1:20000

Issue:
A

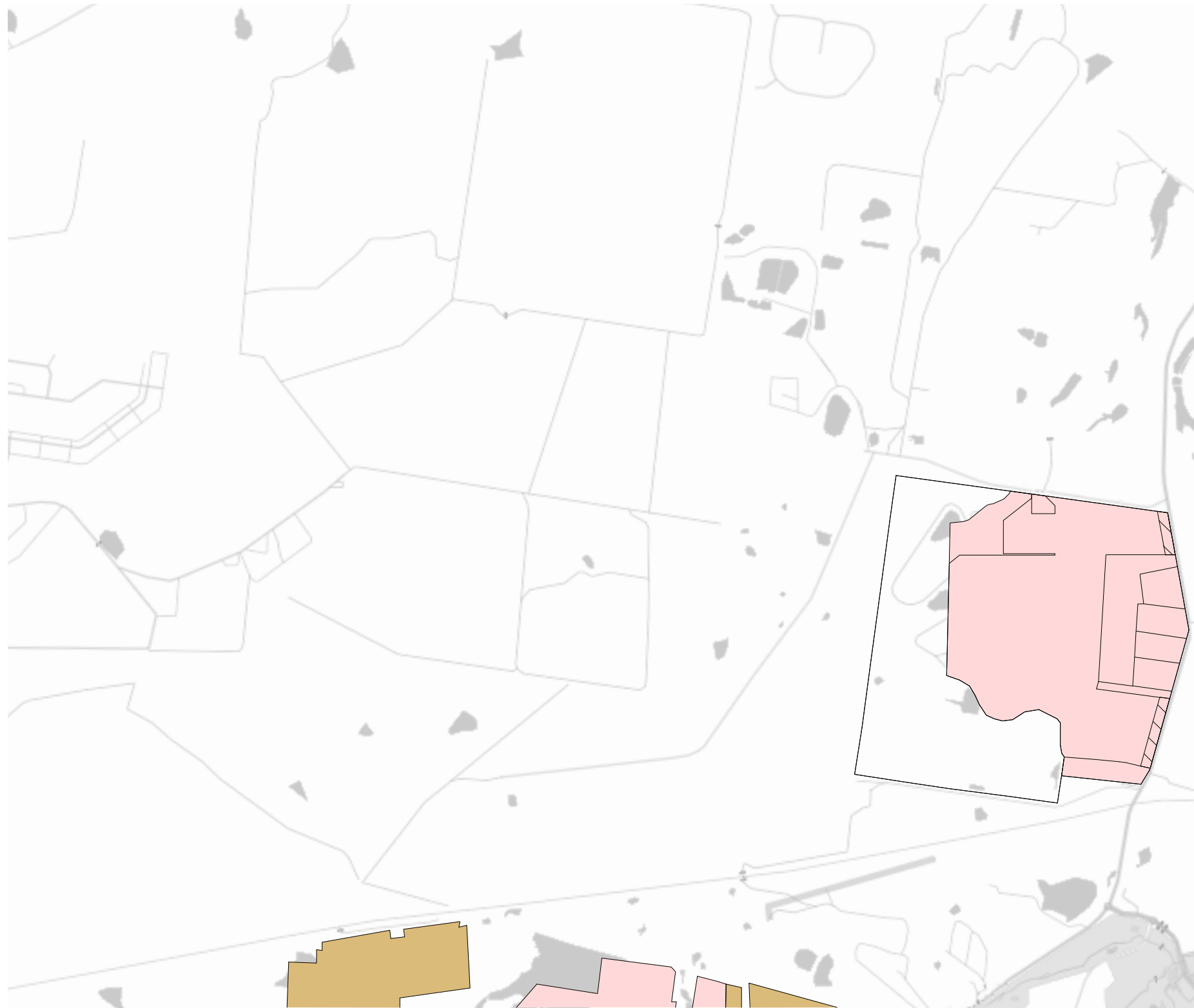
nettletontribe

nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



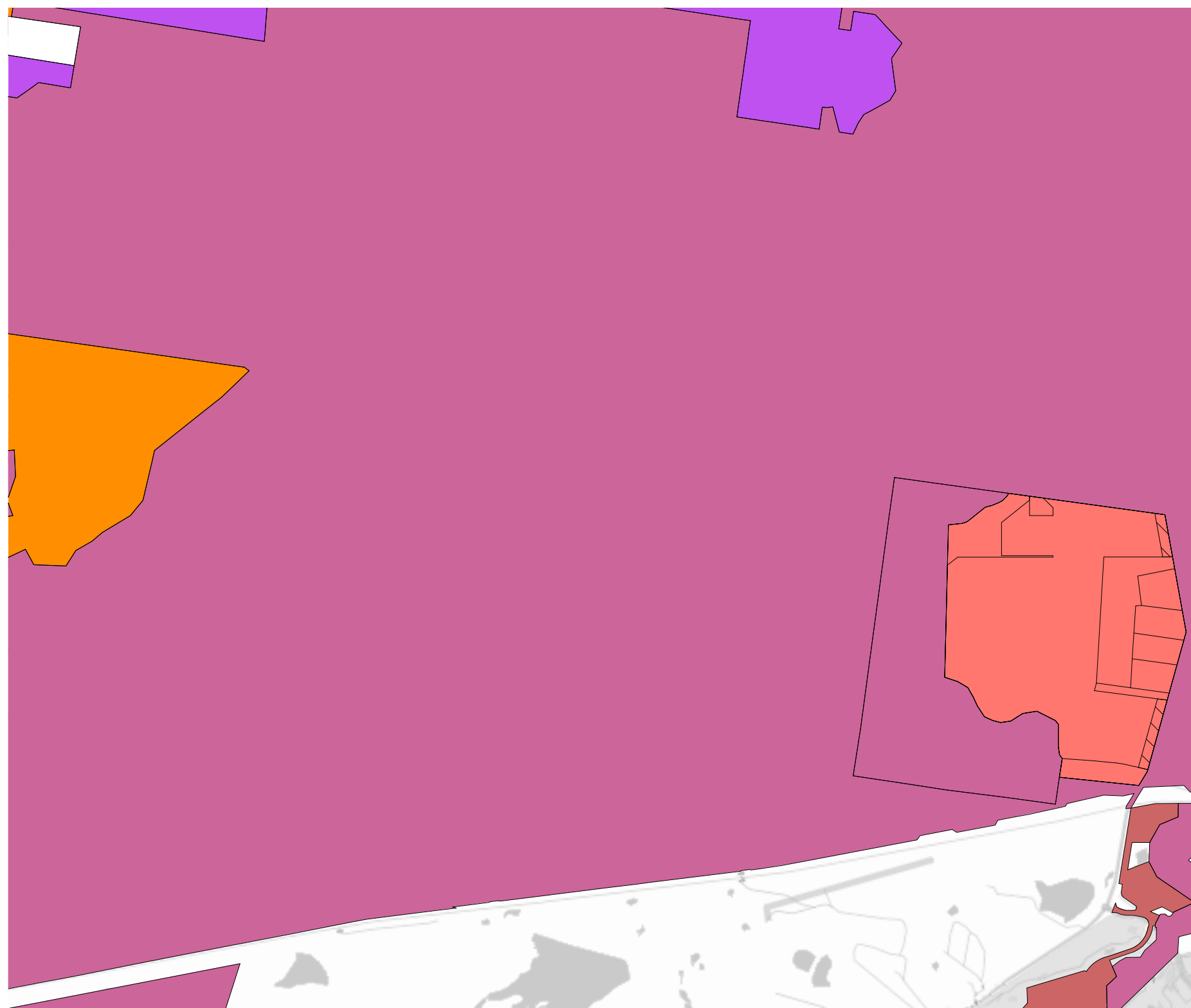
3 Additional Permitted Uses Map
1 : 20000

Additional Permitted Uses



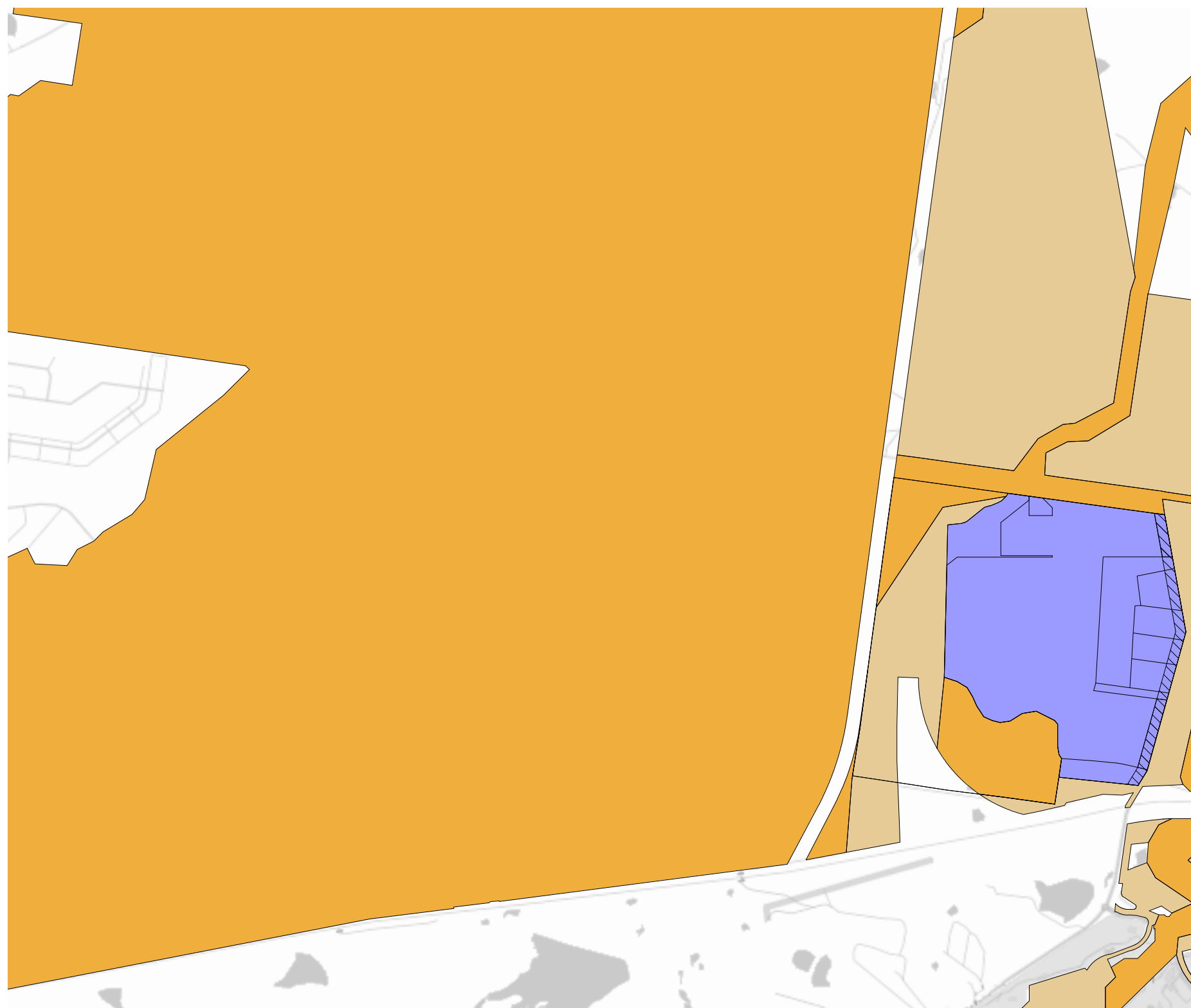
4 Height of Buildings Map
1 : 20000

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		
14-Mar-24		DA103
TOTAL LANDTAKE (m²)		1,253,773
Zone Name		Zone Area (m²)
C2	Environmental Conservation	252,574
E4	General Industrial	664,317
RU2	Rural Landscape	248,738
TIA	Transport investigation area	22,091
TIN	SEPP (Transport and Infrastructure) 2021	66,054
Lot Subdivision Total		1,253,773



15/03/2024 11:13:00 AM C:\Users\jmg\Documents\11178_LUDENHAM ROAD ORCHARD HILLS_A1_ARCH_CENTRAL_minggang\img

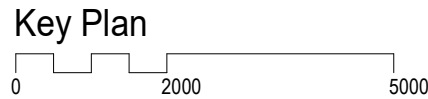
Client



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

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

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



Drawing Title:
BULK EARTHWORKS PLANS - Zoning Plan Overlay

Author: MJ
Checker: NG
Sheet Size: A1
Drawing Number:
11178_DA103

Scale:
1:3000

Issue:
A

nettletontribe

nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

ALSPEC INDUSTRIAL BUSINESS PARK	
14-Mar-24	DA104
TOTAL LANDTAKE (m²)	1,253,773
Lot Name	Lot Area (m²)
Lot 1	83,563
Lot 2	36,878
Lot 3	147,357
Lot 4	265,110
Lot 5	46,321
Lot 6	7,152
Lot 7	11,794
Lot 8	34,138
Lot 9	615,089
Lot 99	6,372
Lot Subdivision Total	1,253,773



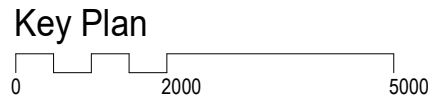
15/03/2024 11:13:02 AM C:\Users\jmg\Documents\11178_LUDDENHAM ROAD ORCHARD HILLS_A1_ARCH_CENTRAL_minggang\jmg.rvt Client



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

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

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



Drawing Title:
BULK EARTHWORKS PLANS - Draft Subdivision Plan

Author: MJ
Checker: NG
Sheet Size: A1
Drawing Number:
11178_DA104

Scale:
1:3000
Issue:
A



nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

ALSPEC INDUSTRIAL BUSINESS PARK	
14-Mar-24	DA105
TOTAL LANDTAKE (m²)	1,253,773
Constraints Name	Constraints Area (m²)
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(m²)	674,545
Pad Name	Pad Area (m²)
Pad 1	83,563
Pad 2	36,878
Pad 3a	53,360
Pad 3b	60,747
Pad 3c	33,249
Pad 4a	90,404
Pad 4b	122,263
Pad 4c	52,443
Pad 5a	26,588
Pad 5b	19,733
Total Developable Area (m²)	579,228



15/03/2024 11:13:56 AM C:\Users\jmg\Documents\11178_LUDDENHAM ROAD ORCHARD HILLS_A\A_0001_CENTRAL_minggangiang.nct

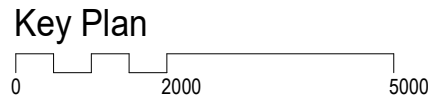
Client



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

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

Project Name
Alspect 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:
A



nettleton tribe partnership Pty Ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

CURRENT PLANNING APPLICATIONS

Infrastructure Applications

- 1. Bulk Earthworks, Estate Road and Subdivision DA
- 2. On Site Sewer Management Facility DA
- 3. Patons Lane Upgrade and Luddenham Rd Intersection DA
- 4. Southern Intersection DA

Warehouse Applications

- 5. COPE Warehouse DA
- 6. Alspec Warehouse 1 SSD
- 7. Alspec Warehouse 2 DA



15/03/2024 11:21:33 AM C:\Users\jmg\Documents\11178_Luddenham Road Orchard Hills_A1_A001_CENTRAL_minggang\11178_Luddenham Road Orchard Hills_A1_A001_CENTRAL_minggang.rvt

Client



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

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

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



Drawing Title: CURRENT PLANNING APPLICATIONS - Plan of Current Planning Applications			
Author: MJ	Checker: NG	Sheet Size: A1	Scale: 1:3000
Drawing Number: 11178_DA106			Issue: A



nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

Table E17.1: Minimum building setback requirements

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

Table E17.2 Landscape setback requirements

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



15/03/2024 11:12 AM C:\Users\jmg\Documents\11178_Luddenham Road Orchard Hills_AIP_AIP_CENTRAL_minggang\11178_Luddenham Road Orchard Hills_AIP_AIP_CENTRAL_minggang.rvt

Client



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

Builder and/or subcontractors shall verify all project dimensions before commencing on-site work or off-site fabrication. Figured dimensions shall take precedence over scaled dimensions. This drawing is copyright and cannot be reproduced in whole or in part or by any medium without the written permission of Nettleton Tribe Partnership Pty Ltd.

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



Drawing Title: INDICATIVE CONCEPT MASTERPLAN FOR AIBP - Setback Plan		
Author: MJ	Checker: NG	Sheet Size: A1
Drawing Number: 11178_DA108		
Scale: 1:3000		
Issue: A		

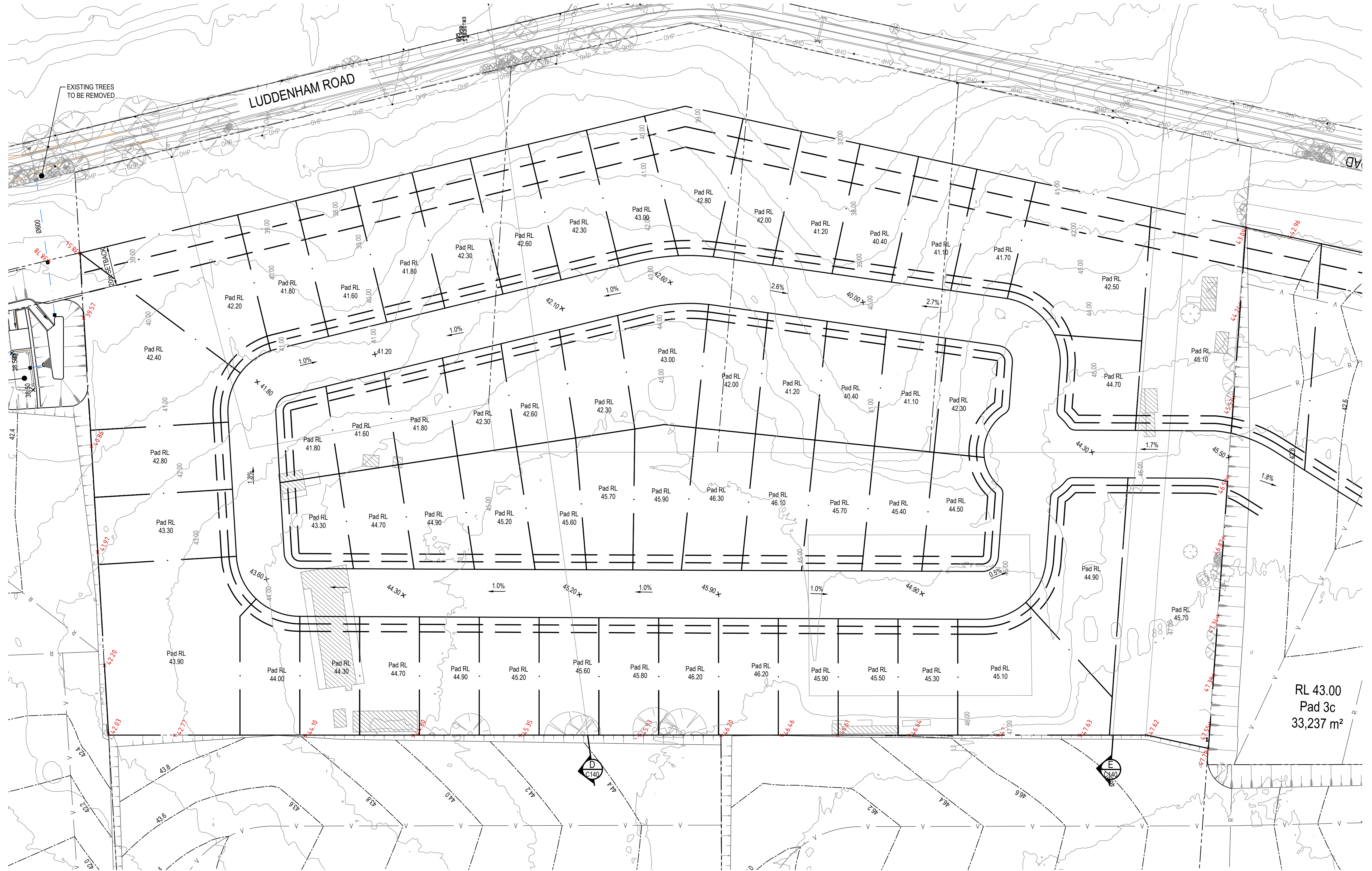


nettleton tribe partnership pty ltd ABN 58 161 683 122
117 Willoughby Road, Crows Nest, NSW 2065
t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au

EASTERN LAND PARCEL		
15-Mar-24		DA110
TOTAL LANDTAKEA (m²)		184,905
Constraints Name		Constraints Area (m²)
Access Road Area (m²)		26,413
40m Luddenham Road Widening Corridor Area (m²)		24,130
Constraints Total Area (m²)		50,543
Site Name		Site Area (m²)
Site 41		3,519
Site 42		3,870
Site 43		1,744
Site 44		1,754
Site 45		1,754
Site 46		1,756
Site 47		1,760
Site 48		1,765
Site 49		1,769
Site 50		1,773
Site 51		1,777
Site 52		1,780
Site 53		1,785
Site 54		1,883
Site 55		6,073
Site 56		2,337
Site 57		2,337
Site 58		4,218
Site 59		3,737
Site 60		2,100
Site 61		2,100
Site 62		2,100
Site 63		2,100
Site 64		2,100
Site 65		2,101
Site 66		2,115
Site 67		2,460
Site 68		2,095
Site 69		2,036
Site 70		1,960
Site 71		1,897
Site 72		1,795
Site 73		4,396
Site 74		1,845
Site 75		2,024
Site 76		1,834
Site 77		1,924
Site 78		2,031
Site 79		2,098
Site 80		1,989
Site 81		1,817
Site 82		1,784
Site 83		1,795
Site 84		1,659
Site 85		1,517
Site 86		1,447
Site 87		1,203
Site 88		1,370
Site 89		1,455
Site 90		1,538
Site 91		1,607
Site 92		1,688
Site 93		2,306
Site 94		1,861
Site 95		1,801
Site 96		1,807
Site 97		1,731
Site 98		1,785
Site 99		6,552
Site 100		5,158
Total Site Number		60
Total Developable Area (m²)		134,362
Total Warehouse Area (m²)		53,745
Total Office Area (m²)		2,687

Southern Land Parcel	
15-Mar-24	DA110
TOTAL LANDTAKE (m²)	27,352
Constraints Name	Constraints Area (m²)
Access Road Area (m²)	3,209
40m Luddenhams Road Widening Corridor Area (m²)	3,144
Constraints Total	6,353
Site Name	Site Area (m²)
Site 33	3,488
Site 34	2,764
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





SCALE: 1:1000

[illegible]