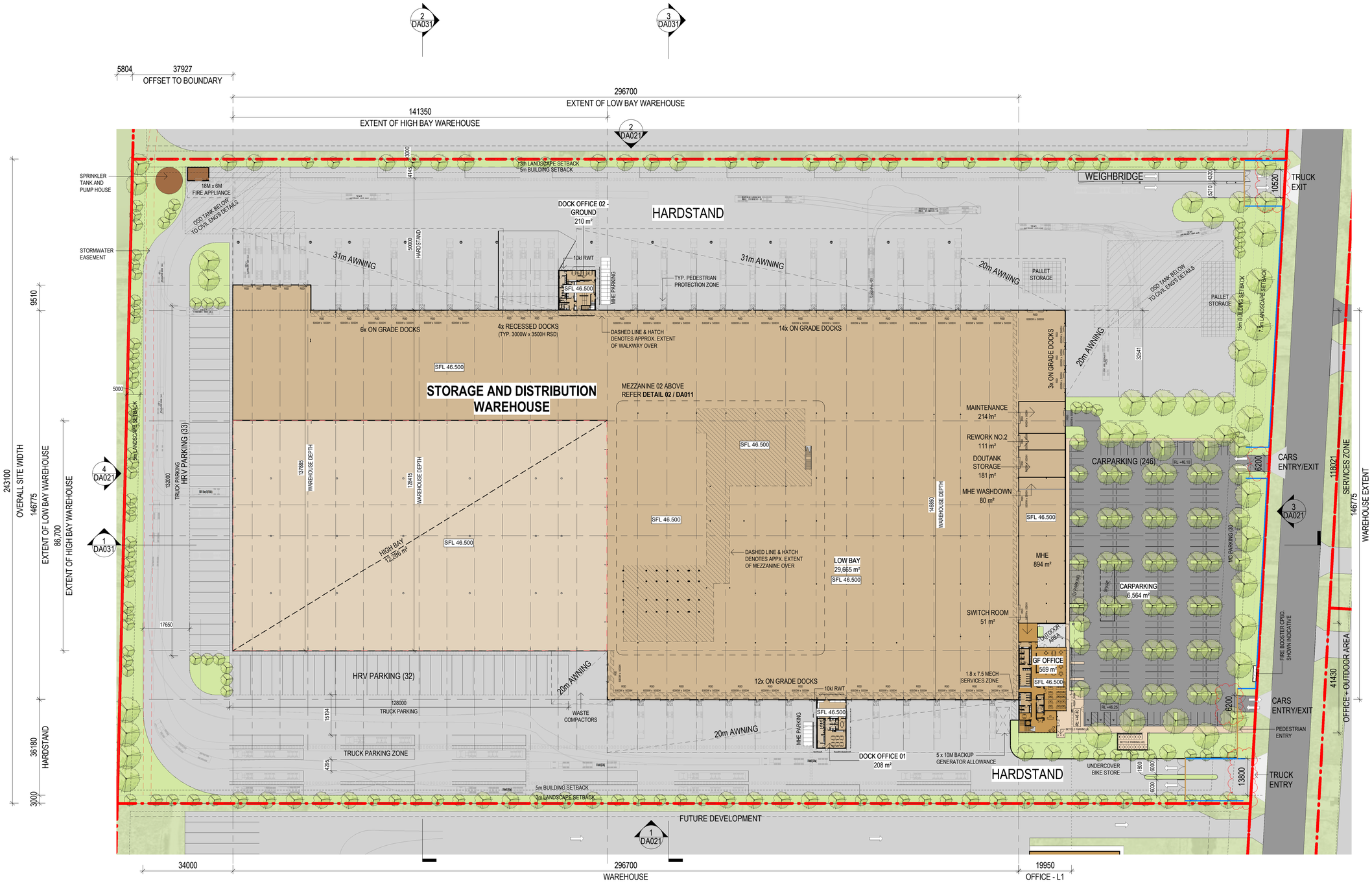

STORAGE AND DISTRIBUTION...	
LUDDENHAM ROAD, ORCHARD HILLS	
SITE AREA (m²)	**104,959**
Total Building Foot Print	44,593
WAREHOUSE AREA - GROUND FLOOR TOTAL (m²)	**41,950**
LOW BAY AREA (m²)	29,665
HIGH BAY AREA (m²)	12,285
TOTAL WAREHOUSE AREA (m²)	**41,950**
MHE	894
MHE WASHDOWN	80
MAINTENANCE	214
REWORK NO.02	111
DOUTANK STORAGE	181
SWITCHROOM - MSB	51
PUMP ROOM AND TANKS	125
TOTAL SERVICES AREA (m²)	**1,656**
WAREHOUSE & SERVICES AREA	**43,606**
DOCK OFFICE 01(m²)	208
DOCK OFFICE 02 (m²) - Ground	210
DOCK OFFICE 02 (m²) - Level 1	210
MAIN OFFICE (m²) - Ground	569
MAIN OFFICE (m²) - Level 1	646
TOTAL OFFICE AREA (m²)	**1,843**
TOTAL GLA AREA	**45,449**
FSR	**0.43**
MEZZANINE AREAS	
MEZZANINE 1 AREA (m²)	2,385
MEZZANINE 2 AREA (m²)	323
WAREHOUSE AREA - MEZZANINES TOTAL (m²)	**2,708**
TOTAL BUILDING AREA (m²)	**48,157**
PARKING	
BICYCLE PARKING	46
MOTORCYCLE PARKING	30
VEHICLE PARKING	
CAR PARKING	246
HRV PARKING	64
B-DOUBLE PARKING	19
TOTAL VEHICLE PARKING	**329**
EXTERNAL AREAS	
CANOPIES	12,062
CAR PARKING	6,564
HARDSTAND	30,939
LANDSCAPE AREA	10,134
LIGHTDUTY CONCRETE	n/a
PAVEMENT - BRUSHED CONCRETE	n/a
PAVEMENT - EXPOSED CONCRETE	570
OUTDOOR AREA	97
TOTAL	**60,366**
TOTAL LANDSCAPE AREA	10,134
LANDSCAPE PERCENTAGE	**10%**

Client

Project Name
Alspec Industrial Business Park
Storage and Distribution Warehouse

Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
GENERAL ARRANGEMENT PLAN - WAREHOUSE

Date: **24/11/25**
Sheet Size: **A1**
Scale: **1:750**
Drawing Number: **14291_DA010**
Issue: **P7**
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