








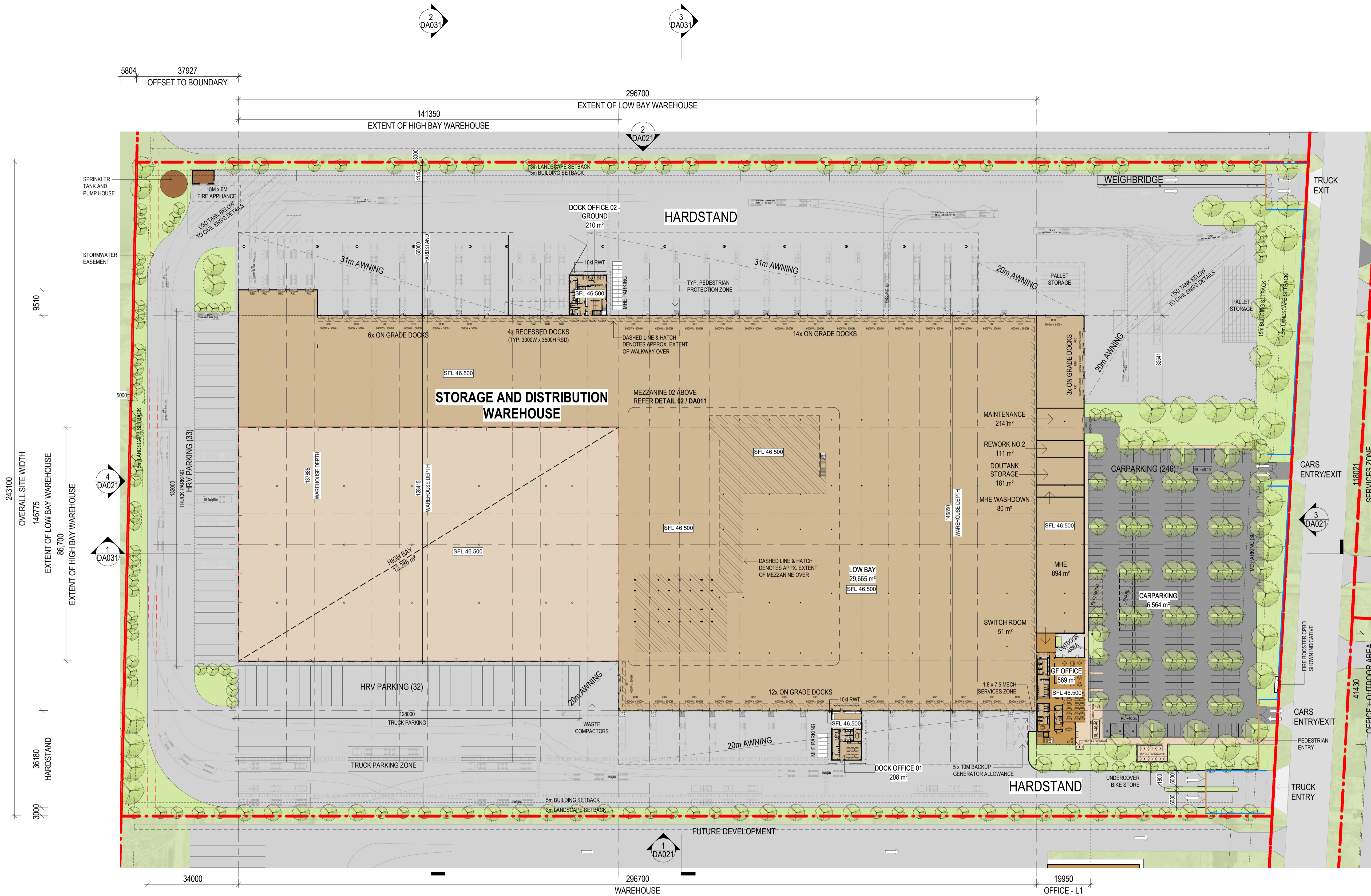
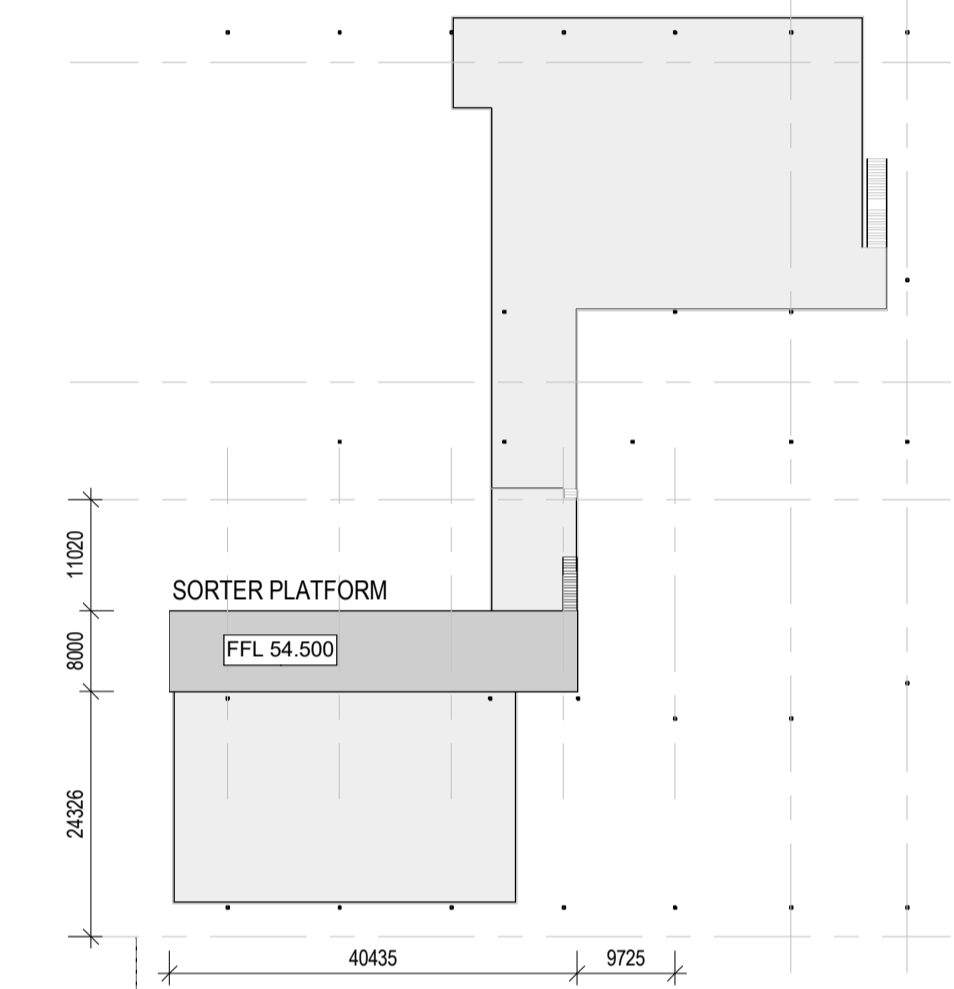
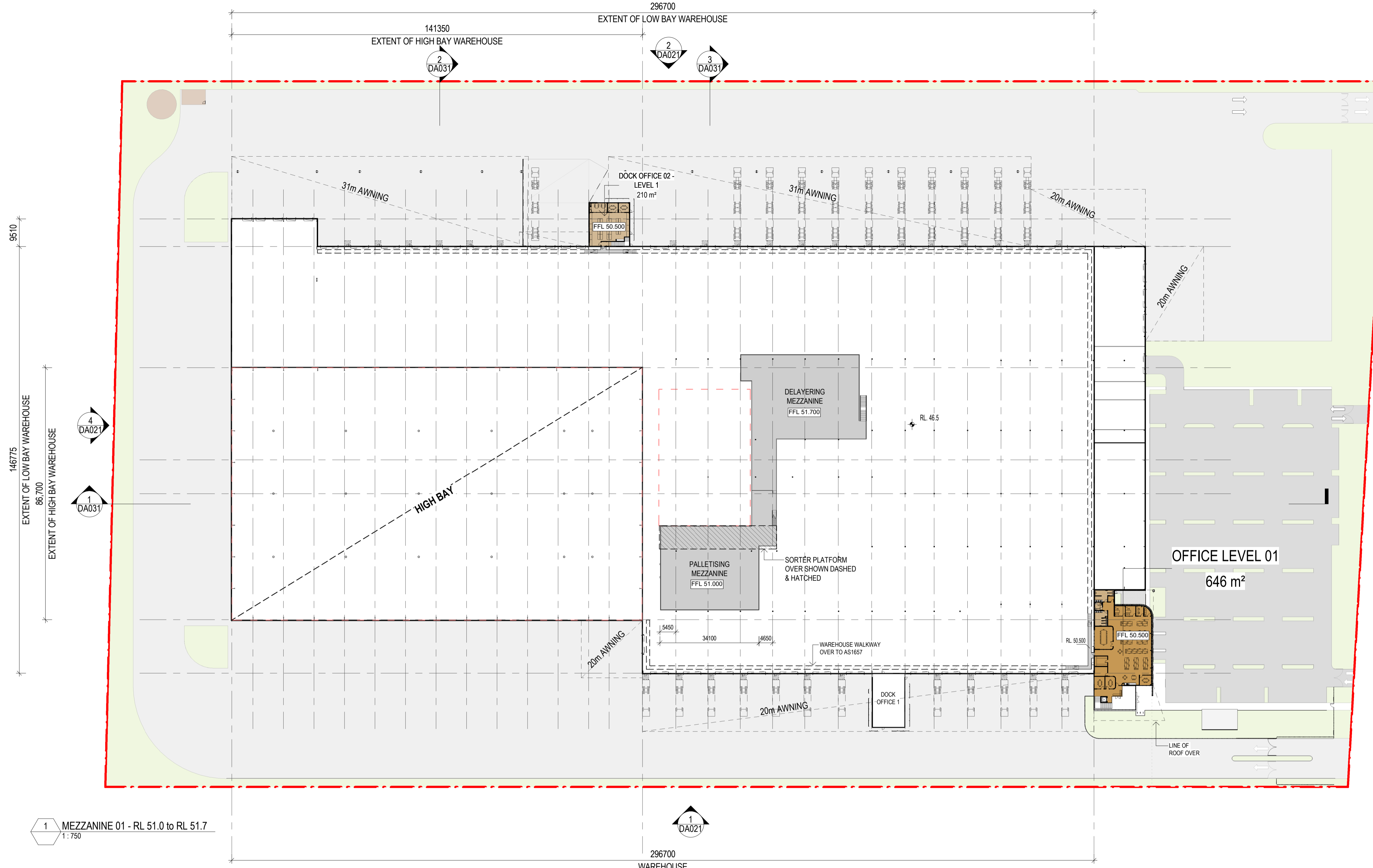


-  Pedestrian Access
-  Vehicle Access
-  Views
-  Vibration
-  Noise
-  Property Boundary
-  Sun Path
-  Wind Direction
-  Pylon Sign



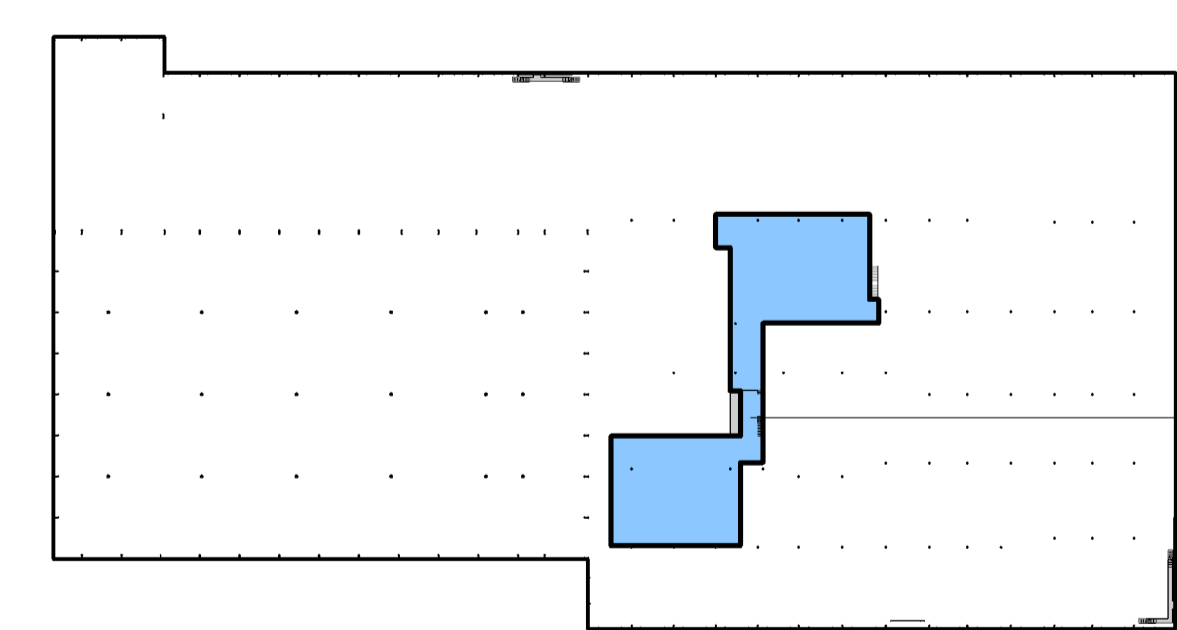
STORAGE AND DISTRIBUTION...	
LUDDENHAM ROAD, ORCHARD HILLS	
SITE AREA (m²)	104,959
Total Building Foot Print	44,593
WAREHOUSE AREA - GROUND FLOOR TOTAL (m²)	41,950
LOW BAY AREA (m ²)	29,665
HIGH BAY AREA (m ²)	12,285
TOTAL WAREHOUSE AREA (m²)	41,950
MHE	894
MHE WASHDOWN	80
MAINTENANCE	214
REWORK NO.02	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(m ²)	208
DOCK OFFICE 02 (m ²) - Ground	210
DOCK OFFICE 02 (m ²) - Level 1	210
MAIN OFFICE (m ²) - Ground	569
MAIN OFFICE (m ²) - Level 1	646
TOTAL OFFICE AREA (m²)	1,843
TOTAL GLA AREA	45,449
FSR	0.43
MEZZANINE AREAS	
MEZZANINE 1 AREA (m ²)	2,385
MEZZANINE 2 AREA (m ²)	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%



2 MEZZANINE 2 - RL 54.5
1:750

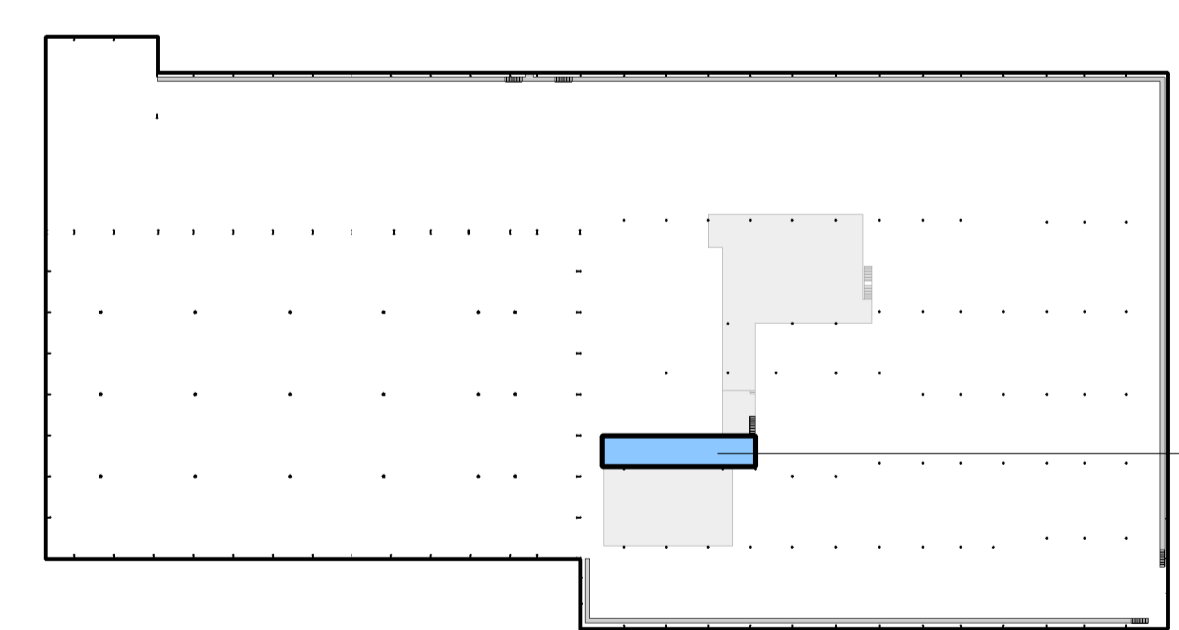
1 MEZZANINE 01 - RL 51.0 to RL 51.7
1:750

1 DA021



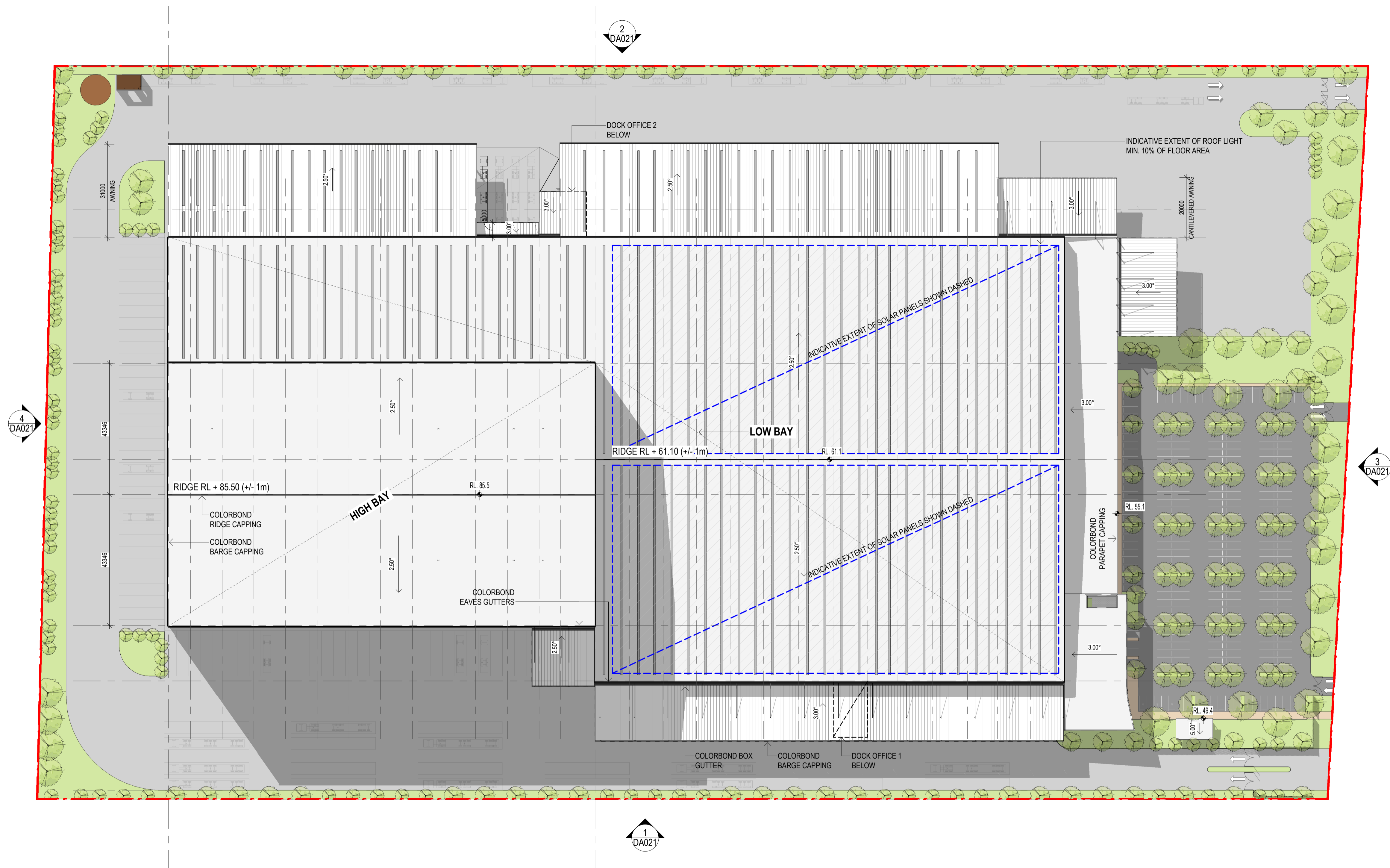
MEZZANINE 1
2,385 m²

3 AREA PLAN - MEZZANINE 1
DA025 1:2000



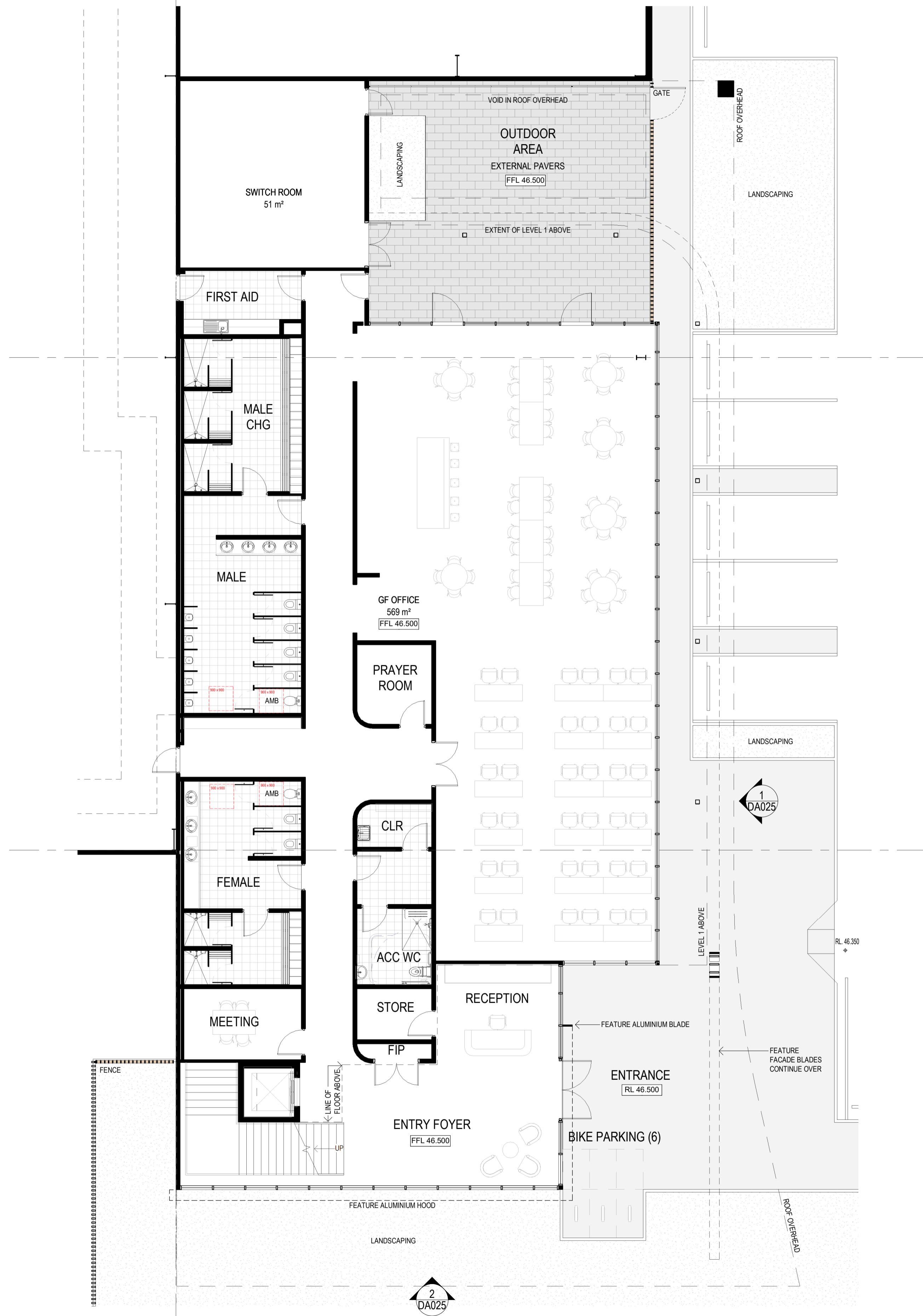
MEZZANINE 2
323 m²

4 AREA PLAN - MEZZANINE 2
DA025 1:2000

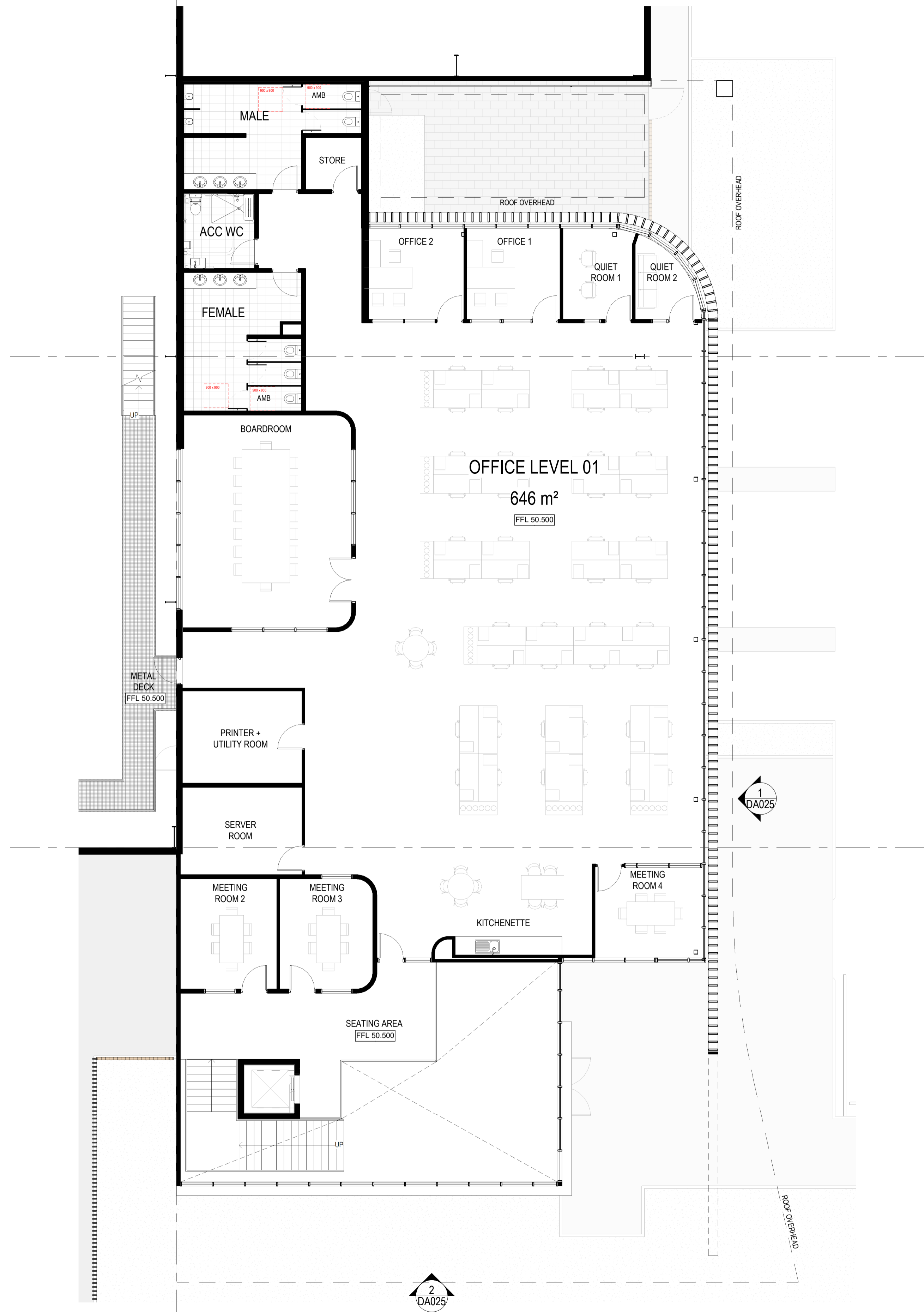


Drawing Title:
GENERAL ARRANGEMENT PLAN - ROOF
 Date: 23/05/25 Sheet Size: A1 Scale: 1:750
 Drawing Number: 14291_DA015 Issue: P5

nettleontribe



1 GROUND FLOOR - OFFICE
1:100



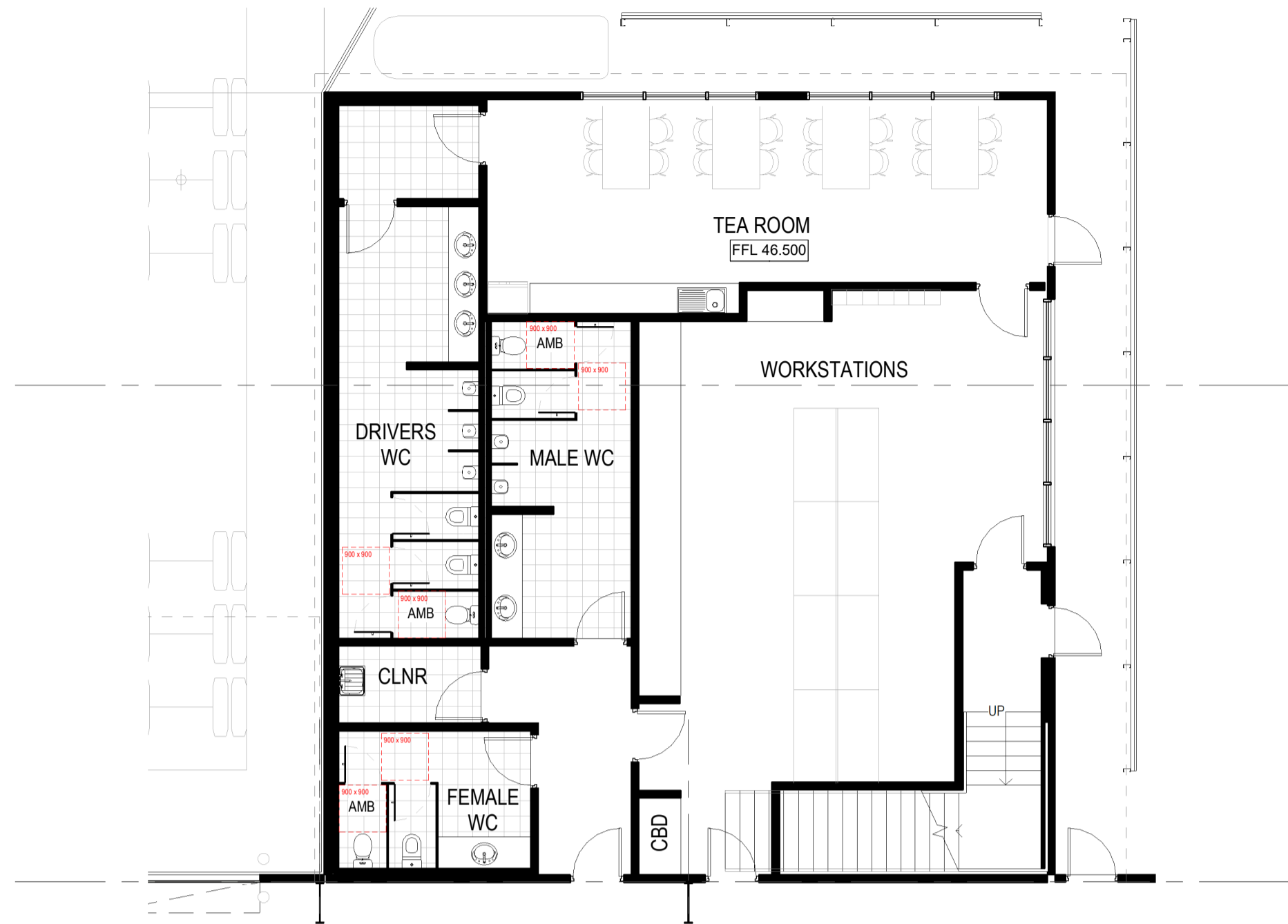
2 LEVEL 01 - OFFICE
1:100



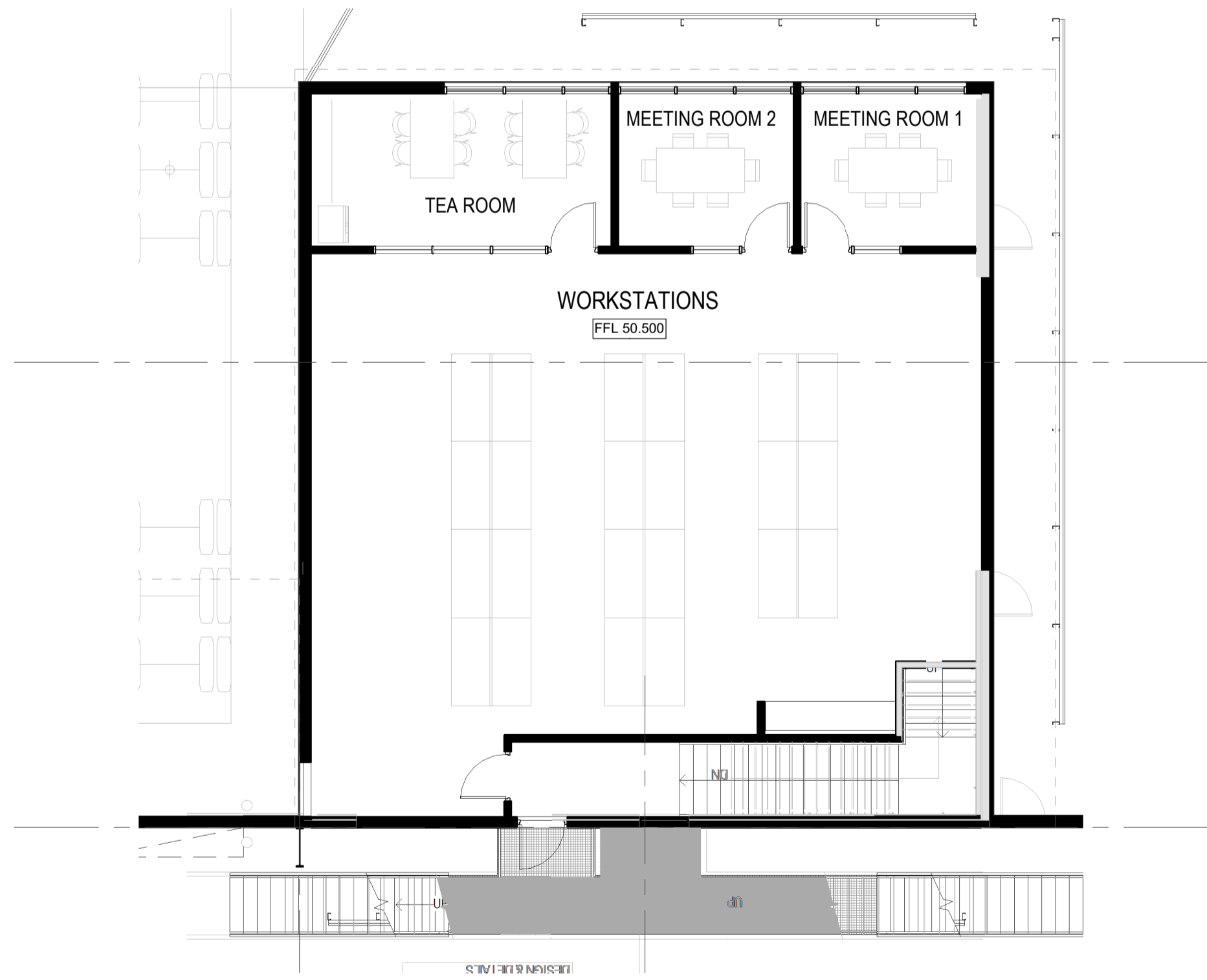
Project Name
**Alspec Industrial Business Park
 Storage and Distribution Warehouse**
 Project Address
 Luddenham Road, Orchard Hills NSW

Drawing Title:
OFFICE LAYOUTS
 Date: 23/05/25 Sheet Size: A1 Scale: 1:100
 Drawing Number: 14291_DA016 Issue: P3





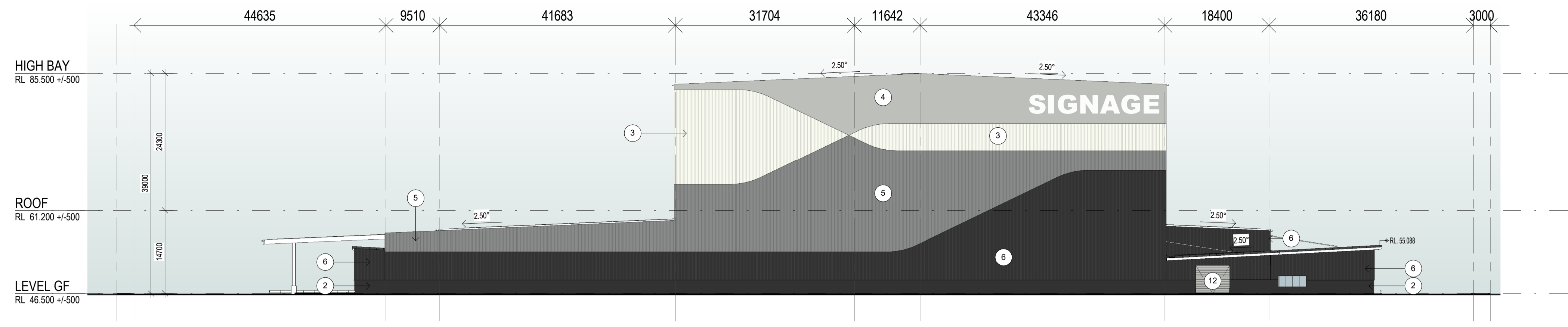
1 GROUND FLOOR - Dock Office 2
DA021 1:100



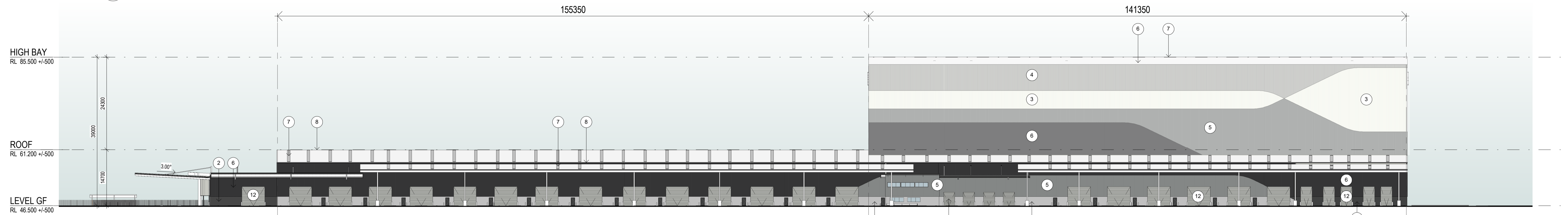
2 LEVEL 01 - Dock Office 2
DA025 1:100



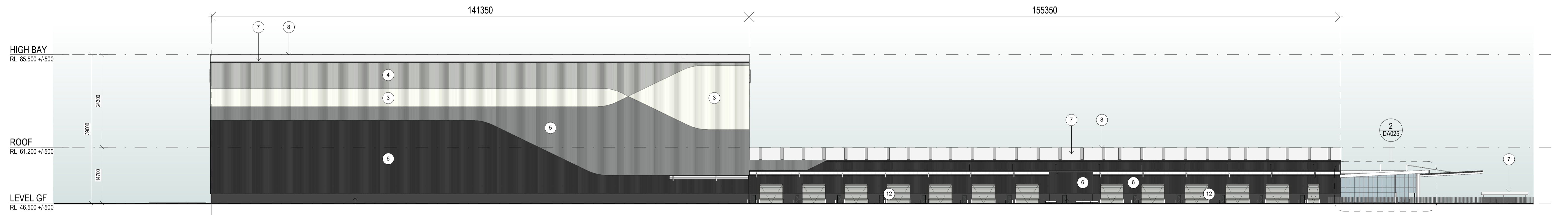
3 GROUND FLOOR - Dock Office 1
DA021 1:100



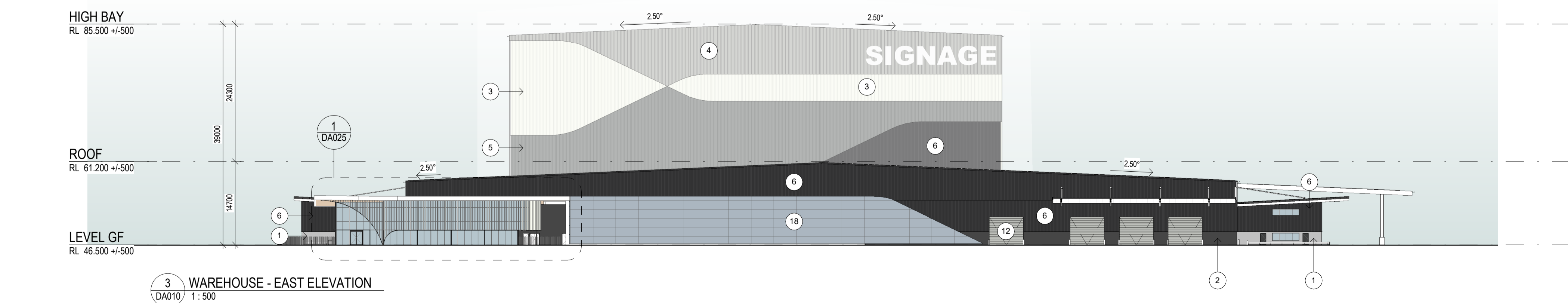
4 WAREHOUSE - WEST ELEVATION
DA010 1:500



2 WAREHOUSE - NORTH ELEVATION
DA010 1:500



1 WAREHOUSE - SOUTH ELEVATION
DA010 1:500



3 WAREHOUSE - EAST ELEVATION
DA010 1:500

EXTERNAL FINISHES LEGEND

- | | |
|---|--|
| 1 PRECAST WALLS/ STRUCTURAL COLUMNS / STRUCTURAL FRAMING - PAINTED TO MATCH
Colour - "Stone Grey™", or similar | 11 ROLLER SHUTTER DOOR
Colour - "Monument™", or similar |
| 2 PRECAST WALLS/ STRUCTURAL COLUMNS / STRUCTURAL FRAMING - PAINTED TO MATCH
Colour - "Monument™", or similar | 12 ROLLER SHUTTER DOOR
Colour - "Windspray™", or similar |
| 3 PROFILED METAL SHEETING
Colour - "Dover White™", or similar | 13 AWNING DOWNPIPES, CAPPING
PAINTED TO MATCH
Colour - "Monument™", or similar |
| 4 PROFILED METAL SHEETING
Colour - "Stone Grey™", or similar | 14 ALUMINIUM WINDOW FRAME
Colour - "Monument™", or similar |
| 5 PROFILED METAL SHEETING
Colour - "Wind Spray™", or similar | 15 ALUMINIUM BATTENS FEATURE SCREEN
TO FEATURE DESIGN
Colour - to match ALSPEC "White" |
| 6 PROFILED METAL SHEETING
Colour - "Monument™", or similar | 16 VERTICAL BATTEN SCREEN FENCE
Timber |
| 7 PROFILED METAL ROOF SHEETING
Colour - "Dover White™", or similar | 17 TIMBER SOFFIT |
| 8 TRANSLUENT ROOF SHEETING | 18 ALUMINIUM PANEL - ALSPEC PROCLAD
Colour - "Silver Ice Metallic" |
| 9 GLASS - CLEAR VISION GLAZING AND
BACKPAN GLAZING | 19 AWNING DOWNPIPES, CAPPING
PAINTED TO MATCH
Colour - "Dover White™", or similar |
| 10 GLASS - BACKPAN SPANDREL GLAZING
Colour - "Tinted Grey" | 20 PROFILED METAL EXTRUSION
Colour - "Bronze™", or similar |



Project Name
**Alsip Industrial Business Park
Storage and Distribution Warehouse**

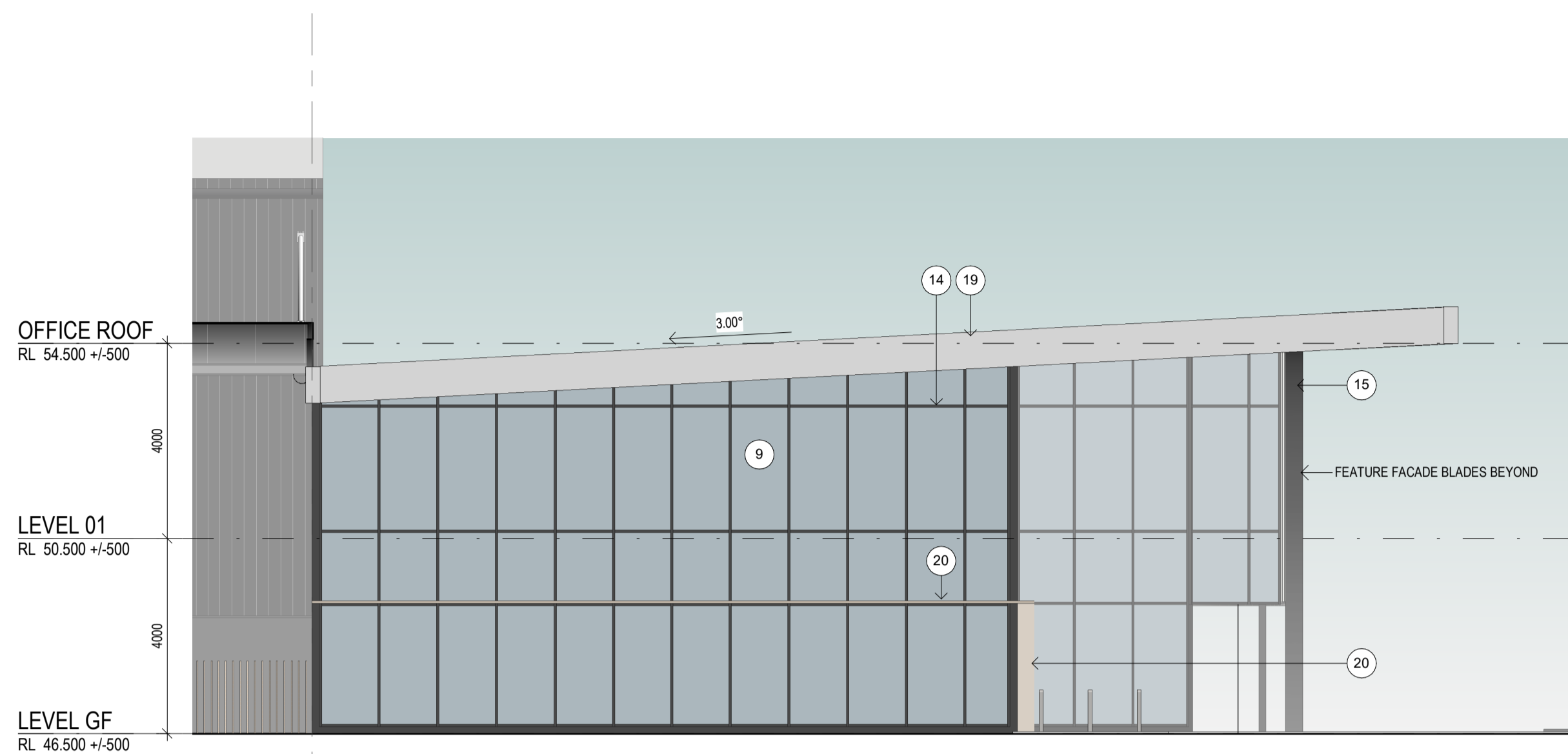
Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
ELEVATIONS

Date: **23/05/25** Sheet Size: **A1** Scale: **1:500**

Drawing Number: **14291_DA021** Issue: **P4**

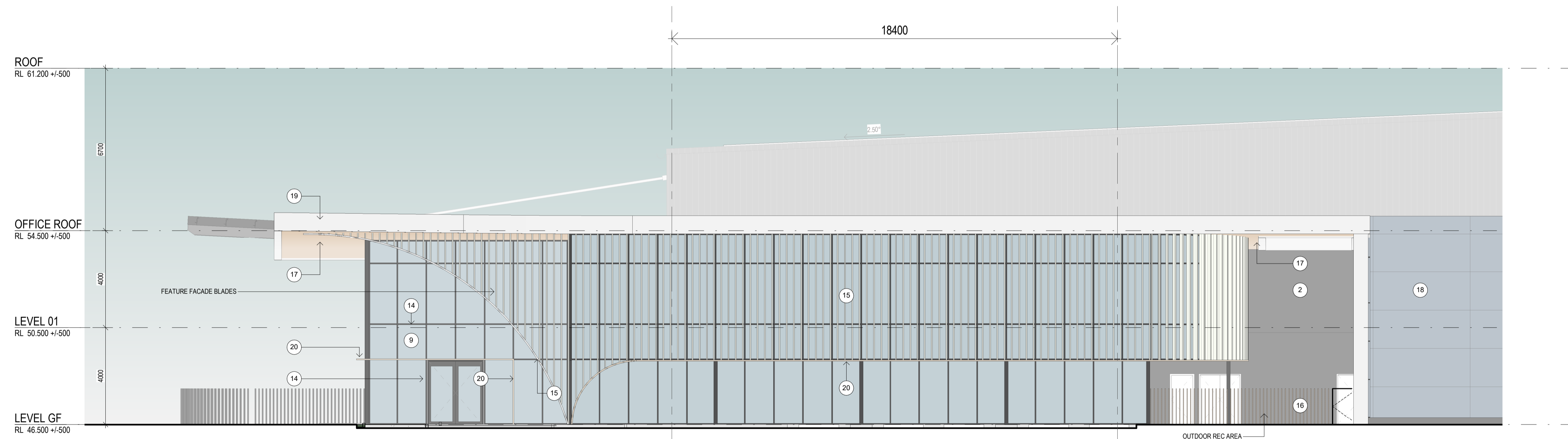




2 OFFICE - SOUTH ELEVATION
DA016 1:100

EXTERNAL FINISHES LEGEND

1	PRECAST WALLS/ STRUCTURAL COLUMNS/ STRUCTURAL FRAMING - PAINTED TO MATCH Colour - "Shale Grey™", or similar	11	ROLLER SHUTTER DOOR Colour - "Monument™", or similar
2	PRECAST WALLS/ STRUCTURAL COLUMNS/ STRUCTURAL FRAMING - PAINTED TO MATCH Colour - "Monument™", or similar	12	ROLLER SHUTTER DOOR Colour - "Windspray™", or similar
3	PROFILED METAL SHEETING Colour - "Dover White™", or similar	13	AWNING, DOWNPIPES, CAPPING PAINTED TO MATCH Colour - "Monument™", or similar
4	PROFILED METAL SHEETING Colour - "Shale Grey™", or similar	14	ALUMINIUM WINDOW FRAME Colour - "Monument™", or similar
5	PROFILED METAL SHEETING Colour - "Wind Spray™", or similar	15	ALUMINIUM BATTENS FEATURE SCREEN TO FUTURE DESIGN Colour - To match ALSPEC "White"
6	PROFILED METAL SHEETING Colour - "Monument™", or similar	16	VERTICAL BATTEN SCREEN FENCE Timber
7	PROFILED METAL ROOF SHEETING Colour - "Dover White™", or similar	17	TIMBER SOFFIT
8	TRANSLUENT ROOF SHEETING	18	ALUMINIUM PANEL - ALSPEC PROGLAD Colour - "Silver Ice Metallic"
9	GLASS - CLEAR VISION GLAZING AND BACKSPAN GLAZING	19	AWNING, DOWNPIPES, CAPPING PAINTED TO MATCH Colour - "Dover White™", or similar
10	GLASS - BACKSPAN SPANDREL GLAZING Colour - Tinted Grey	20	PROFILED METAL EXTRUSION Colour - "Bronze™", or similar



1 OFFICE - EAST ELEVATION
DA016 1:100



Project Name
**Alspect Industrial Business Park
Storage and Distribution Warehouse**

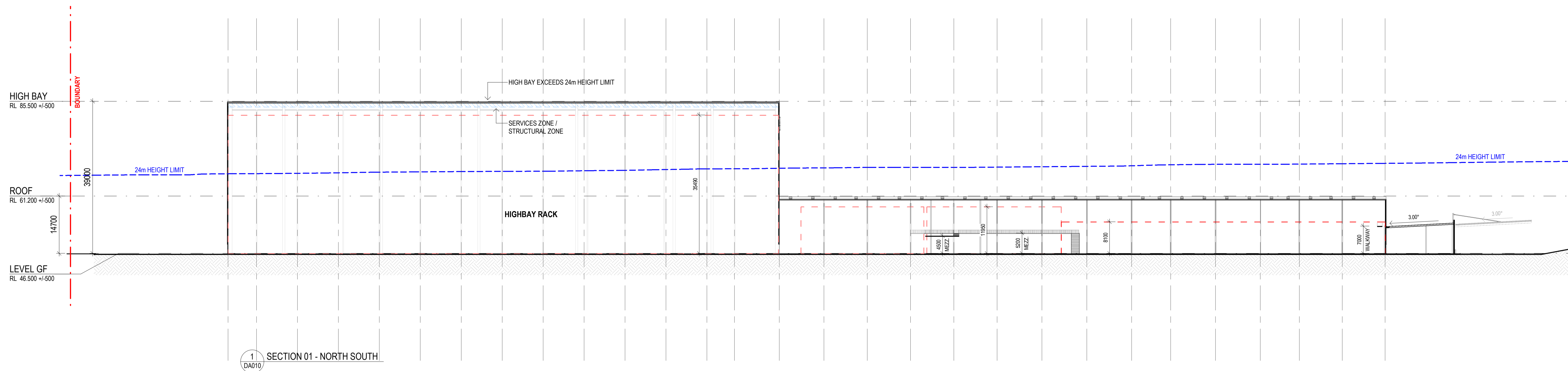
Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
OFFICE ELEVATIONS

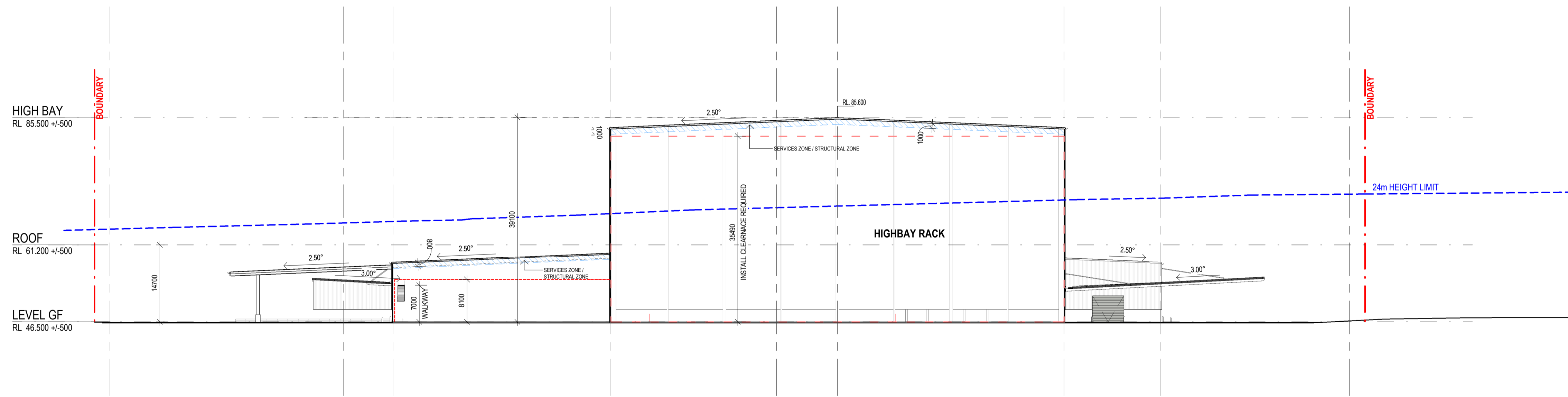
Date: 23/05/25 Sheet Size: A1 Scale: 1:100

Drawing Number: 14291_DA025 Issue: P3

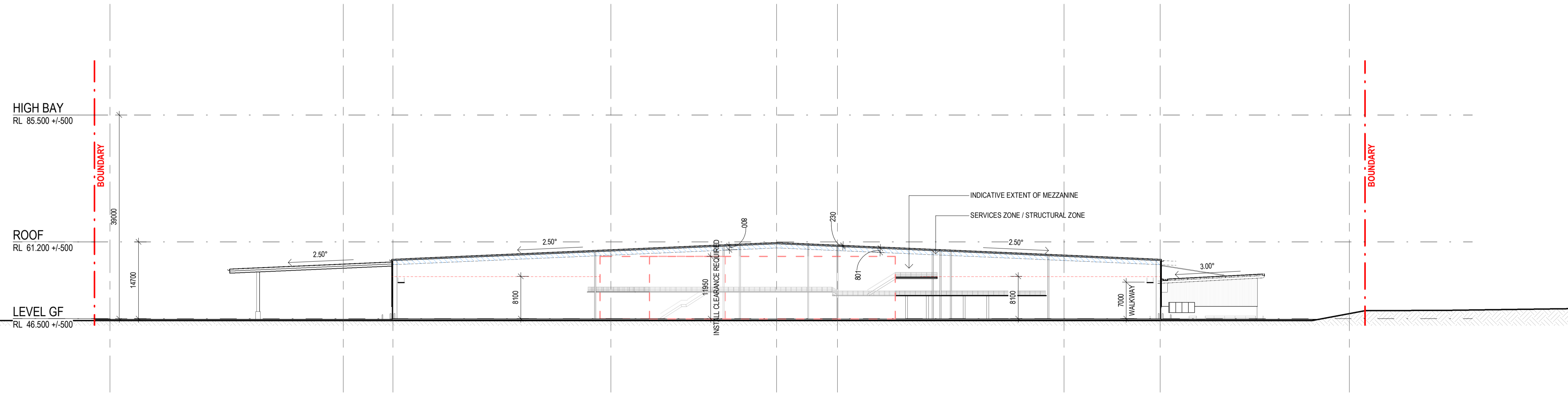




1 SECTION 01 - NORTH SOUTH
DA010



2 SECTION 02 - EAST WEST
DA010 1:500



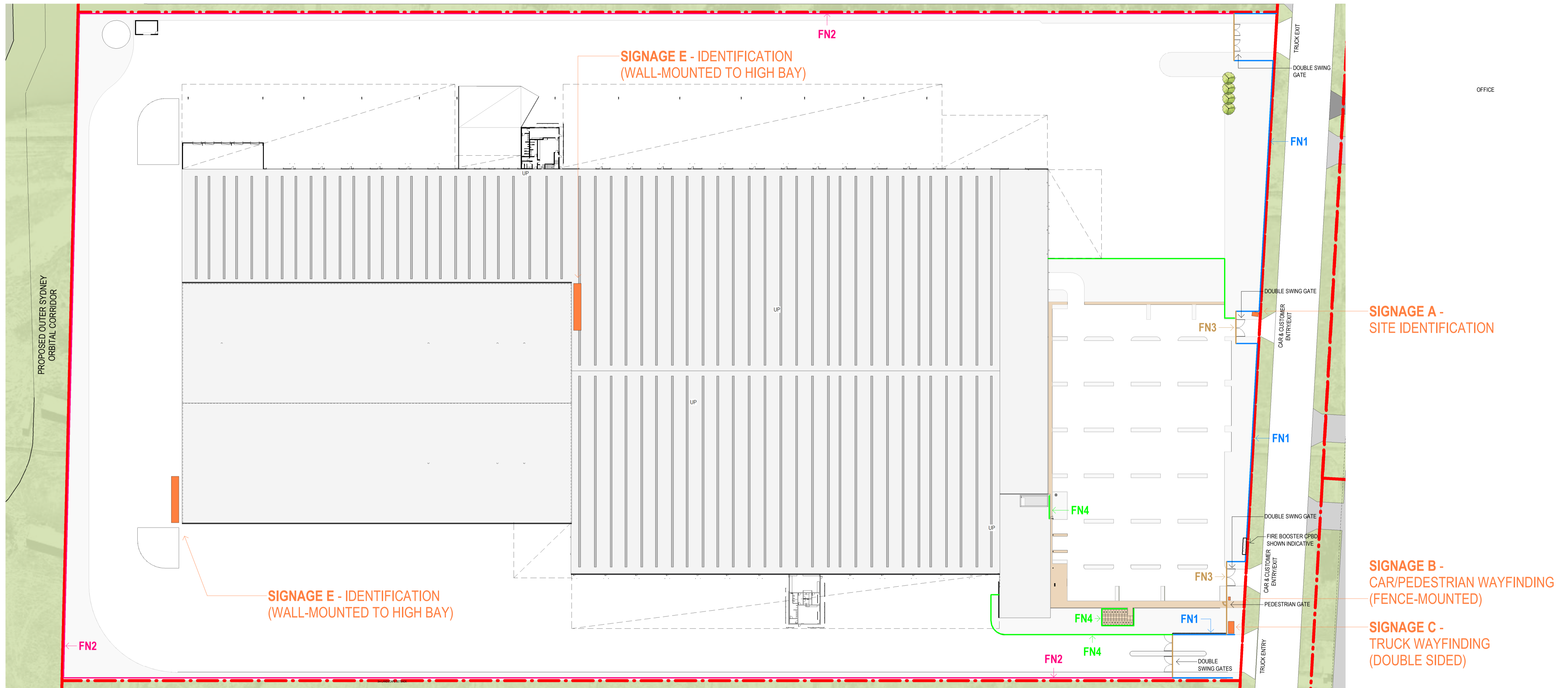
3 SECTION 03 - EAST WEST
DA010 1:500



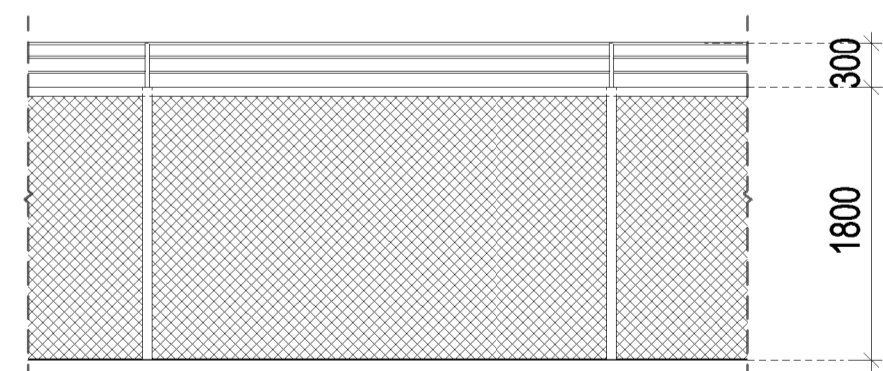
Project Name
**Aspec Industrial Business Park
 Storage and Distribution Warehouse**
 Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
BUILDING SECTIONS
 Date: 23/05/25 Sheet Size: A1 Scale: 1:500
 Drawing Number: 14291_DA031 Issue: P4

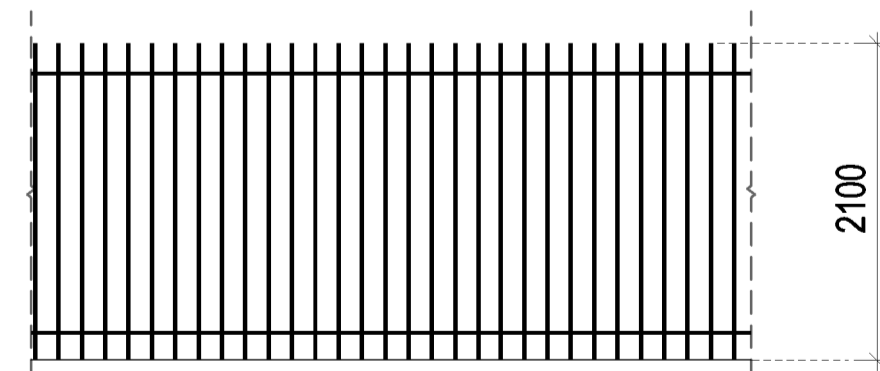




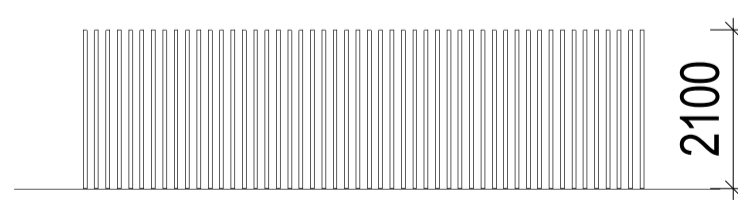
2 SIGNAGE AND FENCING PLAN
DA021 1:750



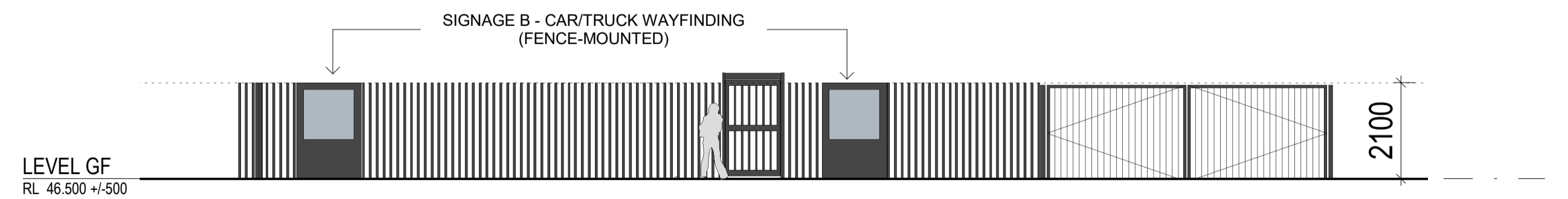
PROPOSED BLACK POWDER COATED CHAIN LINK FENCE
1.8M HIGH WITH 3 ROWS OF BARBED WIRE OVER
FN2



2.1M HIGH BLACK PALISADE FENCING
FN1



PROPOSED BLADE FENCE
ALUMINIUM BLADE - COLOUR TO
MATCH COLORBOND MONUMENT
FN3



PROPOSED FEATURE FENCE
ALUMINIUM BATTEN - COLOR TO
MATCH ALSPEC SATIN SILVER GREY
FN4

1 FENCING ELEVATIONS

3 FENCING ELEVATIONS (2)



Project Name
**Alspeg Industrial Business Park
Storage and Distribution Warehouse**

Project Address
Luddenham Road, Orchard Hills NSW

Drawing Title:
SIGNAGE LOCATION & FENCE PLAN

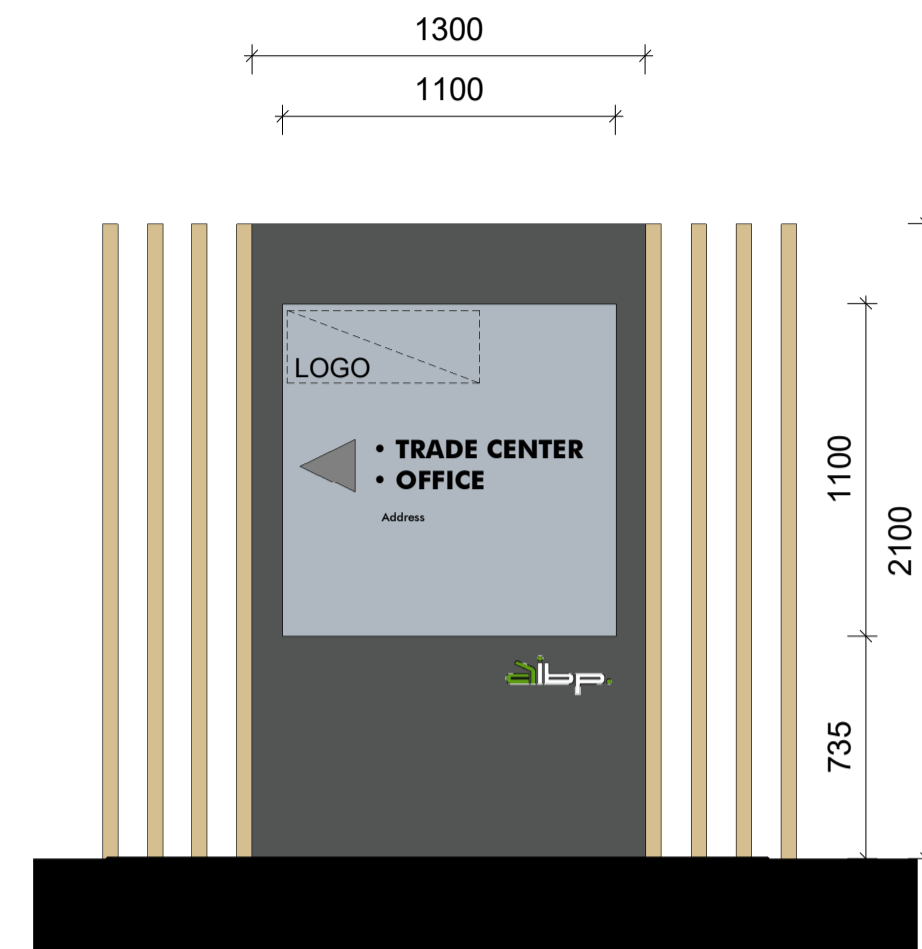
Date: 23/05/25 Sheet Size: A1 Scale: 1:750

Drawing Number: 14291_DA080 Issue: P3

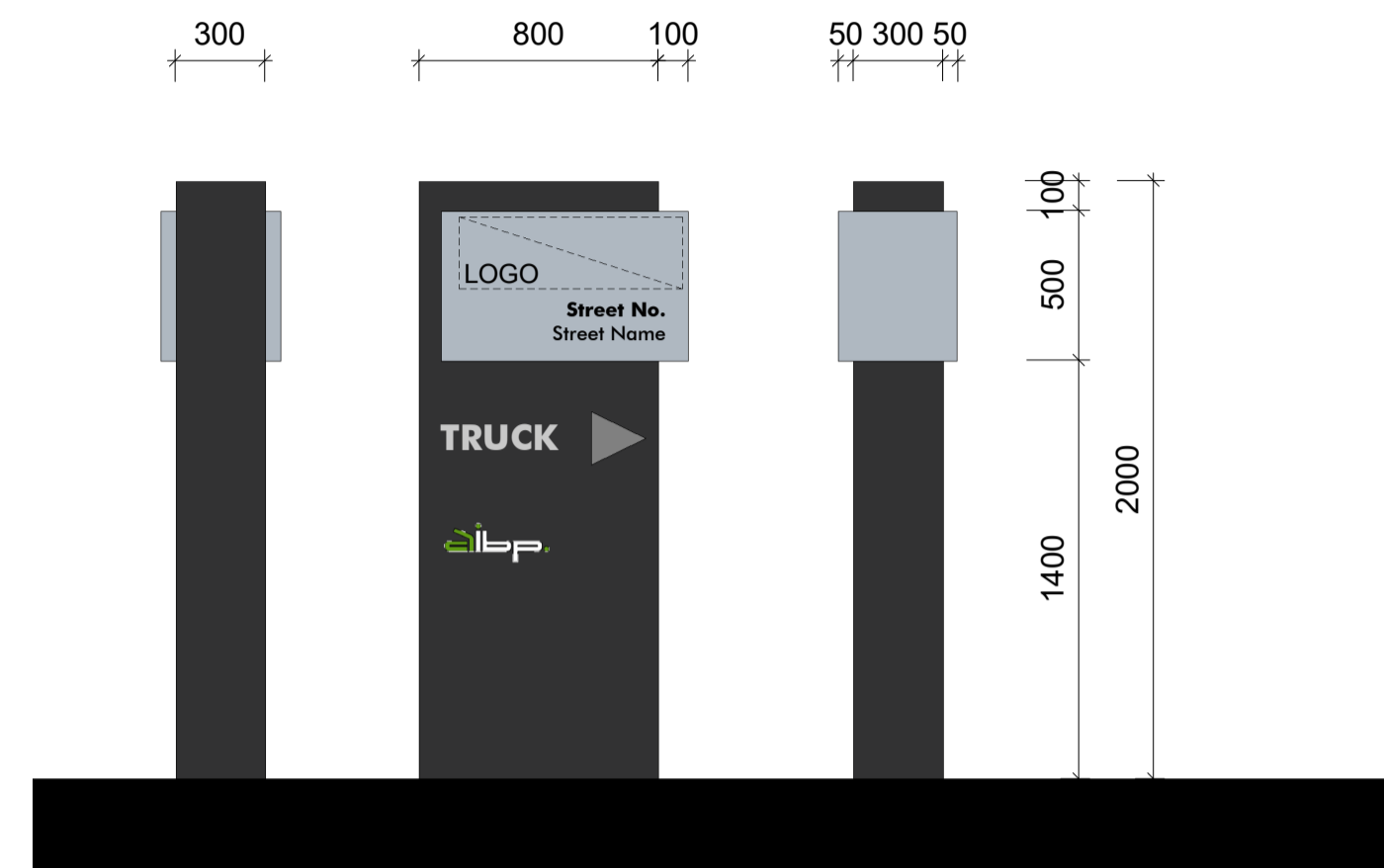




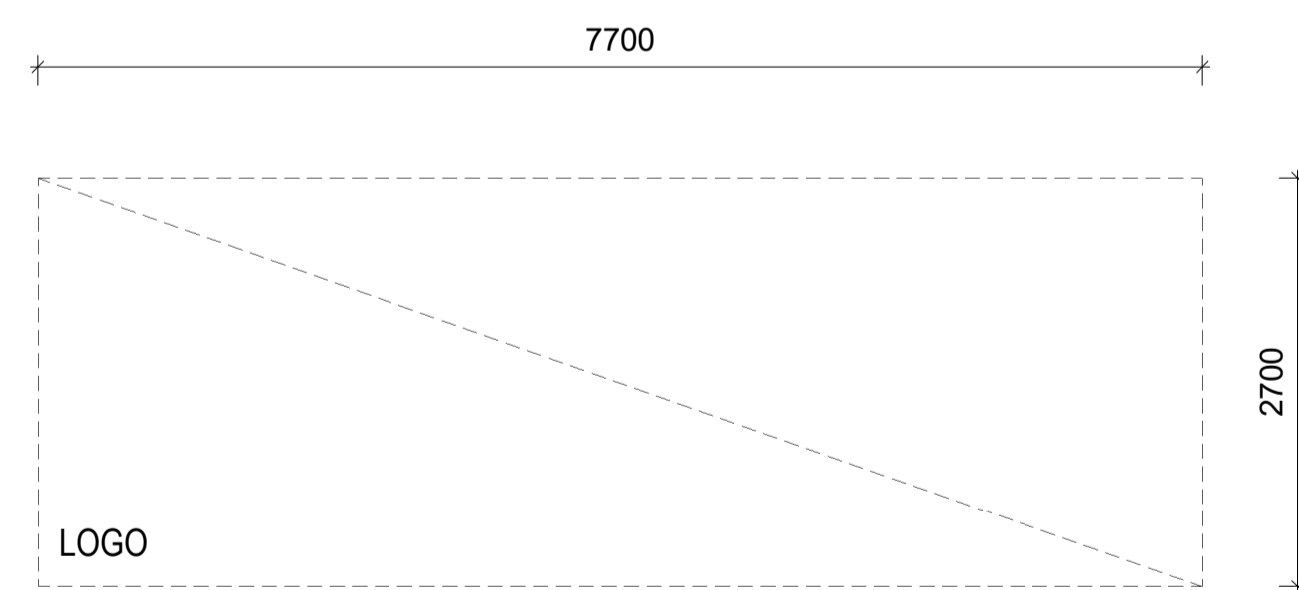
SIGNAGE A - SITE IDENTIFICATION
1:25



SIGNAGE B - CAR/PEDESTRIAN WAYFINDING (FENCE-MOUNTED)
1:25



SIGNAGE C - TRUCK WAYFINDING (DOUBLE SIDED)
1:25



SIGNAGE E - WALL MOUNTED IDENTIFICATION
1:50