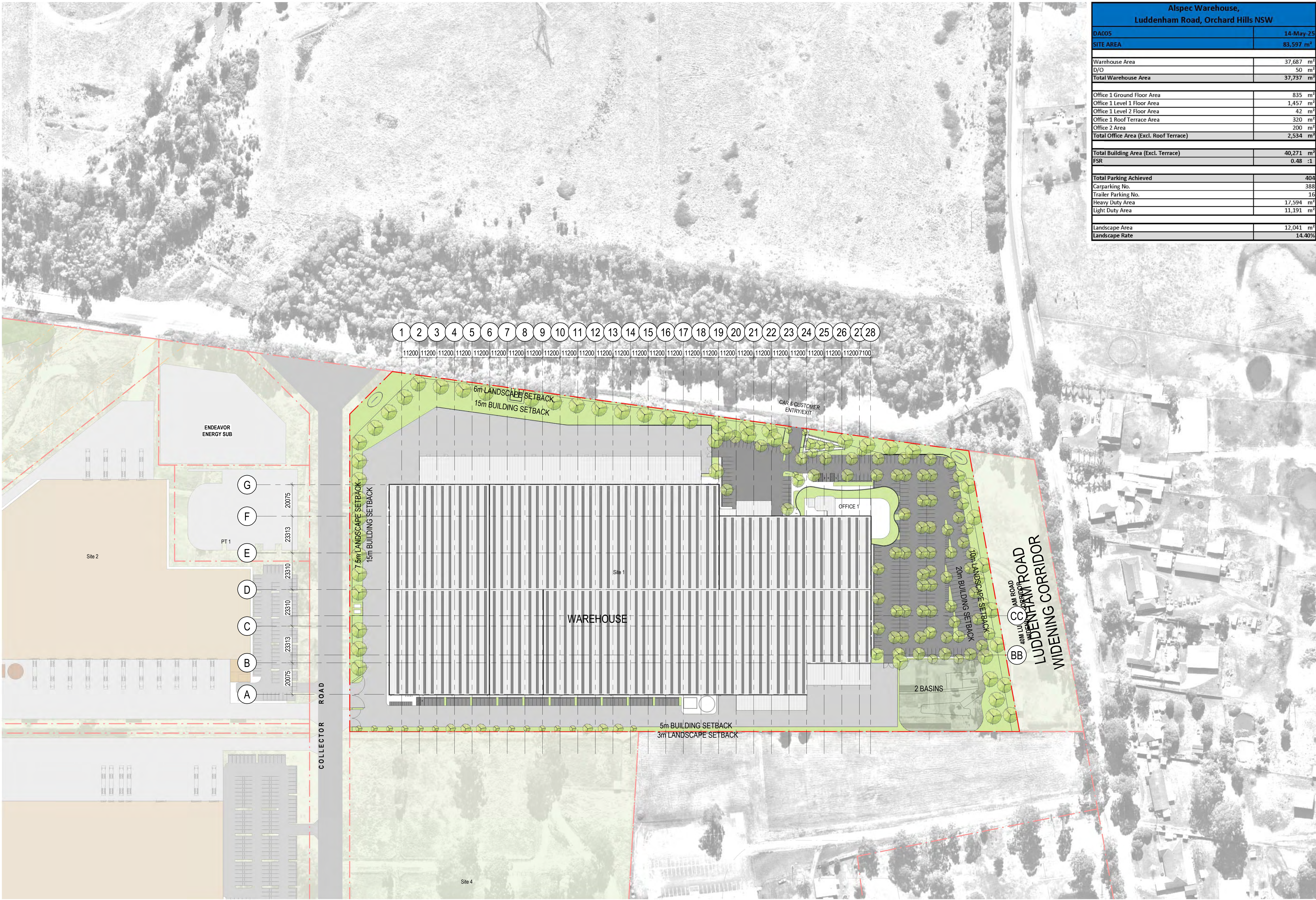




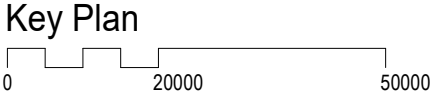
Alspec Warehouse, Luddenham Road, Orchard Hills NSW	
DA005	14-May-25
SITE AREA	83,597 m ²
Warehouse Area	37,687 m ²
D/O	50 m ²
Total Warehouse Area	37,737 m ²
Office 1 Ground Floor Area	835 m ²
Office 1 Level 1 Floor Area	1,457 m ²
Office 1 Level 2 Floor Area	42 m ²
Office 1 Roof Terrace Area	320 m ²
Office 2 Area	200 m ²
Total Office Area (Excl. Roof Terrace)	2,534 m ²
Total Building Area (Excl. Terrace)	40,271 m ²
FSR	0.48 :1
Total Parking Achieved	404
Carparking No.	388
Trailer Parking No.	16
Heavy Duty Area	17,594 m ²
Light Duty Area	11,191 m ²
Landscape Area	12,041 m ²
Landscape Rate	14.40%



Department of Planning,
Housing and Infrastructure

Issued under the Environmental Planning and Assessment Act 1979
Application number: SSD-69845208
Granted on: 23 January 2026
Signed: DA Sheet number: 1 of 8

Project Name
ALSPEC WAREHOUSE
Project Address
AIBP, Luddenham Road, Orchard Hills NSW 2748



Drawing Title: SITE PLAN			
Author: MJ	Checker: NG	Sheet Size: B1	Scale: 1:1000
Drawing Number: 13241_DA005	Issue: J		

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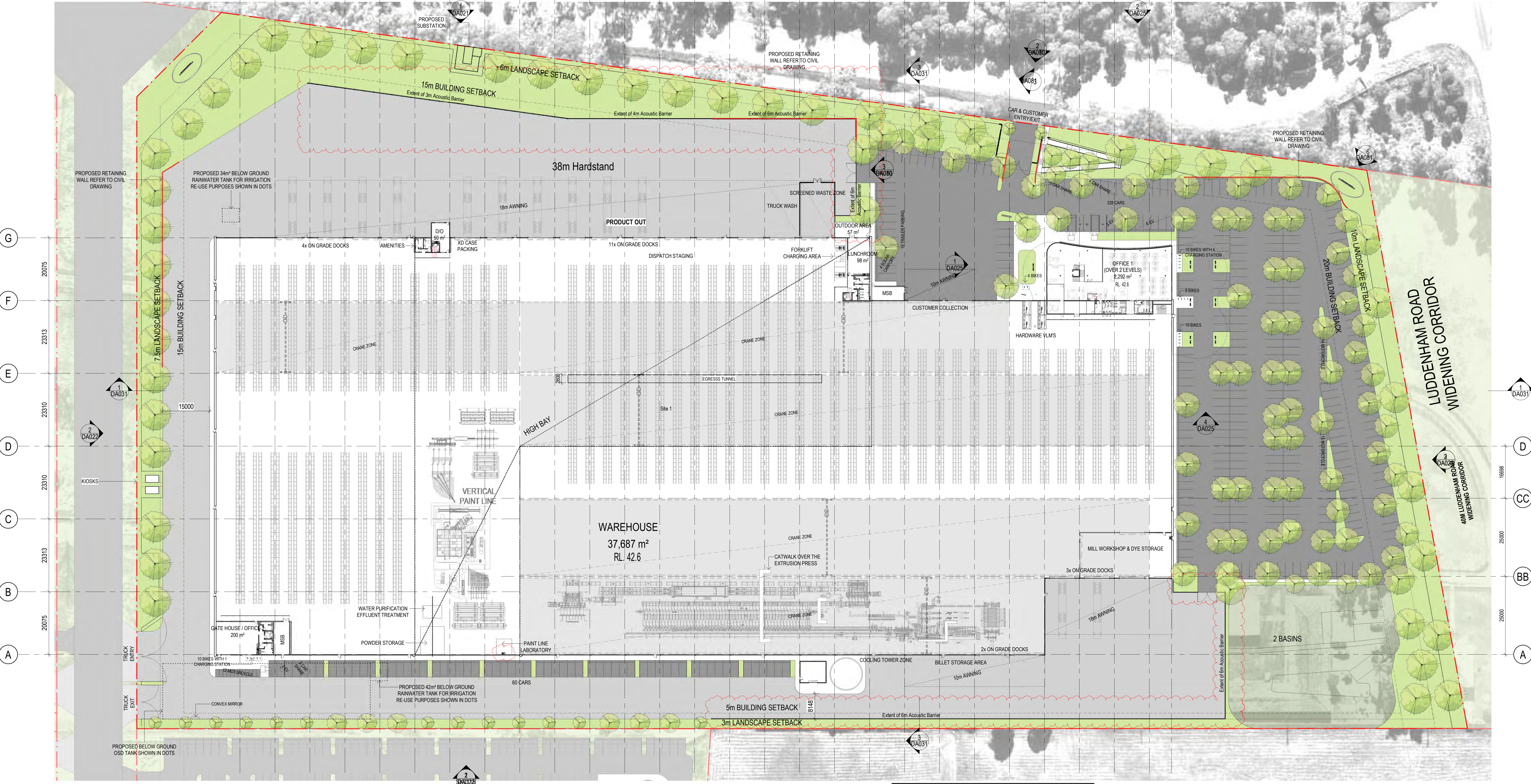
PROPERTY

Issue	Description	Date
A	ISSUE FOR SSDA	19/08/2025
H	ISSUE FOR SSDA	14/09/2025
G	ISSUE FOR SSDA	04/09/2025
F	ISSUE FOR SSDA	10/04/2025
E	ISSUE FOR SSDA	20/02/2025
D	ISSUE FOR SSDA	13/09/2024
C	ISSUE FOR SSDA	24/07/2024
B	ISSUE FOR SSDA	04/09/2024
A	ISSUE FOR SSDA	23/05/2024
P1	DRAFT	22/05/2024
P2	DRAFT	01/05/2024
P3	DRAFT	05/03/2024
P4	DRAFT	15/02/2024
P5	DRAFT	05/02/2024
P6	DRAFT	22/02/2024

Stakeholder consultation shall verify all project dimensions before commencing on site work or off-site fabrication. Figure dimensions shall take precedence over scaled dimensions. The drawing is copyright and cannot be reproduced without the written permission of Nettleton Tribe Partnership Pty Ltd.

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28

11200 7100



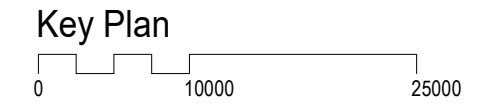
1 General Arrangement Plan
DA021 1:500



**Department of Planning,
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979
Application number: SSD-69845208
Granted on: 23 January 2026
Signed: DA Sheet number: 2 of 8

Project Name
ALSPEC WAREHOUSE
Project Address
AIBP, Luddenham Road, Orchard Hills NSW 2748



Drawing Title: GENERAL ARRANGEMENT PLAN - GROUND FLOOR			
Author: MJ	Checker: NG	Sheet Size: B1	Scale: 1:500
Drawing Number: 13241_DA010		Issue: Q	

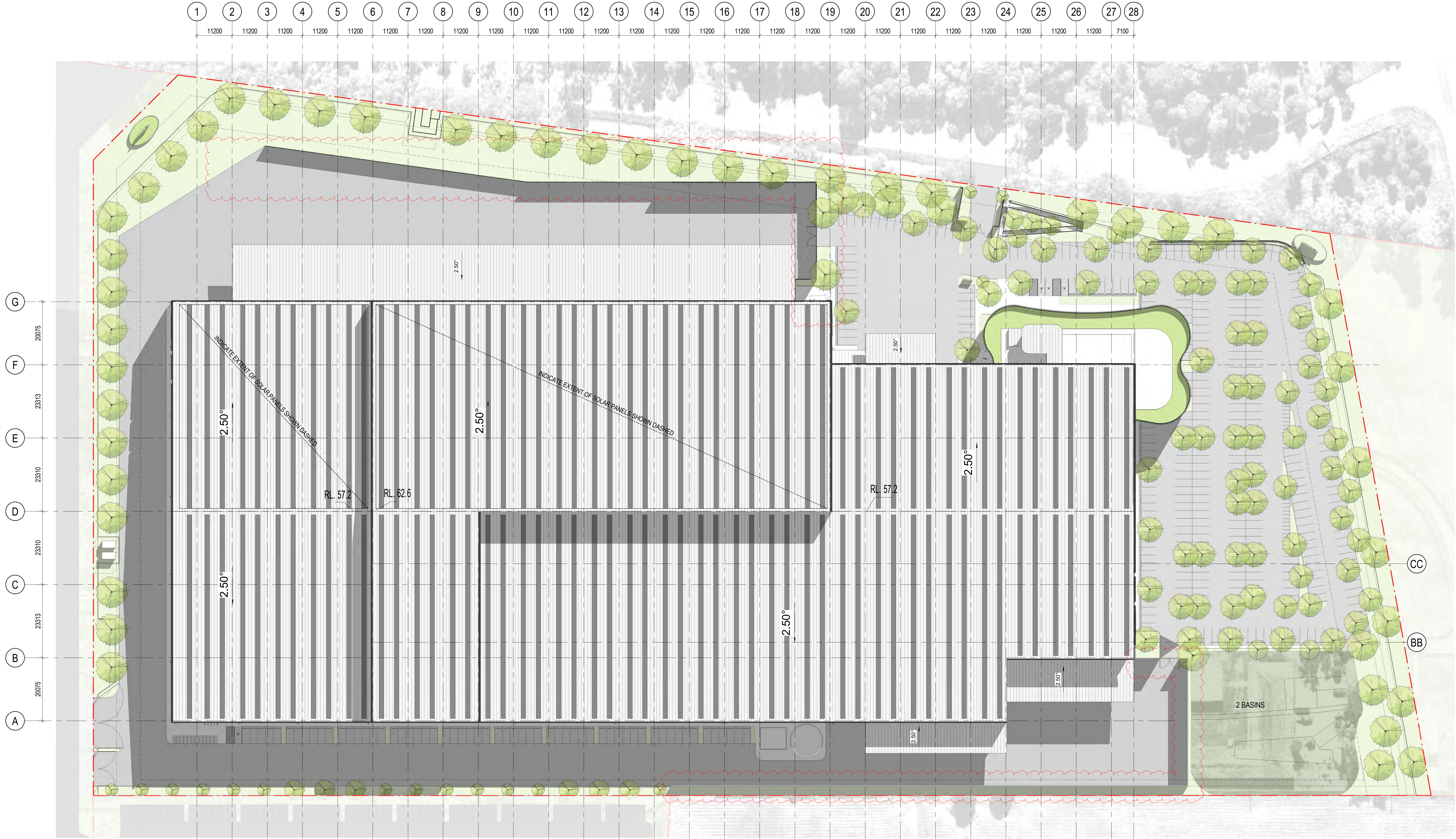
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nettleton tribe partnership Pty Ltd ABN 58 161 683 122
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t +61 2 9431 6431
e: sydney@nettletontribe.com.au w: nettletontribe.com.au



Issue	Description	Date
G	ISSUE FOR SSDA	18/05/2022
P	ISSUE FOR SSDA	21/05/2022
N	ISSUE FOR SSDA	14/05/2022
M	ISSUE FOR SSDA	09/05/2022
N	ISSUE FOR SSDA	11/04/2022
A	ISSUE FOR SSDA	10/04/2022
G	ISSUE FOR SSDA	20/05/2022
G	Amendments for Services Requirements	22/01/2022
F	ISSUE FOR SSDA	13/08/2024
F	ISSUE FOR SSDA	04/07/2024
D	ISSUE FOR SSDA	14/06/2024
C	ISSUE FOR SSDA	04/06/2024
B	ISSUE FOR SSDA	03/06/2024
A	ISSUE FOR SSDA	28/05/2024
PR	DRAFT	28/05/2024

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.

SSDA

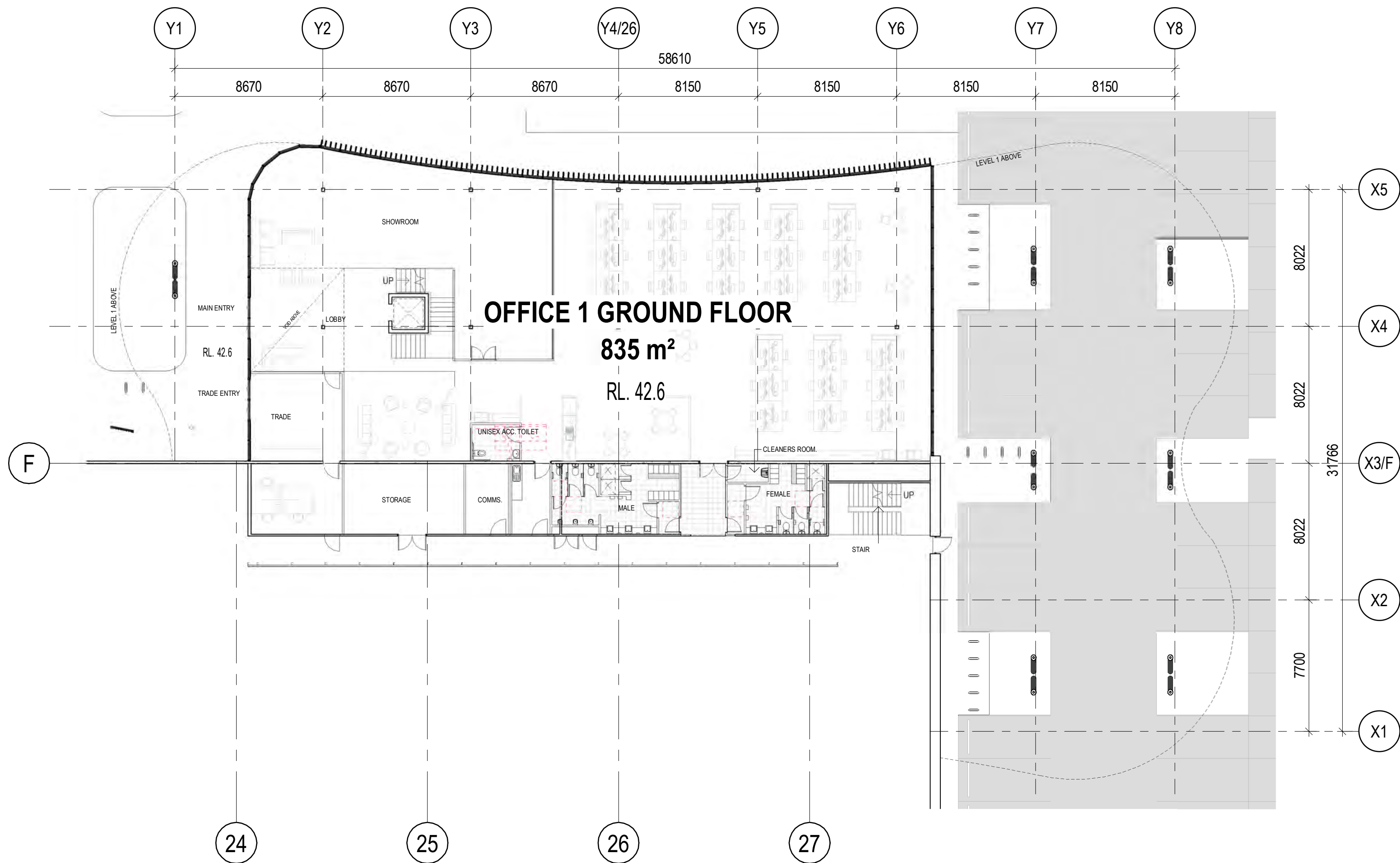


1 Roof Plan
DA021 1:500

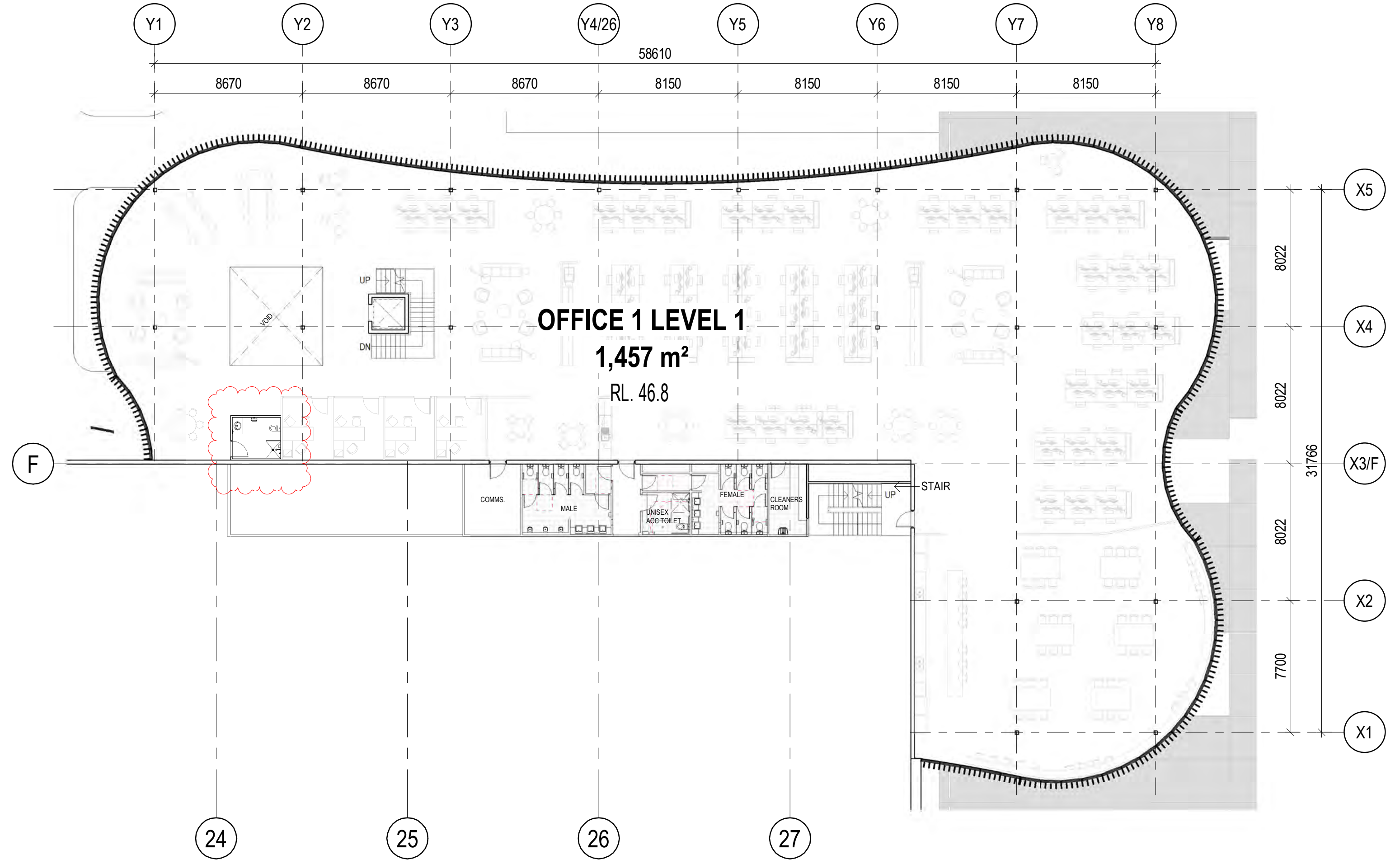


Department of Planning,
Housing and Infrastructure

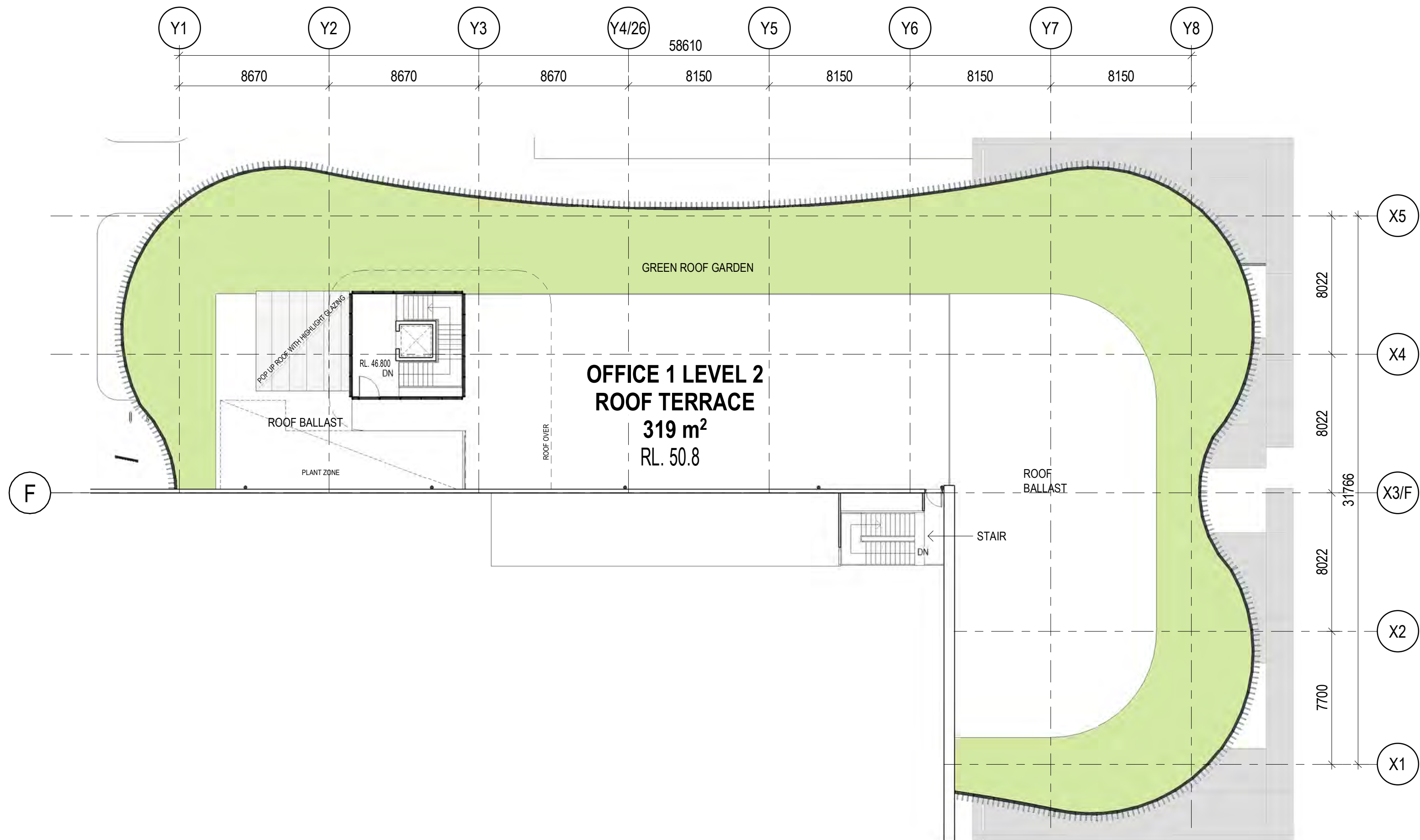
Issued under the *Environmental Planning and Assessment Act 1979*
Application number: SSD-69845208
Granted on: 23 January 2026
Signed: DA Sheet number: 3 of 8



1 Office 1 Plan - Ground Floor
DA021 / 1:200



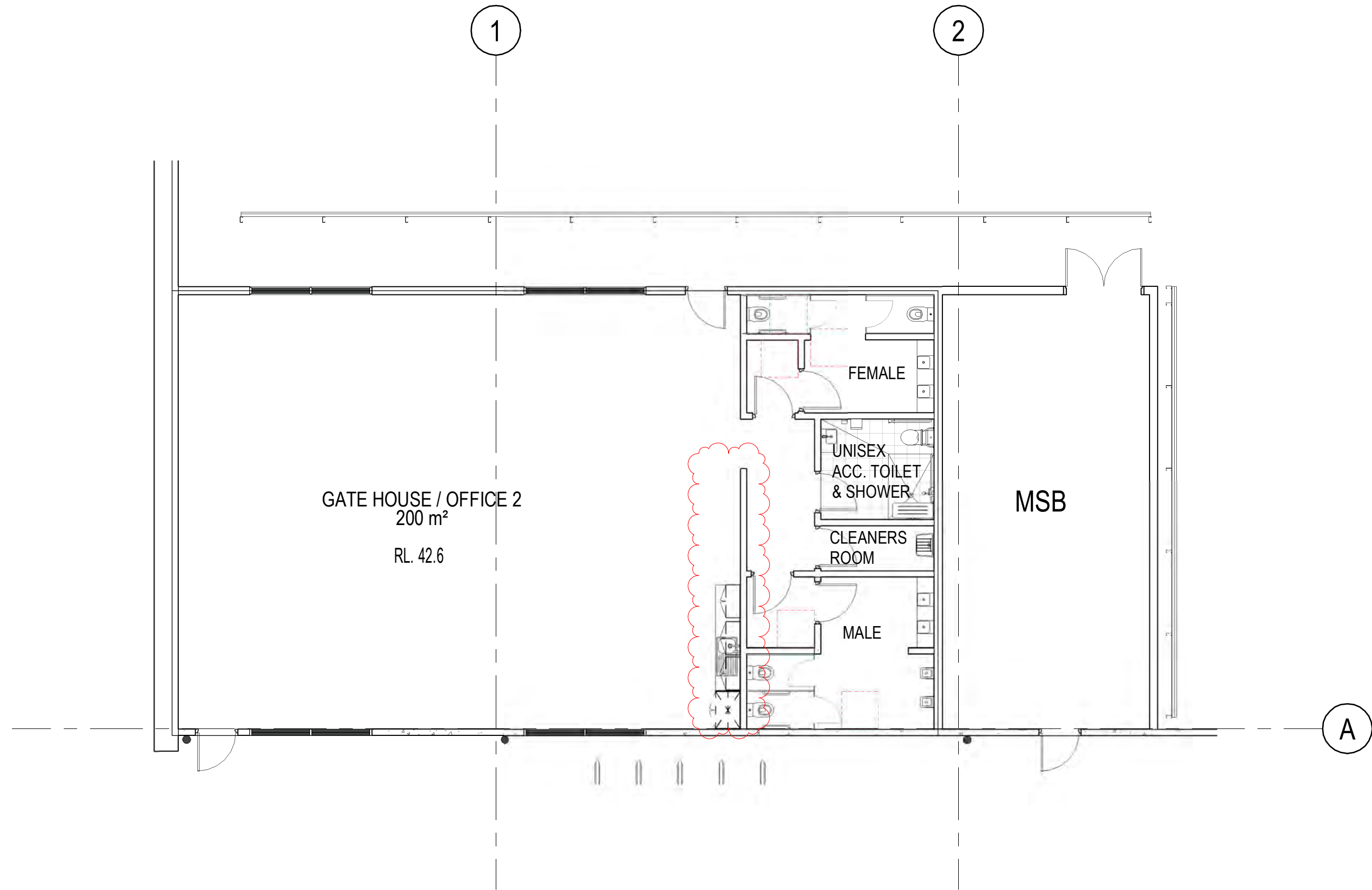
2 Office 1 Plan - Level 1
DA021 / 1:200



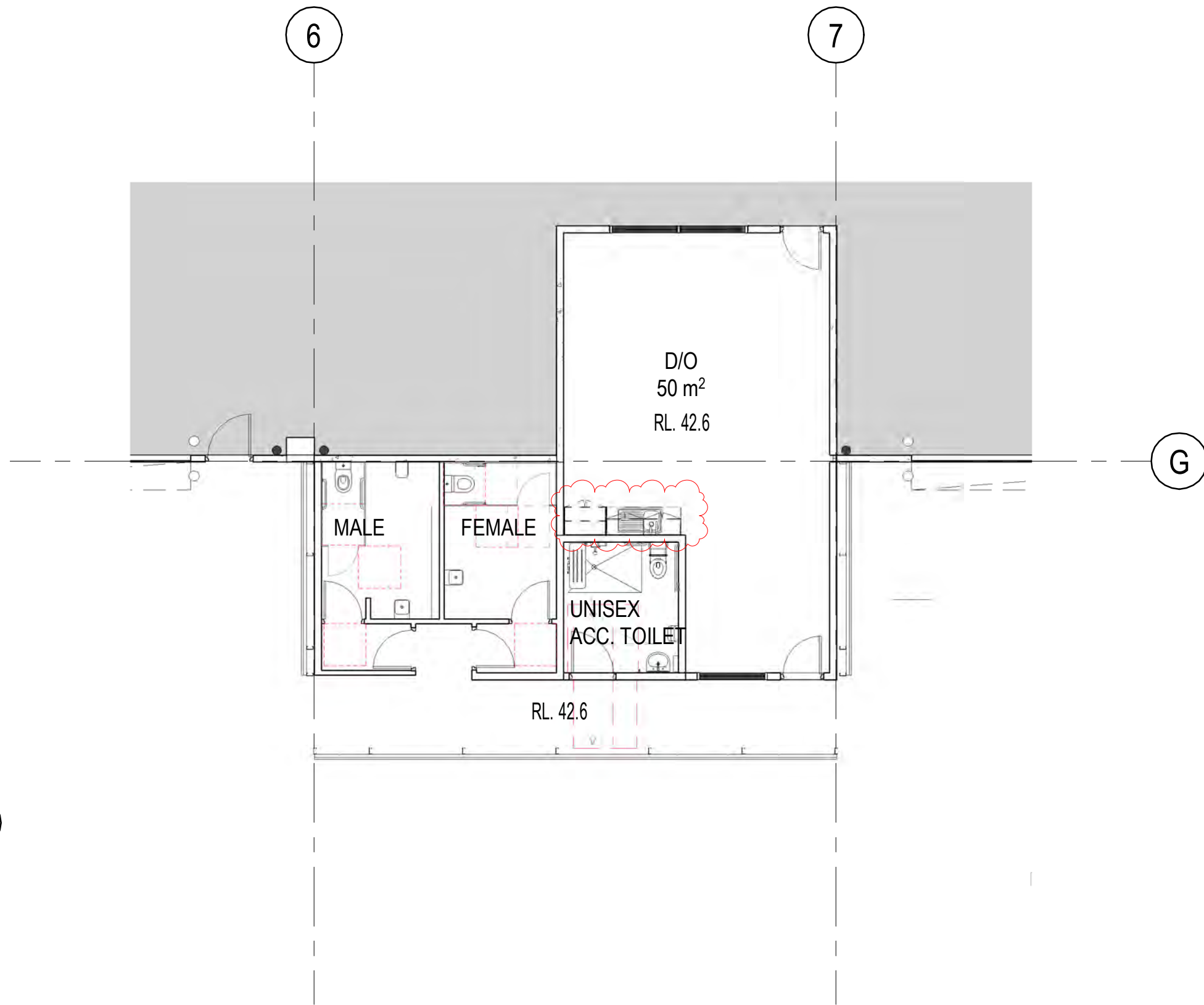
4 Office 1 Plan - Roof Top
DA021 / 1:200

**Department of Planning,
Housing and Infrastructure**

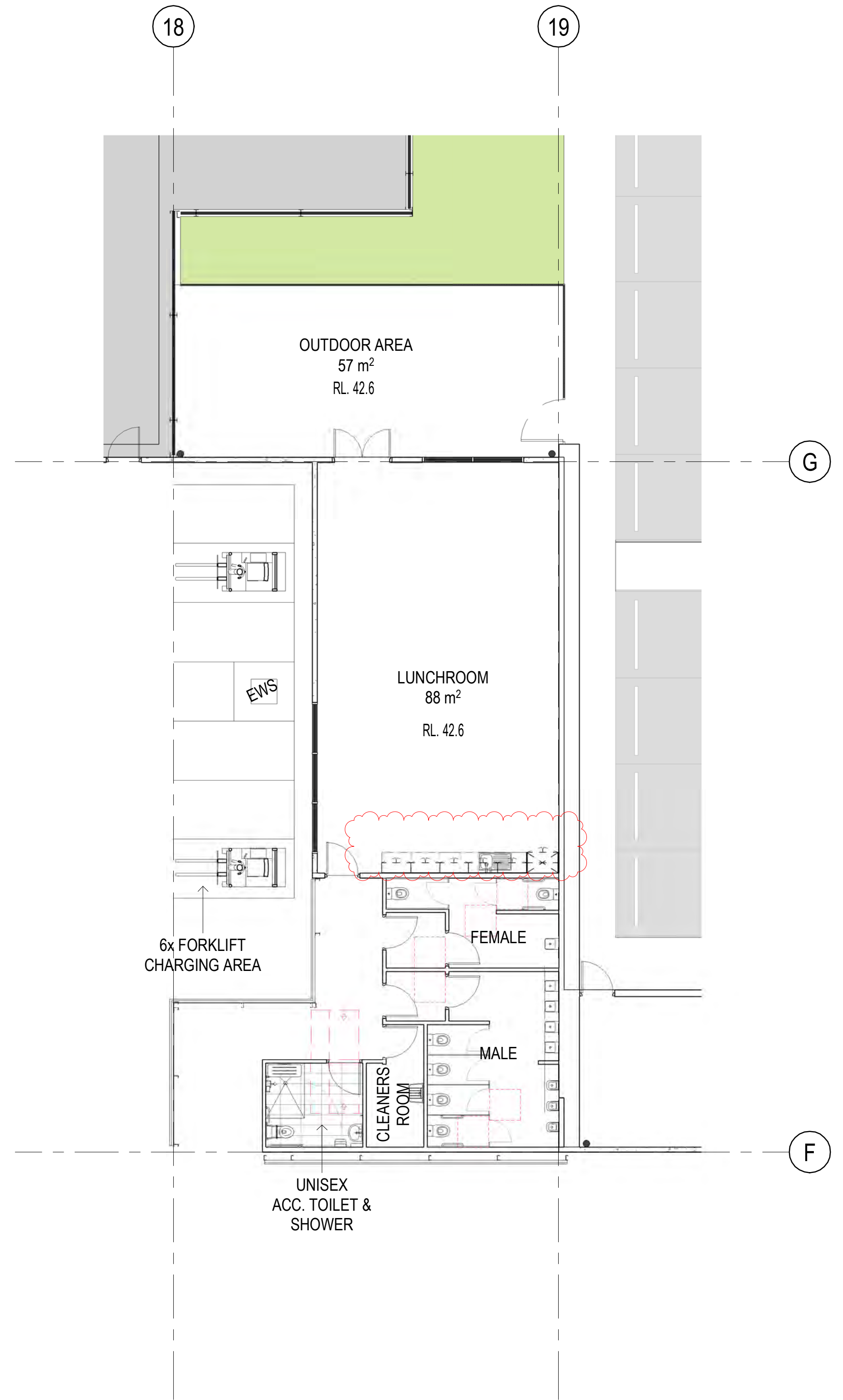
Issued under the Environmental Planning and Assessment Act 1979
Application number: SSD-69845208
Granted on: 23 January 2026
Signed: DA Sheet number: 4 of 8



1 Office 2 Plan
DA021 / 1:100



2 D/O
1:100



3 Lunchroom
1:100



**Department of Planning,
Housing and Infrastructure**

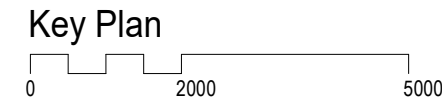
Issued under the Environmental Planning and Assessment Act 1979
Application number: SSD-69845208
Granted on: 23 January 2026
Signed: DA Sheet number: 5 of 8

Issue	Description	Date
F	ISSUE FOR SSDA	28/05/2025
E	ISSUE FOR SSDA	25/09/2025
D	ISSUE FOR SSDA	14/05/2025
C	ISSUE FOR SSDA	10/04/2025
B	ISSUE FOR SSDA	13/08/2024
A	ISSUE FOR SSDA	28/05/2024
P3	DRAFT	22/05/2024
P2	DRAFT	21/05/2024
P1	DRAFT	26/03/2024

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.

SSDA

Project Name
ALSPEC WAREHOUSE
Project Address
AIBP, Luddenham Road, Orchard Hills NSW 2748

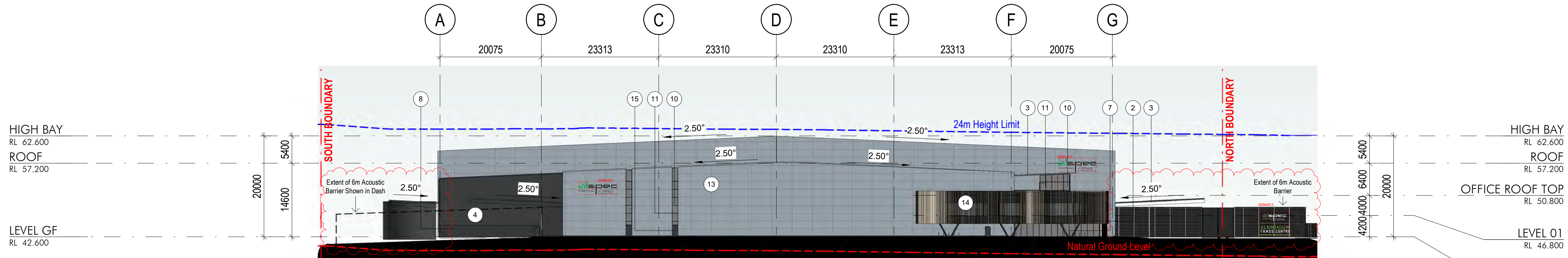


Drawing Title:
DETAIL LAYOUT PLAN - SHEET 2

Author	Checker	Sheet Size	Scale
MJ	NG	B1	1:200
Drawing Number: 13241_DA017			Issue: F



1 North Elevation
DA010 1:500



2 East Elevation
DA010 1:500

Note: Height Limit Line and Natural Ground Level Line are indicated at the cut of the exterior face of the wall.

EXTERNAL FINISHES LEGEND

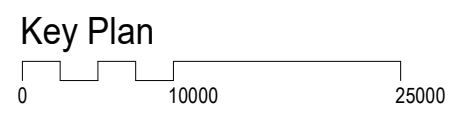
- 1 PROFILED METAL SHEETING
COLOR TO MATCH SATIN LIGHT BRONZE
- 2 GLASS - BACKPAN SPANDREL GLAZING
- 3 PROFILED ROOF SHEETING
COLOR TO MATCH COLORBOND DOVER WHITE
- 4 PROFILED METAL SHEETING
COLOR TO MATCH ALSPEC SPARKLING DARK GREY METALLIC
- 5 ROLLER SHUTTER DOOR
COLOR TO MATCH COLORBOND MONUMENT
- 6 AWNING, DOWNPIPES, CAPPING
COLOR TO MATCH COLORBOND MONUMENT
- 7 EXPOSED STEEL COLUMN
PAINT TO MATCH COLORBOND MONUMENT
- 8 PRECAST CONCRETE WALL
PAINT TO MATCH COLORBOND MONUMENT
- 9 PROFILE CLEAR LIGHT ROOF SHEETING
- 10 CLEAR VISION GLAZING
- 11 ALUMINIUM WINDOW FRAME
COLOR TO MATCH COLORBOND MONUMENT
- 12 PRECAST CONCRETE WALL
PAINT TO MATCH COLORBOND MONUMENT
- 13 ALUMINIUM PANEL
COLOR TO MATCH ALSPEC SILVER ICE METALLIC
- 14 ALUMINIUM BATTEN
COLOR TO MATCH ALSPEC SATIN LIGHT BRONZE
- 15 PRECAST CONCRETE WALL
PAINT TO MATCH WINDOW

**Department of Planning,
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979
Application number: SSD-69845208

Granted on: 23 January 2026

Signed: DA Sheet number: 6 of 8



Drawing Title:
BUILDING ELEVATION - SHEET 1

Author:
MJ

Checker:
NG

Revised By:
B1

Scale:
1:500

Drawing Number:
13241_DA021

Issue:
J

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alspec

PROPERTY

SSDA

Issue	Description	Date
A	ISSUE FOR SSDA	18/05/2025
B	ISSUE FOR SSDA	18/05/2025
C	ISSUE FOR SSDA	18/05/2025
D	ISSUE FOR SSDA	18/05/2025
E	ISSUE FOR SSDA	18/05/2025
F	ISSUE FOR SSDA	18/05/2025
G	ISSUE FOR SSDA	18/05/2025
H	ISSUE FOR SSDA	18/05/2025
I	ISSUE FOR SSDA	18/05/2025
J	ISSUE FOR SSDA	18/05/2025
K	ISSUE FOR SSDA	18/05/2025
L	ISSUE FOR SSDA	18/05/2025
M	ISSUE FOR SSDA	18/05/2025
N	ISSUE FOR SSDA	18/05/2025
O	ISSUE FOR SSDA	18/05/2025
P	ISSUE FOR SSDA	18/05/2025
Q	ISSUE FOR SSDA	18/05/2025
R	ISSUE FOR SSDA	18/05/2025
S	ISSUE FOR SSDA	18/05/2025
T	ISSUE FOR SSDA	18/05/2025
U	ISSUE FOR SSDA	18/05/2025
V	ISSUE FOR SSDA	18/05/2025
W	ISSUE FOR SSDA	18/05/2025
X	ISSUE FOR SSDA	18/05/2025
Y	ISSUE FOR SSDA	18/05/2025
Z	ISSUE FOR SSDA	18/05/2025

Builder and/or subcontractor shall verify all project dimensions before commencing on site work or off-site fabrication. Tolerances shall be in accordance with AS/NZS 4586:2012. This drawing is copyright and cannot be reproduced in whole or in part or by any means without the written permission of Nettleton Tribe Partnership Pty Ltd.

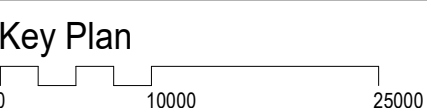
Project Name
ALSPEC WAREHOUSE

Project Address
AIBP, Luddenham Road, Orchard Hills NSW 2748



EXTERNAL FINISHES LEGEND

- | | | |
|---|---|---|
|  | ① | PROFIED METAL SHEETING
COLOR TO MATCH SATIN LIGHT BRONZE |
|  | ② | GLASS - BACKPAN SPANDREL GLAZING |
|  | ③ | PROFIED METAL SHEETING
COLOR TO MATCH COLORBOND DOVER WHITE |
|  | ④ | PROFIED METAL SHEETING
COLOR TO MATCH ALSPEC SPARKLING DARK GREY METALIC |
|  | ⑤ | ROLLER SHUTTER DOOR
COLOR TO MATCH COLORBOND MONUMENT |
|  | ⑥ | AWNING, DOWNPIPES, CAPPING
COLOR TO MATCH COLORBOND MONUMENT |
|  | ⑦ | EXPOSED STEEL COLUMN
PAINT TO MATCH COLORBOND MONUMENT |
|  | ⑧ | PRECAST CONCRETE WALL
PAINT TO MATCH COLORBOND MONUMENT |
|  | ⑨ | PROFILE CLEAR LIGHT ROOF SHEETING |
|  | ⑩ | CLEAR VISION GLAZING |
|  | ⑪ | ALUMINIUM WINDOW FRAME
COLOR TO MATCH COLORBOND MONUMENT |
|  | ⑫ | PRECAST CONCRETE WALL
COLOR TO MATCH COLORBOND MONUMENT |
|  | ⑬ | ALUMINIUM PANEL
COLOR TO MATCH ALSPEC SILVER ICE METALLIC |
|  | ⑭ | ALUMINIUM BATTEN
COLOR TO MATCH ALSPEC SATIN LIGHT BRONZE |
|  | ⑮ | PRECAST CONCRETE WALL
PAINT TO MATCH WINDOW |



Author: MJ Checker: NG Sheet Size: B1 Scale: 1:50

Drawing Number: **13241 DA022** Issue:

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

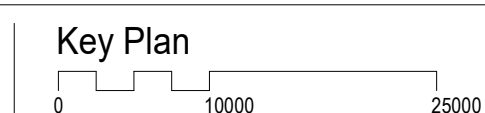
Issue	Description	Date
J	ISSUE FOR SSSA	08/10/2002
H	ISSUE FOR SSSA	19/03/2002
G	ISSUE FOR SSSA	10/04/2002
F	ISSUE FOR SSSA	20/02/2002
E	ISSUE FOR SSSA	13/08/2002
D	ISSUE FOR SSSA	20/06/2002
C	ISSUE FOR SSSA	14/06/2002
B	ISSUE FOR SSSA	04/06/2002
A	ISSUE FOR SSSA	29/05/2002
P7	DRAFT	28/05/2002
P8	DRAFT	22/05/2002
P5	DRAFT	01/05/2002
P6	DRAFT	28/03/2002
P3	DRAFT	15/03/2002

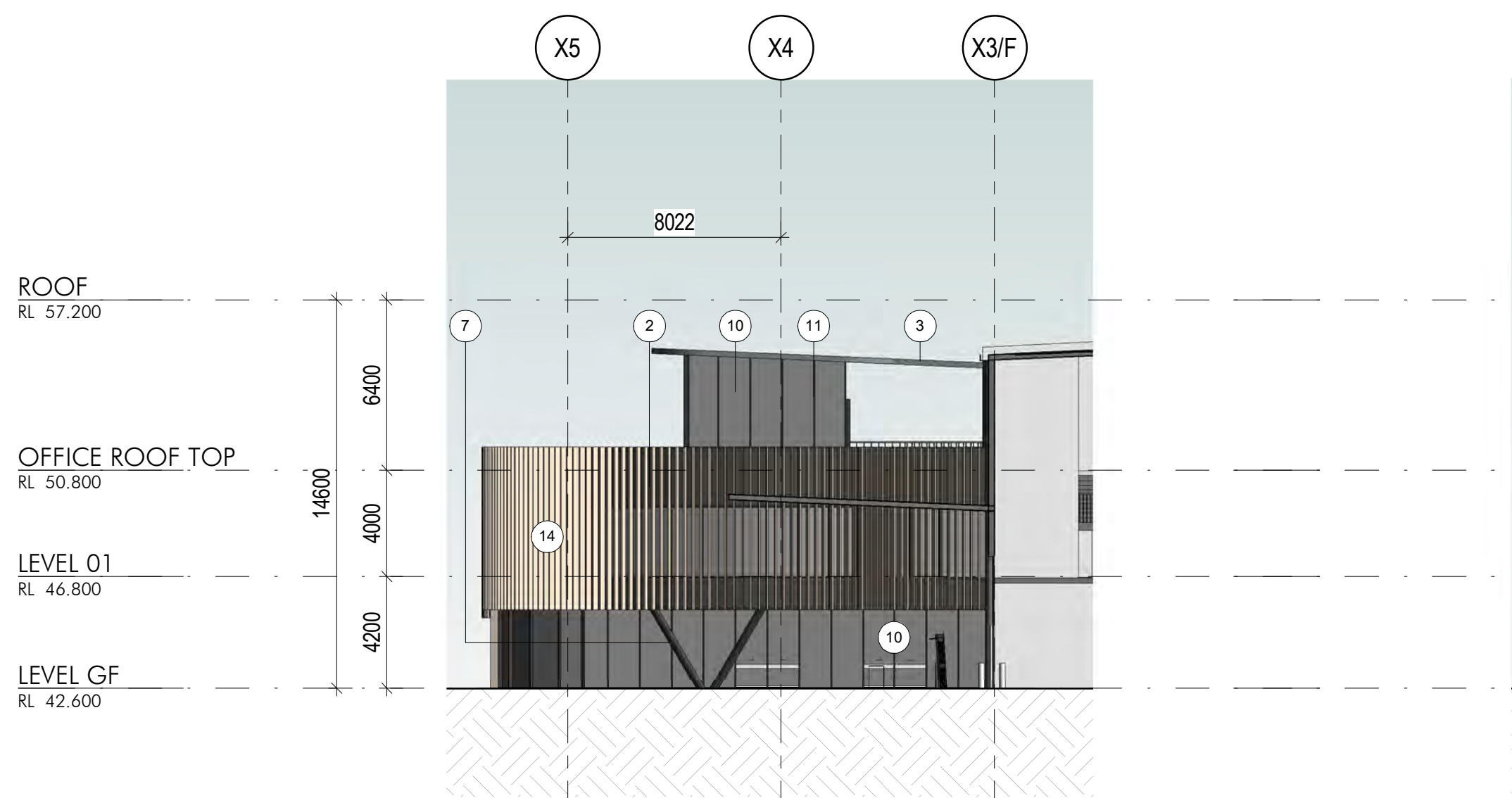
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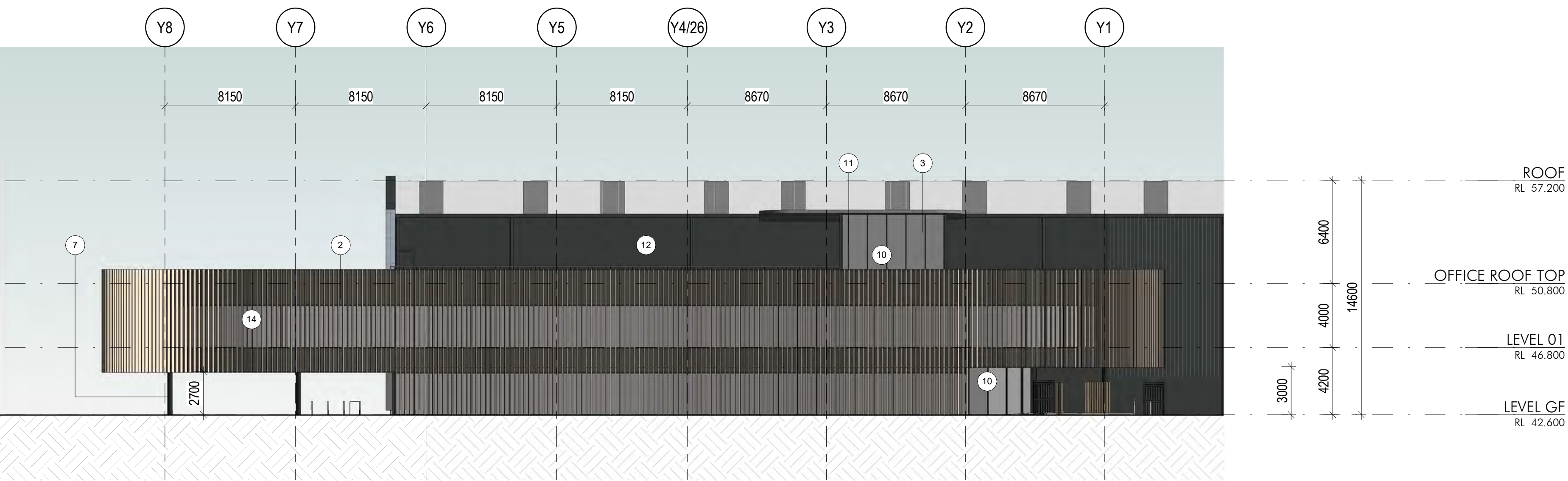
Project Name
ALSPEC WAREHOUSE

Project Address
AIBP, Luddenham Road, Orchard Hills NSW 2748

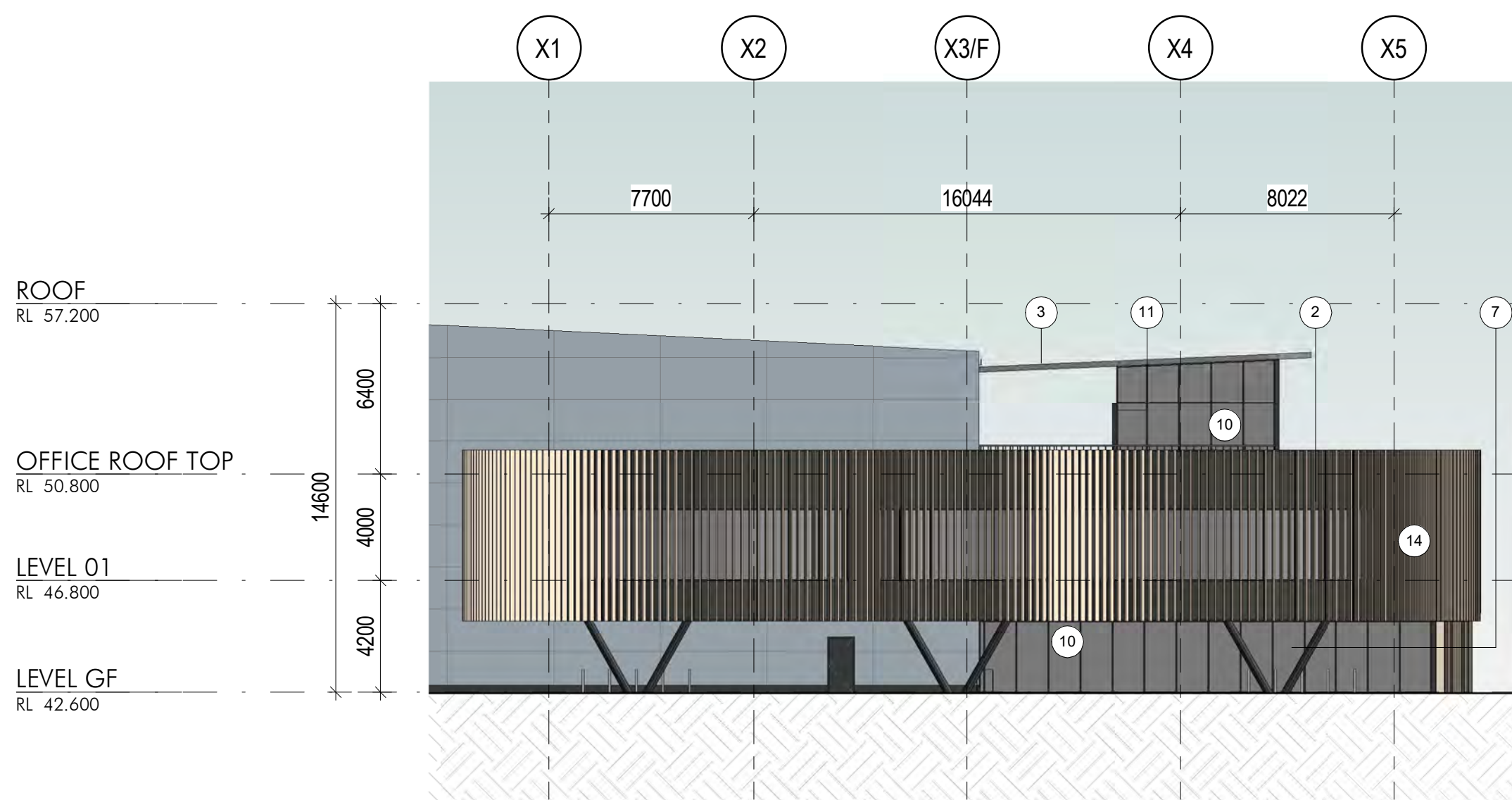




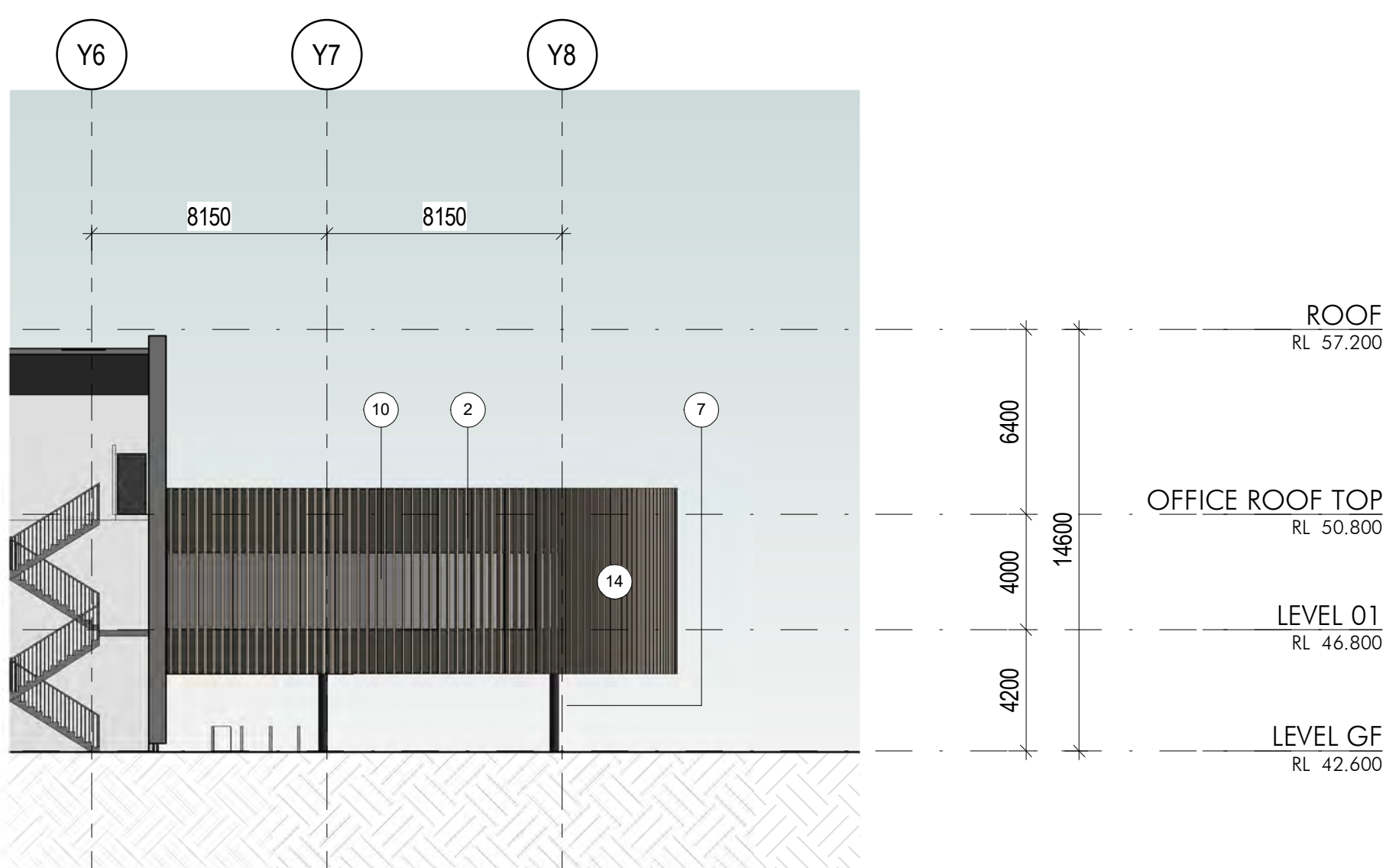
1 Office Elevation - West
DA010 / 1 : 200



2 Office Elevation - North
DA010 / 1 : 200



3 Office Elevation - East
DA010 / 1 : 200



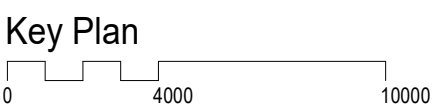
4 Office Elevation - South
DA010 / 1 : 200

EXTERNAL FINISHES LEGEND

- 1 PROFILED METAL SHEETING
COLOR TO MATCH SATIN LIGHT BRONZE
- 2 GLASS - BACKPAN SPANDREL GLAZING
- 3 PROFILED ROOF SHEETING
COLOR TO MATCH COLORBOND DOVER WHITE
- 4 PROFILED METAL SHEETING
COLOR TO MATCH ALSPEC SPARKLING DARK GREY METALIC
- 5 ROLLER SHUTTER DOOR
COLOR TO MATCH COLORBOND MONUMENT
- 6 AWNING, DOWNPIPES, CAPPING
COLOR TO MATCH COLORBOND MONUMENT
- 7 EXPOSED STEEL COLUMN
PAINT TO MATCH COLORBOND MONUMENT
- 8 PRECAST CONCRETE WALL
PAINT TO MATCH COLORBOND MONUMENT
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- 14 ALUMINIUM BATTEN
COLOR TO MATCH ALSPEC SATIN LIGHT BRONZE
- 15 PRECAST CONCRETE WALL
PAINT TO MATCH WINDOW

**Department of Planning,
Housing and Infrastructure**

Issued under the Environmental Planning and Assessment Act 1979
Application number: SSD-69845208
Granted on: 23 January 2026
Signed: DA Sheet number: 8 of 8



Drawing Title:
DETAILED OFFICE ELEVATION

Author MJ	Checker NG	Sheet Size B1	Scale 1:200
Drawing Number 13241_DA025	Issue F		

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e: sydney@nettleontribe.com.au w: nettleontribe.com.au

Client: ALSPEC
Project Name: ALSPEC WAREHOUSE
Project Address: AIBP, Luddenham Road, Orchard Hills NSW 2748
Drawing Title: DETAILED OFFICE ELEVATION
Drawing Number: 13241_DA025
Issue: F
Scale: 1:200
Sheet Size: B1
Author: MJ
Checker: NG
Date: 18/01/2024
SSDA

SSDA

Project Name
ALSPEC WAREHOUSE
Project Address
AIBP, Luddenham Road, Orchard Hills NSW 2748

Issue	Description	Date
F	ISSUE FOR SSDA	18/01/2024
E	ISSUE FOR SSDA	20/02/2025
D	ISSUE FOR SSDA	13/09/2024
C	ISSUE FOR SSDA	20/09/2024
B	ISSUE FOR SSDA	14/09/2024
A	ISSUE FOR SSDA	28/09/2024
P5	DRAFT	28/09/2024
P4	DRAFT	20/09/2024
P3	DRAFT	01/09/2024
P2	DRAFT	15/01/2024
P1	DRAFT	18/01/2024