

s:Industrial 2024.09.OEP2.SEARs.

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4 September 2024

Goodman Property Services  
1-11 Hayes Road  
Rosebery NSW 2018

**Attention:** Stephanie Partridge  
**Email:** [Stephanie.Partridge@goodman.com](mailto:Stephanie.Partridge@goodman.com)

Dear Sir

**OAKDALE EAST INDUSTRIAL ESTATE PRECINCT 2 – WAREHOUSE 2A-2  
REQUEST FOR SEAR – QUANTITY SURVEYOR’S INITIAL COST ADVICE**

This letter has been prepared to accompany a request for Secretary’s Environmental Assessment Requirements.

The development of a warehouse and distribution centre is identified under Schedule 1, Clause 12(1) of State Environmental Planning Policy (Planning Systems) 2021 as being state significant development:

*12 Warehouses or distribution centres*

- (1) Development that has an estimated development cost of more than the relevant amount for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.*
- (2) This section does not apply to development for the purposes of warehouses or distribution centres to which section 18 or 19 applies.*
- (3) In this section—  
relevant amount means—
  - (a) for development in relation to which the relevant environmental assessment requirements are notified under the Act on or before 31 May 2023—\$30 million, or*
  - (b) for any other development—\$50 million.**

At this stage, based on the current architectural documentation developed by SBA Architects dated 29 August 2024, the Estimated Development Cost (EDC) will exceed the \$50 million threshold referenced above for Warehouse 2A-2, which forms part of the overall Oakdale East Industrial Stage Precinct 2 development.

Initial estimates carried out indicate a forecast EDC of \$55.5 million for Warehouse 2A-2. We refer to the appended a high level summary for further details. RLB will further review and confirm the EDC as part of the final SSDA submission, however,

We trust this is of assistance and will be pleased to provide any further information, which you may require upon request.

Kind regards,



Michael Mihailou  
Director  
Rider Levett Bucknall  
[michale.mihailou@au.rlb.com](mailto:michale.mihailou@au.rlb.com)



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## OAKDALE EAST INDUSTRIAL ESTATE, PRECINCT 2 WAREHOUSE 2A-2 INDICATIVE ORDER OF COST (\$/m2)

Item	Qty	Unit	Rate	Cost
Warehouse	34,480	m2	950	32,756,000
Office incl. dock office	1,052	m2	4,000	4,208,000
Awning	4,205	m2	500	2,102,500
Hardstand	10,800	m2	350	3,780,000
Carparking	5,688	m2	200	1,137,600
Site Works	5,915	m2	100	591,480
<b>Construction</b>				<b>44,575,580</b>
Consultants Fees			5%	2,228,779
Authority Fees			0.25%	111,439
Tenant Fitout/plant/equipment	34,480	m2	120	4,137,600
Contingency (5%)			5%	2,228,779
Escalation (Say 12 months)			5%	2,228,779
<b>TOTAL EDC</b>				<b>55,510,956</b>