
SSDA COST SUMMARY REPORT

OCTOBER 2022

SSD 42544484 GARDENERS DISTRIBUTION CENTRE

546-548 GARDENERS ROAD, ALEXANDRIA
GOODMAN PROPERTY SERVICES (AUST) PTY LTD

PROJECT ID: 17984



jf:17984.2.ES-Rpts.rs.mb

31 October 2022

Goodman Property Services
1-11 Hayes Road
ROSEBURY NSW 2018

Attention: James Crouch
Email: james.crouch@goodman.com.au

Dear Sir

**SSD 42544484 GARDENERS DISTRIBUTION CENTRE
SSDA COST SUMMARY REPORT**

We have pleasure in enclosing our State Significant Development Application (SSDA) Cost Summary Report for the above stated project.

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

Yours faithfully



Robbie Stewart
Rider Levett Bucknall
Senior Consultant
email: robbie.stewart@au.rlb.com



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REPORTS ISSUED

Revision	Date	Title Description	Released By
001	17 August 2022	SSDA Cost Summary Report	Mark Brasher
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1 EXECUTIVE SUMMARY

This SSDA Cost Summary Report has been prepared by Rider Levett Bucknall to accompany a SSDA for a proposed multi-level warehouse and distribution centre located at 546-548 Gardeners Road, Alexandria (**the site**).

This report has been prepared to provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor. Further, this report provides an estimate of the retained and new jobs that would be created during the construction and operational phase of the development, including details of the methodology to determine the figures provided.

This report has also been prepared to address the relevant Secretary's Environmental Assessment Requirements (**SEARs**) issued by the Department of Planning and Environment (**DPE**) for SSD-42544484.

Rates used in the formulation of this estimate are current as at August 2022 and excludes cost escalation. We refer you to the body of the report for the full summary, assumptions, clarifications, and detailed basis of the above estimate.

2 INTRODUCTION

2.1 PURPOSE OF REPORT

This SSDA Cost Summary report has been prepared by Rider Levett Bucknall to accompany a SSDA for a proposed warehouse and distribution centre development located at 546-548 Gardeners Road, Alexandria (**the site**).

This report has been prepared to provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor. Further, this report provides an estimate of the retained and new jobs that would be created during the construction and operational phase of the development, including details of the methodology to determine the figures provided.

As summarised in the table below, this report has also been prepared to address the relevant the Secretary's Environmental Assessment Requirements (SEARs) issued for SSD-42544484.

SEARs requirements:

Item	Description of Requirement	Report Reference
2.	Provide a detailed calculation of the capital investment value (CIV) of the development, prepared by a qualified quantity surveyor. Provide an estimate of the retained and new jobs that would be created during the construction and operational phase of the development, including details of the methodology to determine the figures provided.	Cost Summary Report

We have prepared this SSDA Cost Summary Report to verify the Capital Investment Value of the project in accordance with the definition contained in The Environmental Planning and Assessment Regulation 2000 and 'Planning Circular PS 21-020 dated 2 December 2021'.

Under this policy the Capital Investment Value is defined as follows;

Capital investment value of a development or project includes all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs—

- (a) amounts payable, or the cost of land dedicated or other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,*
- (b) costs relating to a part of the development or project that is the subject of a separate development consent or project approval,*
- (c) land costs, including costs of marketing and selling land,*
- (d) GST, within the meaning of the A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth.*

As the project progresses, the developing design should be reviewed against the allowances made within this report. The costs should be considered in the context of the current stage of the design.

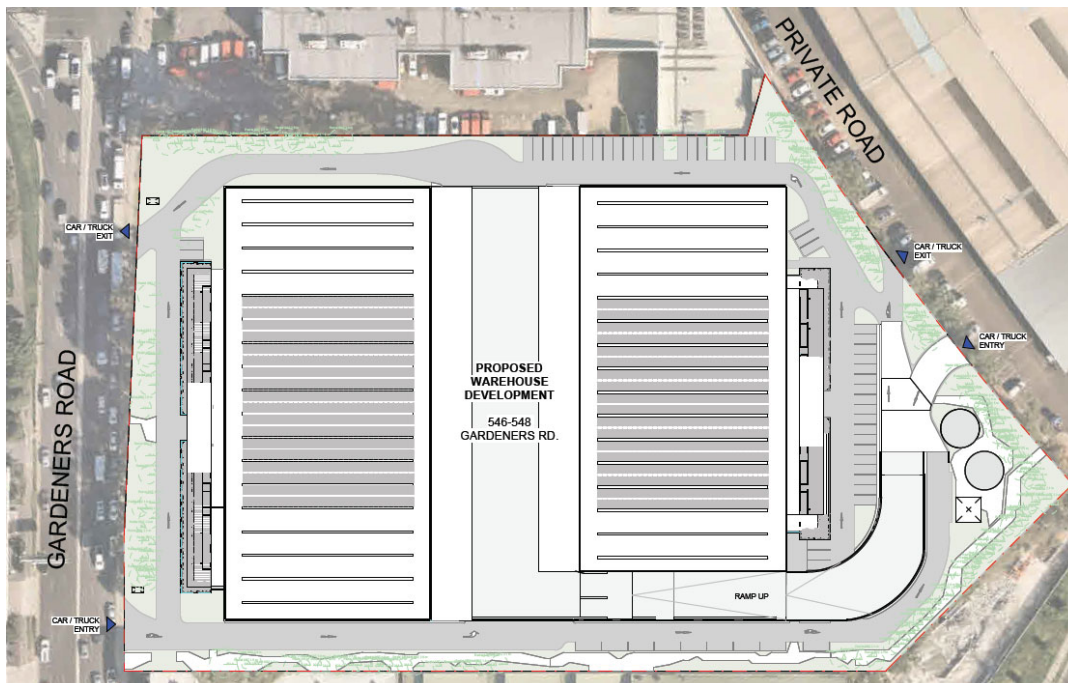
The actual cost of the development will vary depending on numerous matters including but not limited to the method of contractual procurement, phasing, quality of finishes and fitments, method of construction, calibre of contractor, timing and implementation of the works, utility provisions outside site boundaries and the like.

2.2 PROJECT DESCRIPTION

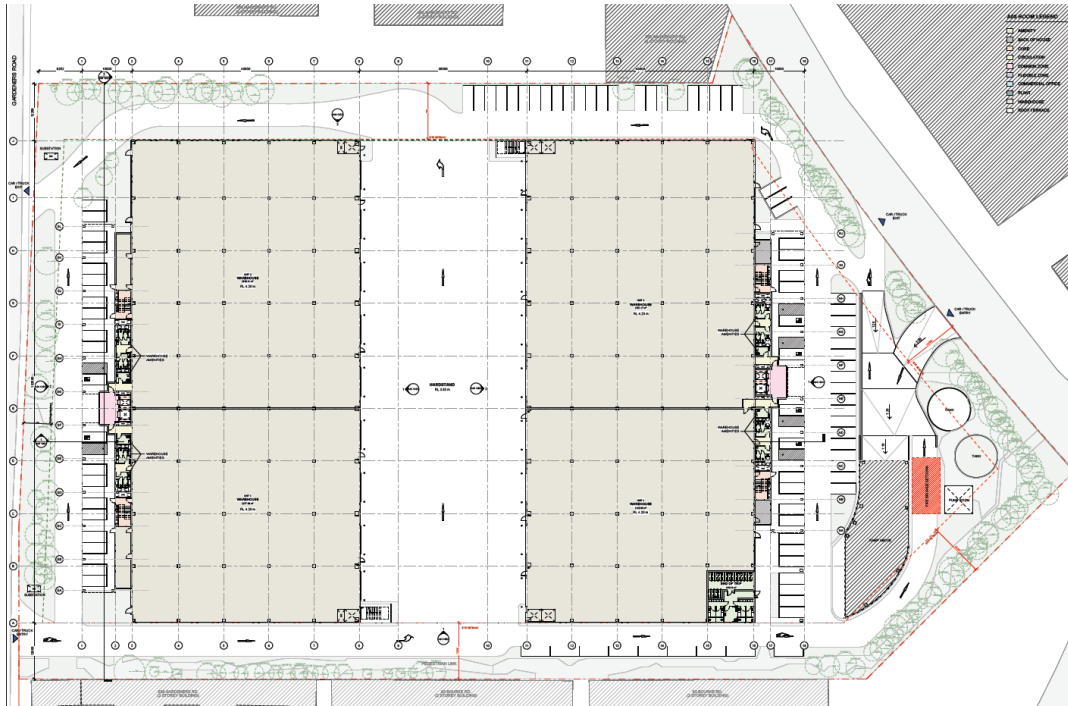
The proposal seeks to facilitate the construction of a multi-level warehouse and distribution centre, incorporating onsite car parking and ancillary offices. Specifically, the proposed development comprises the following works:

- demolition of all existing structures and buildings on site
- construction and operation of a two-storey warehouse and distribution centre, comprising 8 warehouse units, with ancillary offices, including:
 - 24,401m² of total Gross Floor Area (GFA)
 - approximately 19,844m² of warehouse GFA
 - approximately 2,686m² of office GFA
 - maximum building height of 22.6 m
- provision of 90 car parking spaces, 5 accessible car spaces, 8 motorcycle parking spaces and 36 bicycle parking spaces
- site landscaping
- business identification signage

This report has been prepared for calculation of the capital investment value and new jobs that would be created during the construction phase of the development.



Picture 1 Proposed Location Plan



Picture 2 Proposed Ground Floor Plan

Source: GRIMSHAW Architects LLP

2.3 ACCESS ARRANGEMENTS

The proposed access arrangements involve the construction of an additional vehicle crossover on the south western frontage to Gardeners Road, this will allow left out vehicular movements via Gardeners Road. The existing crossover will be reduced to a left in only access.

The Access Arrangements contemplate vehicle connection to Southend, utilising the existing Campbell St signalised intersection.

2.4 SITE CONTEXT

The subject site is located at 546 – 548 Gardeners Road, Alexandria in the City of Sydney local government area (LGA). The site is legally described as Lot 103 in DP 1222824.

The site is strategically located in the City of Sydney's Southern Employment Lands, approximately 6 kilometres (km) south of the Sydney Central Business District (CBD), 2 km north of Sydney Airport and 6 km north-west of Port Botany (Figure 1).

The site is bounded by industrial land uses to the north, east and west. The Mascot mixed-use precinct is located across Gardeners Road to the South, within the Bayside LGA.

The adjoining site to the west is known as the Southend Distribution Centre at 63 Campbell Road, which is also under Goodman's ownership. Beyond this is the Alexandria Canal, which is located approximately 220 m to the west. The site is also strategically located close to the St Peters Interchange, which opened in July 2020 and provides access to the Sydney motorway network, including the M8 Motorway Tunnel, via Gardeners Road and Campbell Road.

The site is an irregular shaped allotment, comprising an area of approximately 25,098 square metres (m2) and is generally flat with a minor slope in a north-westerly direction towards the Alexandria Canal. The site contains an existing single storey warehouse and distribution centre, comprising 10,922 m2 of warehouse space and 3,368 m2 of office space, approved to operate 24 hours a day, 7 days per week. Existing vehicle access and crossover to the site is via a single access point on Gardeners Road, which is a classified main road.



Figure 1: Site Context (Source: Nearmap)



Figure 2: Aerial Image of Subject Site (Source: Nearmap)

2.5 STATEMENT OF RELIANCE

This report is prepared for the reliance of the party/parties for whom it is prepared. Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without the prior knowledge and written consent of Rider Levett Bucknall.

No portion of this report (including without limitation any conclusions which may affect value, the identity of Rider Levett Bucknall or its Sub-Contractors, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of Rider Levett Bucknall.

3 PROJECT COSTS

3.1 COST ESTIMATE SUMMARY

The costs can be summarised as follows:

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
A Grimshaw				
A1	Warehouse and Amenities	26,202	1,334	34,961,172
A2	Office	6,507	3,040	19,779,085
A3	Carpark			513,853
A4	External Works			7,645,247
A5	Demolition			1,514,520
A - Grimshaw		32,709	1,969	64,413,877
ESTIMATED NET COST		32,709	1,969	64,413,877
MARGINS & ADJUSTMENTS				
	Builder's Preliminaries	8.0%		5,154,000
	D&C Consultant Fees	2.9%		2,018,000
	Builder's Margin	4.0%		2,864,000
Total Construction Costs		32,709	2,276	74,449,877
	Design Development Contingency			Excl.
	Construction Contingency			Excl.
	Professional Fees			Excl.
	Escalation			Excl.
	Authority Fees			Excl.
	Public Art Contribution	1.0%		745,000
	Long Service Leave Levy	0.4%		285,123
ESTIMATED TOTAL COST		32,709	2,308	75,480,000

A further breakdown of cost can be found in the Estimate in Appendix A of this report.

4 BASIS OF ESTIMATE

4.1 BASIS OF QUANTIFICATION & PRICING

This estimate is based upon:

- Measured elemental quantities priced with rates current as at August 2022

This cost estimate is based on the documentation listed below and does not, at this stage, provide a direct comparison with the tenders to be received at a future date. To enable monitoring of costs, this estimate should be updated regularly during the design phases of this project.

The following information was used in the preparation of this estimate:

- Grimshaw Architects Issued for SSD package dated 26 October 2022

A full record of the information used can be listed in detail upon request.

4.2 BASIS OF PROCUREMENT

We have prepared this estimate based on the project being procured via a single stage competitive tender, on a design and construct basis.

4.3 PROGRAMME

No programme information has been provided.

4.4 ESCALATION

In the absence of any information on programme, we have excluded escalation from the date of the estimate to a future construction start date.

4.5 KEY CLARIFICATIONS AND ASSUMPTIONS

In preparing this estimate, the followings clarifications and assumptions were formed:

- No allowance for cost escalation beyond August 2022
- In the absence of structural documentation, we have allowed 120kg/m² for structural steel to support the Level 1 warehouse
- No allowance for staging of the works and any prolongation of construction programme as a result
- No allowance for fitout costs to warehouse tenancies including racking
- No allowance for fitout costs to office and end of trip tenancy
- Our estimate allows for a 'warm shell' commercial tenancy
- Our estimate allows for a timber frame construction to office levels
- No allowance for disposing of contaminated materials or soils
- No allowance for out-of-hours works and penalty rates, site restrictions etc
- No allowance for diverting any existing major services
- No allowance for consultant fees other than D&C consultants engaged directly by the contractor

4.6 ITEMS SPECIFICALLY EXCLUDED

Site Works

- Rock excavation
- Removal and / or remediation of hazardous materials
- Works outside site boundary
- Decontamination and removal of hazardous materials
- Diverting existing services

Fit-out and Interiors

- Fitout to office / end of trip facility
- Loose furniture fixtures and equipment
- Operating supplies and equipment
- Artwork (other than public art contribution for the respective schemes)
- Racking

Building Services

- AV Equipment
- Specialised equipment, computer equipment, business machines (copiers, printers, etc.) or other 'plug-in' equipment

Other

- Development costs including land, legal fees, agent fees and lease incentives
- Consultant fees other than consultants engaged as part of the D&C procurement
- Escalation after August 2022
- Client direct costs (if applicable)
- Finance and interest charges
- Goods and Services Tax
- Prototypes
- Promotion and marketing costs
- Effect of foreign exchange currency fluctuations
- Work at penalty rates for "out of hours" or program acceleration
- Changes in law, standards and codes

4.7 COVID-19 IMPACTS

Our estimate has not been prepared to reflect any changed market conditions due to the impact of COVID-19.

Our estimate makes no allowance for amended site requirements and head contractor preliminaries including items such as:

- Additional worker shed facilities
- Additional regular site cleaning of facilities
- Longer site operating times to facilitate movement of workers with restricted numbers in lifts and hoists

RLB advise our current estimate does not account for exacerbated risks such as:

- Imported material delivery delays
- Further tightening of social distancing rules impacting on programme
- Exchange rate fluctuations

RLB recommends that a project contingency provision is made for COVID-19 impacts dependent of the status of the design and delivery cycle of the project. We would be pleased to discuss suitable provisions.

RLB recommends undertaking a risk analysis of this issue and we would be pleased to assist in the preparation of an order of cost assessment and/or sensitivity analysis for the project based on defined criteria. Our recently added programming capability can also be of assistance in these matters.

RLB anticipate that the impact on the estimate may only be in the short to medium term and that long-term impacts may revert to normal circumstances hence this will be subject to ongoing monitoring.

5 EMPLOYMENT BENEFIT ANALYSIS

5.1 ESTIMATE OF THE RETAINED AND NEW JOBS

Employment Benefit from Construction Phase

As requested, Rider Levett Bucknall (RLB) have undertaken an analysis of the perceived employment benefits derived from the construction of the proposed development. RLB would emphasise that we have assessed the potential “gross” benefits regarding the project. Our approach is that the economic and employment impact of the project has been viewed in isolation, ignoring external contributory influences and we have assumed that all benefits identified are a result of this project alone.

The benefits attributable to the project can be direct, indirect, or induced. The Initial Effect benefits are those derived from the direct employment on site within the construction industry based on the project value. The Production Induced Benefits are those employment outcomes that are derived from all industries that directly support the construction industry by the supply of materials and services directly to the project.

Employment Multiplier Effects Calculation

The following tables highlight the Employment Generation Analysis of the proposed phases of the project (not including land, project design and management fees, occupancy, and financing costs), highlighting the employment outcomes associated with the project.

The unit measure for employment is the equivalent of one full-time job for one year.

Multiples as at August 2022 (for each \$1m of construction value)

Employment Multiplier (Full Time Job Years)	Initial Effects	Production Induced Effects			Total
		First Round Effects	Industrial Support Effects	Total Production Effects	
Building (Res & Non Res) including Civil works	2.304	0.684	0.349	1.033	3.337

As at August 2022

Project Value: \$73.46 million

Employment Output (Full Time Job Years)	Initial Effects	Production Induced Effects			Total Employment Output
		First Round Effects	Industrial Support Effects	Total Production Effects	
Building (Res & Non-Res) including Civil Works	169.3	50.2	25.6	75.9	245.1

The employment output represents that for each \$1,000,000 of construction work done, the initial employment effect would be that 2.3 workers would be engaged to undertake the works on site, 0.7 workers would be employed in the manufacture and supply of intermediate goods and services used in the construction of the project and a further 0.3 workers would be employed through the indirect supply of goods and services to those companies supplying the construction companies involved.

As noted within this report, the entire project has a forecasted perceived employment contribution throughout the community of 245 job years during the life of the project.

The forecast outcomes are derived from established methodological approaches and measures. As the analysis involves forecasting, it can be affected by a number of unforeseeable variables. It represents, for the party to whom it is addressed, the best estimates of Rider Levett Bucknall, but no assurance is, or can be, given that the forecast outcomes will be achieved.

Notes to Rider Levett Bucknall’s Employment Benefit Analysis

<p>Methodology</p> <p><i>The method used to estimate the direct, indirect and induced effects of a project is by means of an “input-output” analysis. The main application of this analysis is to examine the effects on the economy as a whole in private or government spending.</i></p> <p><i>Input / Output analysis utilises multipliers to assess additional economic activity, measured in dollars (Economic Multipliers) and employment measured in jobs (Employment Multipliers) that result from increased production in a particular industry.</i></p> <p><i>There are two types of multipliers – Production Induced Multipliers and Consumption Induced Multipliers.</i></p> <p><i>Production Induced Multipliers consist of:</i></p> <ol style="list-style-type: none"> <i>(1) First Round Effects which comprise all outputs and employment required to produce the inputs for construction and;</i> <i>(2) Industrial Support Effects which are the induced extra output and employment from all industries to support the production of the first round effect.</i> <p>Consumption Induced Multipliers relate to the demand for additional goods and services due to increased spending by the wage and salary earners, across all industries, arising from employment. These multipliers have not been used in this example as they have been deemed too distant for real analysis without full computable general equilibrium (CGE) modelling.</p> <p><i>Input-output multipliers used within this analysis have been derived from the most current ABS published data tables (2019/20) and adjusted for inflationary & productivity factors together with Rider Levitt Bucknall’s assessment of the project being undertaken.</i></p> <p><i>RLB’s calculations are based on ABS input/output tables that have been derived from the Australian construction industry as a whole and use calculations on all work performed in Australia within the sector and are not broken down into States or LGA’s.</i></p>											
<p>Definitions</p> <table border="1"> <tr> <td><i>Full Time Job Years</i></td> <td><i>The number of full-time jobs of 1 year in length</i></td> </tr> <tr> <td><i>Initial Effects</i></td> <td><i>The employment or economic benefit generated directly from the project spend on the construction process.</i></td> </tr> <tr> <td><i>Production Induced Effects</i></td> <td><i>Indirect wages and economic benefit generated by companies supporting the production of goods and services to the project.</i></td> </tr> <tr> <td><i>First Round Effects</i></td> <td><i>Wages and economic benefit generated by companies directly supplying goods and services to the construction effort.</i></td> </tr> <tr> <td><i>Industrial Support</i></td> <td><i>Indirect wages and economic benefit arising from the generation of the First Round Effects</i></td> </tr> </table>		<i>Full Time Job Years</i>	<i>The number of full-time jobs of 1 year in length</i>	<i>Initial Effects</i>	<i>The employment or economic benefit generated directly from the project spend on the construction process.</i>	<i>Production Induced Effects</i>	<i>Indirect wages and economic benefit generated by companies supporting the production of goods and services to the project.</i>	<i>First Round Effects</i>	<i>Wages and economic benefit generated by companies directly supplying goods and services to the construction effort.</i>	<i>Industrial Support</i>	<i>Indirect wages and economic benefit arising from the generation of the First Round Effects</i>
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<i>Industrial Support</i>	<i>Indirect wages and economic benefit arising from the generation of the First Round Effects</i>										

**APPENDIX A:
SSDA COST SUMMARY**

GARDENERS RD DC

GARDENERS DISTRIBUTION CENTRE ESTIMATE (AUG 2022)



GFA: Gross Floor Area
Rates Current At August 2022

LOCATION SUMMARY

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
A	Grimshaw			
A1	Warehouse and Amenities	26,202	1,334	34,961,172
A2	Office	6,507	3,040	19,779,085
A3	Carpark			513,853
A4	External Works			7,645,247
A5	Demolition			1,514,520
	A - Grimshaw	32,709	1,969	64,413,877
ESTIMATED NET COST		32,709	1,969	64,413,877
MARGINS & ADJUSTMENTS				
	Builder's Preliminaries	8.0%		5,154,000
	D&C Consultant Fees	2.9%		2,018,000
	Builder's Margin	4.0%		2,864,000
Total Construction Costs		32,709	2,276	74,449,877
	Design Development Contingency			Excl.
	Construction Contingency			Excl.
	Professional Fees			Excl.
	Escalation			Excl.
	Authority Fees			Excl.
	Public Art Contribution	1.0%		745,000
	Long Service Leave Levy	0.4%		285,123
ESTIMATED TOTAL COST		32,709	2,308	75,480,000

GARDENERS RD DC

GARDENERS DISTRIBUTION CENTRE ESTIMATE (AUG 2022)



LOCATION ELEMENT ITEM

A Grimshaw

A1 Warehouse and Amenities

GFA: 26,202 m² Cost/m²: 1,334
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
2	Allowance for foundation piles and pile caps	m ²	10,741	350	3,759,350
3	Allowance for reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and footings to warehouse	m ²	10,741	150	1,611,150
	SB - SUBSTRUCTURE			205/m²	5,370,500
CL	COLUMNS				
4	Allowance for columns and structural frame to L1 Warehouses (assume 120kg/m ²)	t	1,433.81	7,500	10,753,575
162	Extra over for fire rating to structural frame as required	m ²	11,949	65	776,685
163	Allowance for concrete and reinforcement to column infill	m ²	11,949	43	513,807
	CL - COLUMNS			460/m²	12,044,067
UF	UPPER FLOORS				
8	Allowance for 230mm thick slab over 1.0 BMT Kingflor KF70 sheeting, including 120kg/m ² bar reinforcement	m ²	11,949	315	3,763,935
	UF - UPPER FLOORS			144/m²	3,763,935
SC	STAIRCASES				
9	Allowance for concrete fire stair staircase complete with balustrade and finishes to Warehouse	M/R	18	3,500	63,000
	SC - STAIRCASES			2/m²	63,000
RF	ROOF				
11	Allowance for metal deck pitched roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing, etc. to Warehouse	m ²	9,718	65	631,670
12	Allowance for Level 1 Warehouses roof structure (assume 20kg/m ²)	t	194.35	7,500	1,457,625
13	Allowance for purlins to roof	m ²	9,718	25	242,950
14	Allowance for roof drainage system	m ²	9,718	7	68,026
15	Allowance for roof safety systems comprising walkways, fall arrest system, access ladder, etc	m ²	9,718	5	48,590
16	Extra over metal deck roof for translucent roof sheeting to Warehouse	m ²	833	5	4,165
17	Allowance of metal deck roof including safety mesh, sarking, insulation, gutter, fascia, capping and flashing., etc to Warehouse awnings	m ²	1,926	65	125,190
18	Allowance for structural steel to awning including support columns (allow 18kg/m ²)	t	34.66	9,000	311,940
20	Allowance for solar panels (PROVISIONAL)	Item			600,000
119	Allowance for rooflight (SUM)	Item			50,000
	RF - ROOF			135/m²	3,540,156

GARDENERS RD DC

GARDENERS DISTRIBUTION CENTRE ESTIMATE (AUG 2022)



LOCATION ELEMENT ITEM

A Grimshaw

A1 Warehouse and Amenities (continued)

GFA: 26,202 m² Cost/m²: 1,334
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
EW	EXTERNAL WALLS				
21	Precast concrete panels (Type 2 - thickness TBC) to Warehouse external walls incl. off-form finish with an oxide colour additive	m ²	1,265	450	569,250
22	Allowance for metal cladding fixed on steel girts	m ²	7,506	85	638,010
120	Extra over for translucent external wall sheeting	m ²	1,126	5	5,630
23	Vertical curtain wall panel to Warehouses (EXCLUDED)	Item			Excl.
30	Allowance for powdercoated aluminium louvred facade (screen) to external walls	m ²	996	800	796,800
	EW - EXTERNAL WALLS			77/m²	2,009,690
ED	EXTERNAL DOORS				
31	Roller shutter door approximately. 6000x4200mm to Warehouses	No	35	7,200	252,000
153	Roller shutter door approximately. 6000x4200mm to Level 02	No	1	7,200	7,200
32	Allowance for single external door to Warehouse	No	35	1,000	35,000
154	Allowance for one and a half leaf door to end of trip facility	No	1	2,000	2,000
	ED - EXTERNAL DOORS			11/m²	296,200
NW	INTERNAL WALLS				
35	Allowance for general Warehouse interior fit-out works	m ²	20,598	5	102,990
36	Allowance for Warehouse inter-tenancy walls	m ²	4,707	190	894,330
132	Allowance for Warehouse Amenities fit-out works	m ²	326	400	130,400
155	Allowance for Warehouse end of trip fit-out works	m ²	113	900	101,700
	NW - INTERNAL WALLS			47/m²	1,229,420
FT	FITMENTS				
44	Allowance for fitments to end of trip facility including bike racks	m ²	113	200	22,600
133	Allowance for fitments to Warehouse Amenities	m ²	326	85	27,710
47	Allowance for Warehouse metalworks	m ²	20,598	10	205,980
48	Allowance for signage to Warehouses	m ²	20,598	2	41,196
49	Allowance for metal bollards to docks	No	70	600	42,000
50	Allowance for Dock Accessories	No	35	3,000	105,000
	FT - FITMENTS			17/m²	444,486
SE	SPECIAL EQUIPMENT				
53	Allowance for Dock Levellers	No	35	15,000	525,000
	SE - SPECIAL EQUIPMENT			20/m²	525,000

GARDENERS RD DC

GARDENERS DISTRIBUTION CENTRE ESTIMATE (AUG 2022)



LOCATION ELEMENT ITEM

A Grimshaw

A1 Warehouse and Amenities (continued)

GFA: 26,202 m² Cost/m²: 1,334
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
HS	HYDRAULIC SERVICES				
54	Allowance for general hydraulic services installation to Warehouse including provision for hydrants and hose reels (details TBC)	m ²	26,202	45	1,179,090
158	Allowance for hydraulic services installation to Amenities (price per point) including sanitary fixtures	No	61	5,000	305,000
	HS - HYDRAULIC SERVICES			57/m²	1,484,090
MS	MECHANICAL SERVICES				
59	Allowance for mechanical services to Warehouse (Ventilation Only)	m ²	20,598	25	514,950
	MS - MECHANICAL SERVICES			20/m²	514,950
FP	FIRE PROTECTION				
61	Allowance for fire protection to Warehouse including awnings (assume fire sprinkler system)	m ²	26,202	65	1,703,130
	FP - FIRE PROTECTION			65/m²	1,703,130
LP	ELECTRIC LIGHT AND POWER				
64	Allowance for electrical services to Warehouse and awning area including power, lighting, security installation	m ²	26,202	70	1,834,140
65	Allowance for solar panel installation system (INCLUDED)	Note			Incl.
66	Provisional sum for substation works (EXCLUDED)	Note			Excl.
	LP - ELECTRIC LIGHT AND POWER			70/m²	1,834,140
BW	BUILDERS WORK IN CONNECTION WITH SERVICES				
70	Allowance for builders work in connection with services	Item			138,408
	BW - BUILDERS WORK IN CONNECTION WITH SERVICES			5/m²	138,408
YY	SPECIAL PROVISIONS				
117	Featured tenant fitout including racking (EXCLUDED)	Item			Excl.
	YY - SPECIAL PROVISIONS				Excl.
WAREHOUSE AND AMENITIES				1,334/m²	34,961,172

GARDENERS RD DC

GARDENERS DISTRIBUTION CENTRE ESTIMATE (AUG 2022)



LOCATION ELEMENT ITEM

A Grimshaw

A2 Office

GFA: 6,507 m² Cost/m²: 3,040
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
1	Allowance for lift pit complete including waterproofing	No	4	15,000	60,000
122	Allowance for substructure to shared lobbies	m ²	104	250	26,000
	SB - SUBSTRUCTURE			13/m²	86,000
CL	COLUMNS				
5	Allowance for columns and structural frame to Offices	t	333.89	7,500	2,504,175
123	Extra over allowance for mass timber / CLT structure to Offices	m ²	5,565	450	2,504,250
	CL - COLUMNS			770/m²	5,008,425
UF	UPPER FLOORS				
8	Allowance for 230mm thick slab over 1.0 BMT Kingflor KF70 sheeting, including 120kg/m ² bar reinforcement	m ²	4,699	315	1,480,185
	UF - UPPER FLOORS			227/m²	1,480,185
SC	STAIRCASES				
10	Allow staircase complete with balustrade and finishes	M/R	68	5,500	374,000
	SC - STAIRCASES			57/m²	374,000
RF	ROOF				
148	Allowance for metal deck pitched roof cladding fixed to steel purlins including flashings, cappings, insulation etc. to Office	m ²	856	80	68,480
149	Structural roof system complete including rafters, beams, bracing etc.	m ²	856	185	158,360
121	Allowance for trafficable roof system over Office level 2, including pavers, waterproofing and drainage system complete	m ²	867	380	329,460
150	Allowance for roof drainage system to Office	m ²	856	10	8,560
124	Allowance for powdercoated metal balustrade to trafficable roof, including handrails and fixings	m	206	450	92,700
151	Allowance for roof safety systems comprising walkways, fall arrest system, access ladder, etc to Office	m ²	856	20	17,120
125	Allowance for sunshade roof to Office trafficable roof top, complete including posts, structures, rooflights, drainage and safety systems	m ²	467	600	280,200
19	Allowance for soffit lining to Office mezzanine level projection	m ²	907	90	81,630
	RF - ROOF			159/m²	1,036,510
EW	EXTERNAL WALLS				
21	Precast concrete panels (Type 2 - thickness TBC) to Warehouse external walls incl. off-form finish with an oxide colour additive	m ²	209	450	94,050
152	Precast concrete panels (Type 1 - thickness TBC) to Office external walls incl. off-form finish with an oxide colour additive	m ²	1,931	450	868,950

GARDENERS RD DC

GARDENERS DISTRIBUTION CENTRE ESTIMATE (AUG 2022)



LOCATION ELEMENT ITEM

A Grimshaw

A2 Office (continued)

GFA: 6,507 m² Cost/m²: 3,040
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
24	Fixed low iron clear glass wall system to Offices	m ²	2,371	1,190	2,821,490
26	Stick build shopfront facade system to Offices entry lobbies	m ²	69	750	51,750
28	Allowance for Off-Form columns applied finish to match precast - to Ground Floor Office Front Only	m ²	203	45	9,135
	EW - EXTERNAL WALLS			591/m²	3,845,375
ED	EXTERNAL DOORS				
33	Allowance for glazed double entrance doors to Lobby	No	2	9,000	18,000
	ED - EXTERNAL DOORS			3/m²	18,000
NW	INTERNAL WALLS				
38	Allowance for interior walls including lift & stair walls, glazed partitions, plasterboard partitions, fire rated partitions etc.	m ²	4,956	200	991,200
	NW - INTERNAL WALLS			152/m²	991,200
NS	INTERNAL SCREENS AND BORROWED LIGHTS				
39	Allowance for internal screens such as toilet and shower partitions, including doors and hardware	m ²	4,956	50	247,800
	NS - INTERNAL SCREENS AND BORROWED LIGHTS			38/m²	247,800
ND	INTERNAL DOORS				
40	Allowance for internal doors to Offices	m ²	4,956	40	198,240
	ND - INTERNAL DOORS			30/m²	198,240
WF	WALL FINISHES				
41	Allowance for wall finishes to Offices	m ²	4,956	60	297,360
	WF - WALL FINISHES			46/m²	297,360
FF	FLOOR FINISHES				
42	Allowance for floor finishes to Offices including waterproofing	m ²	4,956	100	495,600
	FF - FLOOR FINISHES			76/m²	495,600
CF	CEILING FINISHES				
43	Allowance for ceiling finishes to Offices including access panels	m ²	4,956	90	446,040
	CF - CEILING FINISHES			69/m²	446,040
FT	FITMENTS				
156	Allowance for fitments to trafficable roof top	m ²	868	50	43,400
46	Allowance for fitments to Offices and Amenities (Loose FF&E Excluded)	m ²	4,956	75	371,700
	FT - FITMENTS			64/m²	415,100
HS	HYDRAULIC SERVICES				
55	Allowance for general hydraulic services installation to Office including provision for hydrants and hose reels (details TBC)	m ²	4,956	100	495,600

GARDENERS RD DC

GARDENERS DISTRIBUTION CENTRE ESTIMATE (AUG 2022)



LOCATION ELEMENT ITEM

A Grimshaw

A2 Office (continued)

GFA: 6,507 m² Cost/m²: 3,040
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
145	Allowance for general hydraulic services installation to trafficable Roof top	m ²	868	20	17,360
158	Allowance for hydraulic services installation to Amenities (price per point) including sanitary fixtures	No	92	5,000	460,000
HS - HYDRAULIC SERVICES				150/m²	972,960
MS	MECHANICAL SERVICES				
60	Allowance for mechanical services to Offices	m ²	4,956	250	1,239,000
MS - MECHANICAL SERVICES				190/m²	1,239,000
FP	FIRE PROTECTION				
62	Allowance for fire protection to Office (assume fire sprinkler system)	m ²	4,956	65	322,140
146	Allowance for fire protection to trafficable Roof top	m ²	868	40	34,720
FP - FIRE PROTECTION				55/m²	356,860
LP	ELECTRIC LIGHT AND POWER				
67	Allowance for electrical services to Office including power, lighting, security installation	m ²	4,956	265	1,313,340
147	Allowance for electrical services to trafficable Roof top	m ²	868	45	39,060
LP - ELECTRIC LIGHT AND POWER				208/m²	1,352,400
TS	TRANSPORTATION SYSTEMS				
69	Passenger lift servicing Ground to Roof top (5 Levels)	No	4	200,000	800,000
TS - TRANSPORTATION SYSTEMS				123/m²	800,000
BW	BUILDERS WORK IN CONNECTION WITH SERVICES				
70	Allowance for builders work in connection with services	Item			118,030
BW - BUILDERS WORK IN CONNECTION WITH SERVICES				18/m²	118,030
YY	SPECIAL PROVISIONS				
118	Loose FF&E	Item			Excl.
YY - SPECIAL PROVISIONS					Excl.
OFFICE				3,040/m²	19,779,085

GARDENERS RD DC

GARDENERS DISTRIBUTION CENTRE ESTIMATE (AUG 2022)



LOCATION ELEMENT ITEM

A Grimshaw

A3 Carpark

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FT	FITMENTS				
51	Wheelstops to carpark spaces	No	91	125	11,375
157	Allowance for metal bollards to carpark non-parking spaces	No	6	600	3,600
52	Allowance for armco, bollards, miscellaneous metalwork etc. to Carpark, pavement and hardstand areas	m ²	2,216	2	4,432
	FT - FITMENTS				19,407
HS	HYDRAULIC SERVICES				
56	Allowance for general hydraulic services installation to carpark including provision for hydrants and hose reels (details TBC)	m ²	2,216	10	22,160
	HS - HYDRAULIC SERVICES				22,160
FP	FIRE PROTECTION				
63	Allowance for fire protection to carpark (assume fire sprinkler system)	m ²	2,216	45	99,720
	FP - FIRE PROTECTION				99,720
LP	ELECTRIC LIGHT AND POWER				
68	Allowance for electrical services to carpark including power, lighting, security installation	m ²	2,216	70	155,120
	LP - ELECTRIC LIGHT AND POWER				155,120
BW	BUILDERS WORK IN CONNECTION WITH SERVICES				
70	Allowance for builders work in connection with services	Item			6,926
	BW - BUILDERS WORK IN CONNECTION WITH SERVICES				6,926
XR	ROADS, FOOTPATHS AND PAVED AREAS				
81	Allowance for carpark pavement	m ²	2,216	90	199,440
89	Allowance for linemarking to carpark	m ²	2,216	5	11,080
	XR - ROADS, FOOTPATHS AND PAVED AREAS				210,520
CARPARK					513,853

GARDENERS RD DC

GARDENERS DISTRIBUTION CENTRE ESTIMATE (AUG 2022)



LOCATION ELEMENT ITEM

A Grimshaw

A4 External Works

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
CL	COLUMNS				
6	Allowance for columns and structural frame to support Level 1 external areas including ramp (assume 120kg/m2)	t	364.46	7,500	2,733,450
	CL - COLUMNS				2,733,450
UF	UPPER FLOORS				
8	Allowance for 230mm thick slab over 1.0 BMT Kingflor KF70 sheeting, including 120kg/m2 bar reinforcement	m ²	3,038	315	956,970
	UF - UPPER FLOORS				956,970
FT	FITMENTS				
52	Allowance for armco, bollards, miscellaneous metalwork etc. to Carpark, pavement and hardstand areas	m ²	11,956	2	23,912
	FT - FITMENTS				23,912
XP	SITE PREPARATION				
72	Strip topsoil and dispose of off site (assumed 150mm depth)	m ³	3,765	2	7,530
73	Cut and fill existing earthworks for re-use on site (Provisional)	Item			100,000
74	Excavation in rock (EXCLUDED)	Note			Excl.
75	Alteration, diversion or relocation of major existing services mains (EXCLUDED)	Note			Excl.
77	Provisional allowance for sediment basin approx 10m x 30m	Item			60,000
78	Provisional allowance for site establishment environmental controls	Item			30,000
80	Import and place structural fill	m ³	15,059	15	225,885
	XP - SITE PREPARATION				423,415
XR	ROADS, FOOTPATHS AND PAVED AREAS				
82	Allowance for concrete hardstand to truck parking, driveway and loading areas	m ²	7,666	120	919,920
83	Allowance for pedestrian footpaths and general hard landscape	m ²	1,254	90	112,860
84	Extra over allowance for concrete ramp construction	m ²	1,127	150	169,050
85	Allowance for concrete kerb and gutter including subsoil drainage	m	2,383	110	262,130
86	Concrete kerb to ramp	m	145	65	9,425
87	Allowance for paint finish to ramp soffit	m ²	1,127	20	22,540
88	Vehicle cross over	No	4	7,500	30,000
	XR - ROADS, FOOTPATHS AND PAVED AREAS				1,525,925
XN	BOUNDARY WALLS, FENCING AND GATES				
90	Chainmesh fencing 1800mm high in black finish including three rows of barbed wire	m	656	150	98,400

GARDENERS RD DC

GARDENERS DISTRIBUTION CENTRE ESTIMATE (AUG 2022)



LOCATION ELEMENT ITEM

A Grimshaw

A4 External Works (continued)

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
91	Allowance for insitu reinforced upstand	m ²	970	450	436,500
92	Allowance for concrete footing to retaining wall (details TBC)	m	44	550	24,200
94	Allowance for vehicle gate including track, fixings and motor equipment	No	4	10,000	40,000
95	Allowance for single swing pedestrian gate with self-closing spring hinges to external fencing	No	5	1,800	9,000
161	Allowance for retaining wall to vehicle entry	m ²	44	650	28,600
XN - BOUNDARY WALLS, FENCING AND GATES					636,700
XL	LANDSCAPING AND IMPROVEMENTS				
96	Allowance for soft landscaping	m ²	2,971	45	133,695
97	Extra over for medium trees, shrubs and featured landscaping	m ²	2,971	10	29,710
101	Allowance for pylon signage	Item			30,000
102	Allowance for outdoor furniture (EXCLUDED)	Note			Excl.
103	Allowance for external stairs and associated fitments/finishes, incl. handrail, nosing, and tactile indicators (EXCLUDED)	Note			Excl.
XL - LANDSCAPING AND IMPROVEMENTS					193,405
XK	EXTERNAL STORMWATER DRAINAGE				
104	Allowance for site stormwater drainage and reticulation, and all associated works	m ²	25,098	15	376,470
105	Allowance for rainwater tank, size TBC	No	1	15,000	15,000
106	Allowance for OSD tank	Item			200,000
XK - EXTERNAL STORMWATER DRAINAGE					591,470
XD	EXTERNAL SEWER DRAINAGE				
107	Allowance for sewer connection works	Item			50,000
XD - EXTERNAL SEWER DRAINAGE					50,000
XW	EXTERNAL WATER SUPPLY				
108	Allowance for water connection works	Item			50,000
XW - EXTERNAL WATER SUPPLY					50,000
XF	EXTERNAL FIRE PROTECTION				
109	Allowance for sprinkler tank (assume reuse existing tanks on-site) (EXCLUDED)	Note			Excl.
110	Allowance for fire protection services	Item			80,000
XF - EXTERNAL FIRE PROTECTION					80,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
111	Provisional allowance for external lighting	Item			150,000
112	Extra over provisional allowance for external lighting to Level 1	Item			50,000

GARDENERS RD DC

GARDENERS DISTRIBUTION CENTRE ESTIMATE (AUG 2022)



LOCATION ELEMENT ITEM

A Grimshaw

A4 External Works (continued)

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
113	Allowance for Standby generators (EXCLUDED)	Note			Excl.
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				200,000
XC	EXTERNAL COMMUNICATIONS				
114	Allowance for communication connection works	Item			50,000
	XC - EXTERNAL COMMUNICATIONS				50,000
XS	EXTERNAL SPECIAL SERVICES				
115	Provisional allowance for external security provisions	Item			50,000
	XS - EXTERNAL SPECIAL SERVICES				50,000
YY	SPECIAL PROVISIONS				
116	Provisional Allowance for new pump room	Item			80,000
	YY - SPECIAL PROVISIONS				80,000
EXTERNAL WORKS					7,645,247

GARDENERS RD DC

GARDENERS DISTRIBUTION CENTRE ESTIMATE (AUG 2022)



LOCATION ELEMENT ITEM

A Grimshaw

A5 Demolition

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
XP	SITE PREPARATION				
159	Demolition of existing buildings complete (GFA)	m ²	14,792	90	1,331,280
160	Demolition of existing site and associated pavement, fencing fitments, services etc. and dispose of	m ²	12,216	15	183,240
76	Remove and dispose of contaminated materials (EXCLUDED)	Note			Excl.
	XP - SITE PREPARATION				1,514,520
DEMOLITION					1,514,520

**APPENDIX B:
STANDARD AREA DEFINITIONS**

STANDARD AREA DEFINITIONS

The terminology “GFA” as utilised in this report relates to Gross Floor Area. The definition of GFA as measured in this report is as follows:

GROSS FLOOR AREA (G.F.A.)

The sum of the “Fully Enclosed Covered Area” and “Unenclosed Covered Area” as defined.

FULLY ENCLOSED COVERED AREA (F.E.C.A.)

The sum of all such areas at all building floor levels, including basements (except unexcavated portions), floored roof spaces and attics, garages, penthouses, enclosed porches and attached enclosed covered ways alongside buildings, equipment rooms, lift shafts, vertical ducts, staircases and any other fully enclosed spaces and usable areas of the building, computed by measuring from the normal inside face of exterior walls but ignoring any projections such as plinths, columns, piers and the like which project from the normal inside face of exterior walls. It shall not include open courts, lightwells, connecting or isolated covered ways and net open areas or upper portions of rooms, lobbies, halls, interstitial spaces and the like which extend through the storey being computed.

UNENCLOSED COVERED AREA (U.C.A.)

The sum of all such areas at all building floor levels, including roofed balconies, open verandahs, porches and porticos, attached open covered ways alongside buildings, undercrofts and usable space under buildings, unenclosed access galleries (including ground floor) and any other trafficable covered areas of the building which are not totally enclosed by full height walls, computed by measuring the area between the enclosing walls or balustrade (i.e. from the inside face of the U.C.A. excluding the wall or balustrade thickness). When the covering element (i.e. roof or upper floor) is supported by columns, is cantilevered or is suspended, or any combination of these, the measurements shall be taken to the edge of the paving or to the edge of the cover, whichever is the lesser. U.C.A. shall not include eaves overhangs, sun shading, awnings and the like where these do not relate to the clearly defined trafficable areas, nor shall it include connecting or isolated covered ways.

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