
SSDA COST SUMMARY REPORT

SEPTEMBER 2022

339-349 HORSLEY ROAD, MILPERRA

TACTICAL GROUP

PROJECT ID: 18111



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9 September 2022

ITG Australia TS Mid Pty Ltd as trustee
for HCLF Milperra No 1 Trust c/- Tactical Group
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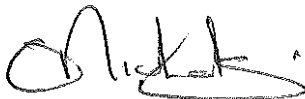
Dear Fei

**339-349 HORSLEY ROAD, MILPERRA
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 sincerely



Oliver Nichols
Rider Levett Bucknall
Director
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REPORTS ISSUED

Revision	Date	Title Description	Released By
001	9 September 2022	SSDA Cost Summary Report	Director

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1 EXECUTIVE SUMMARY

This report estimates a total cost of \$90,017,131 excluding GST based on the information provided on 5 August 2022, 18 August 2022 and 7 September 2022.

With a total Gross Floor Area of 48,662m², the above estimate represents a cost of \$1,850 /m².

Rates used in the formulation of this estimate are current as at September 2022. As we have not been provided with any programme information, escalation has been excluded from the estimate. We have prepared this estimate based on the project being procured via a competitive tender.

We refer you to the body of the report for the full summary, assumptions, clarifications, and detailed basis of the above estimate.

1.1 CARBON AND SUSTAINABILITY

This report excludes costs associated with Greenstar or NABERS certification including the GBCA Climate Active Carbon Neutral Buildings certification.

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 339-349 Horsley Road, Milperra.

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 phases of the development, including details of the methodology to determine the figures provided.

SEARs requirements:

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

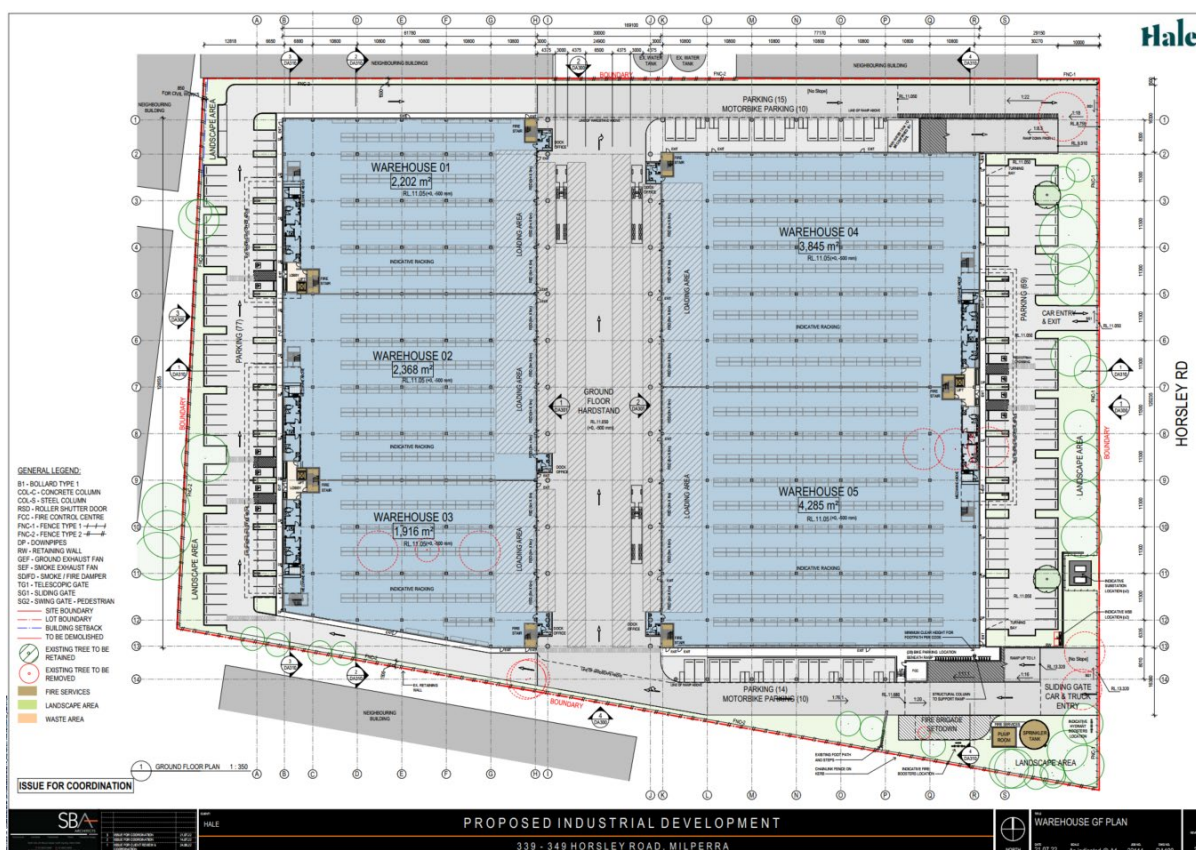
2.2 PROJECT DESCRIPTION

The proposal involves the construction and operation of a multi-unit warehouse and distribution facility at 339-349 Horsley Road, Milperra, which includes:

- Demolition of all existing buildings and structures
- Site preparation works, including tree clearing
- Earthworks (to achieve an FFL of RL 11.05)
- Infrastructure comprising civil works and utilities servicing
- Three (3) vehicular crossovers to Horsley Road
- Construction of two (2) warehouse buildings, split over two (2) storeys
- On-site car parking
- Complementary landscaping and offset planting

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.

The layout of the proposal is shown in Figure 1 below.



(Source: SBA Architects, 2022)

2.3 SITE DESCRIPTION

The proposal applies to land at 339 – 349 Horsley Road, Milperra, more formally described as Lot 140 & 141 DP550194 (subject site).

The subject site comprises two (2) allotments located on the western side of Horsley Road, within the Canterbury Bankstown Local Government Area (LGA), and is zoned IN1 General Industrial, pursuant to the Bankstown Local Environmental Plan 2015 (BLEP2015).

Existing attributes of the subject site are noted as follows:

- The subject site exhibits an area of 3.377ha and is located in the suburb of Milperra.
- The subject site affords a primary frontage of 172m to Horsley Road to the east.
- Vehicular access to the subject site is currently facilitated via existing access points on Horsley Road.
- In its existing state, the subject site comprises a one-storey factory building and a brick office building at 339 Horsley Road and two (2) one-storey warehouse buildings and a one-storey rendered office with at-grade parking and concrete driveway.
- The subject site is within the existing Milperra industrial precinct, predominantly characterised by established industrial development of similar scale.
- The subject site is serviced by road infrastructure including Horsley Road, Milperra Road and the M5 South Western Motorway.



(Source: Six Maps, 2022)

2.4 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:

Description	Cost	Cost/m2	% Cost
Site Preparation and External Works	3,404,636		4%
Warehouse	48,845,178	1,509	54%
Office and Amenties	17,790,025	2,322	20%
Carpark	2,063,653		2%
Warehouse Access Ramps and Hardstand	4,098,510	475	5%
TOTAL CONSTRUCTION COST	76,202,002	1,566	85%
Preliminaries	7,620,201		8%
Design Fees	2,430,844		3%
Margin	3,450,122		4%
Staging Allowance	Excl.		
Locality Allowance	Excl.		
Design Contingency	Excl.		
Escalation to commencement	Excl.		
Escalation during construction	Excl.		
Design Consultant Fees	Excl.		
Authority Fees	Excl.		
Long Service Leave Levy	313,962		0%
Planning Contingency	Excl.		
Construction Contingency	Excl.		
Client Direct Costs	Excl.		
Goods and Services Tax	Excl.		
Rounding	Excl.		
TOTAL OTHER PROJECT COSTS	13,815,129	284	15%
TOTAL ESTIMATE	90,017,131	1,850	100%

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 September 2022

This cost estimate is based on the documentation listed below and in Appendix B 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.

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 September 2022
- 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 offices
- Our estimate allows for a 'warm shell' commercial tenancy
- No allowance for disposing of contaminated materials or soils
- No allowance for out-of-hours work 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
- No allowance for excavation in rock

4.6 ITEMS SPECIFICALLY EXCLUDED

Site Works

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

Fit-out and Interiors

- Fitout to offices
- 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

Sustainability

- Greenstar or NABERS certification
- GBCA Climate Active Carbon Neutral Buildings certification
- Reduced carbon material selections, construction processes and activities other than those stated

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 September 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 RECOVERY IMPACTS

Our estimate has been prepared to reflect the anticipated changed market conditions due to the impact of COVID-19, however the pandemic recovery continues to be a concern with risks to material supply, production disruption, efficiency of consultants and construction productivity.

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

The risk impact should be considered in the context of the current stage of the design and delivery cycle of the project.

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

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 September 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 September 2022

Project Value:

\$87.27 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	201.1	59.7	30.5	90.2	291.2

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 291.2 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

Methodology

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.

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.

There are two types of multipliers – Production Induced Multipliers and Consumption Induced Multipliers.

Production Induced Multipliers consist of:

- (1) First Round Effects which comprise all outputs and employment required to produce the inputs for construction and;*
- (2) Industrial Support Effects which are the induced extra output and employment from all industries to support the production of the first round effect.*

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.

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.

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.

Definitions

<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>

Employment Benefit from Operational Phase

The following tables highlight the Employment Generation Analysis of the proposed project in operation.

Based on figures provided by a warehouse operator we have forecast the Employment Benefits of two options:

- a) Conventional Warehouse
- b) Semi-automated Warehouse

Multiples as at September 2022 (for each m2 of GFA)

	Production Induced Effects		
Employment Multiplier (Full Time Job Years)	Warehouse Operation	Admin. & Logistics	Total Production Effects
Warehouse pre-automation & Manufacturing	185.874	13.889	199.762
Warehouse Operation Post Automation	238.663	16.949	255.613

As at September 2022

GFA

Warehouse

32,367 m2

Admin & Logistics

5,447 m2

	Production Induced Effects		
Employment Output (Full Time Job Years)	Warehouse Operation	Admin. & Logistics	Total Production Effects
Warehouse pre-automation & Manufacturing	174.13	391.89	566.03
Warehouse Operation Post Automation	135.62	321.14	456.76

The GFA stated above generally applies to the internal lettable areas of the building only.

The employment output represents that for each 186m2 of the conventional Warehouse one year of employment is created. In a Semi-automated Warehouse this reduces the employment to one year of employment per 239m2. In a conventional Warehouse Office one year of employment is created per 14m2 of Office and Amenities space, whereas with an Office in a Semi-automated space the employment is increased to one year of employment per 17m2.

As noted within this report, the entire project has a forecast perceived employment contribution throughout the community of 566 jobs per year in a conventional Warehouse or 457 in a Semi-automated Warehouse.

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.

APPENDIX A:
SSDA Cost Summary

339-349 HORSLEY ROAD

SSDA COST SUMMARY

LOCATION SUMMARY

GFA: Gross Floor Area
Rates Current At August 2022

Ref	Location	GFA m ²	GFA \$/m ²	Total Cost \$
A	SITE PREPARATION AND EXTERNAL WORKS			3,404,636
B	WAREHOUSE	32,368	1,509	48,845,178
C	OFFICE AND AMENITIES	7,661	2,322	17,790,025
D	CARPARK			2,063,653
E	WAREHOUSE ACCESS RAMPS AND HARDSTAND	8,633	475	4,098,510
ESTIMATED NET COST		48,662	1,566	76,202,002
MARGINS & ADJUSTMENTS				
	Preliminaries	10.0%		7,620,201
	D&C Consultant Fees	2.9%		2,430,844
	Margin	4.0%		3,450,122
CONSTRUCTION SUBTOTAL		48,662	1,843	89,703,169
	Staging Allowance			Excl.
	Locality Allowance			Excl.
	Design Contingency			Excl.
	Escalation to commencement			Excl.
	Escalation during construction			Excl.
CONSTRUCTION TOTAL		48,662	1,843	89,703,169
	Design Consultant Fees			Excl.
	Authority Fees (Other than LSLL)			Excl.
	Long Service Leave Levy (LSLL)	0.4%		313,962
	Planning Contingency			Excl.
	Design Development Contingency			Excl.
	Client direct costs			Excl.
PROJECT TOTAL		48,662	1,850	90,017,131
	Goods and Services Tax			Excl.
	Rounding			Excl.
ESTIMATED TOTAL COST		48,662	1,850	90,017,131

339-349 HORSLEY ROAD

SSDA COST SUMMARY

LOCATION ELEMENT ITEM

A SITE PREPARATION AND EXTERNAL WORKS

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
3	Site establishment costs including setting out	Item			7,500
	SB - SUBSTRUCTURE				7,500
XP	SITE PREPARATION				
44	Allowance for demolition of existing warehouses and miscellaneous buildings	m ²	8,916	60	534,960
45	Allowance for demolition of hardstand areas	m ²	22,306	25	557,650
124	Allowance for minor civil works, trim and compact	m ²	33,753	2	67,506
115	Bulk earthworks cut; 4,450m ³ as per Costin Roe Consulting Bulk Earthworks Plan Issue A dated 29.07.22	m ³	4,450	5	22,250
122	Detailed excavation; 6,740m ³ as per Costin Roe Consulting Bulk Earthworks Plan Issue A dated 29.07.22	m ³	6,740	20	134,800
116	Bulk earthworks imported fill over cut; 18,310m ³ as per Costin Roe Consulting Bulk Earthworks Plan Issue A dated 29.07.22	m ³	7,120	65	462,800
123	Bulk earthworks; reuse excavated material (includes reuse of 6,740m ³ reused cut from detailed excavation) as per Costin Roe Consulting Bulk Earthworks Plan Issue A dated 29.07.22	m ³	11,190	5	55,950
36	Removal of existing trees	Item			Incl.
38	Provision for carting & disposal of spoil material off site - EXCLUDED	Item			Excl.
40	Allowance for diversion of existing services; subject to further detail	Item			150,000
41	Allowance for disposal of hazardous materials - EXCLUDED	Item			Excl.
121	Excavation in rock - EXCLUDED	Item			Excl.
125	Partial demolition and removal of existing retaining walls	Item			20,000
	XP - SITE PREPARATION				2,005,916
XR	ROADS, FOOTPATHS AND PAVED AREAS				
50	Pedestrian slab	m ²	823	120	98,760
	XR - ROADS, FOOTPATHS AND PAVED AREAS				98,760
XK	EXTERNAL STORMWATER DRAINAGE				
64	Allowance for stormwater pipework under pavement	m	880	580	510,400
118	Grated drain 300mm x 225mm deep	m	56	1,400	78,400
120	Allowance for connection of downpipes to stormwater pits	m	582	80	46,560
119	Allowance for slotted ag. drains (to retaining walls, pits and pavement/landscaping interface)	m	1,082	50	54,100
63	Stormwater pit allowance (size TBC, includes Oceanguard OG200 pit insert)	No	42	6,500	273,000
62	OSD tank allowance - EXCLUDED (item not documented on current civil plans)	Item			Excl.

339-349 HORSLEY ROAD

SSDA COST SUMMARY

LOCATION ELEMENT ITEM

A SITE PREPARATION AND EXTERNAL WORKS (continued)

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
117	Provisional sum allowance for connection to existing 750mm site discharge, invert level 7.93 as per Stormwater Drainage Plan - Ground prepared by Costin Roe Consulting dated 29 July 2022	Item			50,000
126	Allowance for GPT	Item			25,000
127	Allowance for Pit A26 including internal weir	Item			15,000
XK - EXTERNAL STORMWATER DRAINAGE					1,052,460
XF	EXTERNAL FIRE PROTECTION				
68	Fire hydrant boosters	No	2	30,000	60,000
66	Provisional sum allowance for Pump Room	Item			100,000
67	Provisional sum allowance for Sprinkler Tank	Item			80,000
XF - EXTERNAL FIRE PROTECTION					240,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
73	Provisional sum allowance for site MSB	No	2		Incl.
XE - EXTERNAL ELECTRIC LIGHT AND POWER					Incl.
CO	CONTINGENCY				
85	Contingency - EXCLUDED	Item			Excl.
CO - CONTINGENCY					Excl.
ES	FUTURE COST INCREASES				
86	Future Cost Increases - EXCLUDED	Item			Excl.
ES - FUTURE COST INCREASES					Excl.
SITE PREPARATION AND EXTERNAL WORKS					3,404,636

339-349 HORSLEY ROAD

SSDA COST SUMMARY

LOCATION ELEMENT ITEM

B WAREHOUSE

GFA: 32,367 m² Cost/m²: 1,509
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
1	Reinforced Concrete Slab to warehouse	m ²	16,127	110	1,773,970
2	Foundation system to Warehouse and hardstand (allowed piles at 10.5m grid to 5m average depth)	m ²	16,127	115	1,854,605
SB - SUBSTRUCTURE				112/m²	3,628,575
CL	COLUMNS				
4	Allow for base plates, cap plates, bolted loose connections, welded attached connections, stiffeners, cleats, etc., to columns (assumed 10% of weight)	t	64.18	7,500	481,350
5	Structural steel to level 1 (10kg/m ²) - subject to future detail	t	162.41	7,500	1,218,075
88	MC 1 column - 600mm diameter 12mm thick steel column	t	356.91	7,500	2,676,825
89	MC 2 column - 1,000mm diameter 12mm thick steel column	t	76.95	7,500	577,125
113	Allowance for concrete infill to steel columns	m ³	773	380	293,740
114	Reinforcement to column infill	t	123.61	3,250	401,733
CL - COLUMNS				175/m²	5,648,848
UF	UPPER FLOORS				
8	Suspended ramps including columns to L1 warehouse - measured elsewhere	Note			Incl.
87	Allowance for fire rating to ground columns and upper floors	m ²	16,241	75	1,218,075
97	SB1: 610UB 125 Steel framing to support slab over	t	829.02	7,500	6,217,650
98	SB2: 1200WB 317 Steel framing to support slab over	t	464.88	7,500	3,486,600
99	PB1: 1200 WB 317 Steel framing to support slab over	t	68.51	7,500	513,825
100	PB2: 900 WB 257 Steel framing to support slab over	t	49.00	7,500	367,500
101	PB3: 1200 WB 317 (assume) Steel framing to support slab over	t	433.38	7,500	3,250,350
102	RPB1: 1000 WB 215 Steel framing to support slab over	t	24.34	7,500	182,550
103	RSB1: 310UB 40 Steel framing to support slab over	t	10.43	7,500	78,225
104	1.0 bmt Kingfloor KF70 bondeck permanent formwork including shear studs to warehouse suspended slab including safety false floor	m ²	16,241	185	3,004,585
105	Concrete 40MPa to suspended internal warehouse concrete slabs	m ³	3,736	380	1,419,680
106	Reinforcement to suspended concrete internal warehouse slab	t	448.26	3,250	1,456,845
111	Allow for base plates, cap plates, bolted loose connections, welded attached connections, stiffeners, cleats, etc., to floor structure (assumed 10% of weight)	t	187.96	7,500	1,409,700
UF - UPPER FLOORS				698/m²	22,605,585
SC	STAIRCASES				
10	Fire stairs to warehouse	M/R	81	3,600	291,600
SC - STAIRCASES				9/m²	291,600

339-349 HORSLEY ROAD

SSDA COST SUMMARY

LOCATION ELEMENT ITEM

B WAREHOUSE (continued)

GFA: 32,367 m² Cost/m²: 1,509
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
RF	ROOF				
11	Allowance for roof sheeting including roof safety system, walking platforms	m ²	20,781	50	1,039,050
12	Extra over for translucent roof sheeting to warehouse	m ²	3,735	30	112,050
13	Allowance for awnings	Note			Incl.
14	Structural steel to warehouse roof (10kg/m2 allowance as advised)	t	207.81	7,500	1,558,575
15	Purlins to roof (assumed 1.2m centres)	m	18,034	20	360,680
	RF - ROOF			95/m²	3,070,355
EW	EXTERNAL WALLS				
16	Allowance for core walls to lift shaft and fire stairs	m ²	407	460	187,220
17	Precast concrete walls to warehouse including paint to one side	m ²	2,461	265	652,165
18	Metal wall cladding	m ²	15,818	70	1,107,260
19	Extra over for aluminium framed windows	m ²	1,639	350	573,650
	EW - EXTERNAL WALLS			78/m²	2,520,295
ED	EXTERNAL DOORS				
20	RSD to warehouse 7m x 6m	No	15	12,000	180,000
21	Fire rated doors to warehouse	No	27	1,500	40,500
22	RSD to warehouse 9m x 6m	No	22	15,000	330,000
23	RSD to warehouse 3m x 6m	No	2	10,000	20,000
	ED - EXTERNAL DOORS			18/m²	570,500
NW	INTERNAL WALLS				
24	Allowance for core walls to lift shaft and fire stairs	m ²	2,243	460	1,031,780
25	Precast concrete walls to warehouse including paint to one side	m ²	815	200	163,000
26	Metal wall cladding	m ²	2,580	120	309,600
	NW - INTERNAL WALLS			46/m²	1,504,380
FF	FLOOR FINISHES				
27	Floor sealer to warehouse - EXCLUDED	m ²	32,368		Excl.
	FF - FLOOR FINISHES				Excl.
FT	FITMENTS				
28	Allowance for metalwork to warehouses	No	10	16,000	160,000
30	Bollards to warehouse	No	152	600	91,200
31	Allowance of dock levellers - EXCLUDED	Item			Excl.
	FT - FITMENTS			8/m²	251,200
HS	HYDRAULIC SERVICES				
32	Hydraulic Services to warehouse	m ²	32,368	45	1,456,560
	HS - HYDRAULIC SERVICES			45/m²	1,456,560

339-349 HORSLEY ROAD

SSDA COST SUMMARY



LOCATION ELEMENT ITEM

B WAREHOUSE (continued)

GFA: 32,367 m² Cost/m²: 1,509
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
MS	MECHANICAL SERVICES				
33	Mechanical Services to warehouse	m ²	32,368	40	1,294,720
	MS - MECHANICAL SERVICES			40/m²	1,294,720
FP	FIRE PROTECTION				
34	Fire Services to warehouse	m ²	32,368	70	2,265,760
	FP - FIRE PROTECTION			70/m²	2,265,760
LP	ELECTRIC LIGHT AND POWER				
35	Electrical Services to warehouse	m ²	32,368	100	3,236,800
112	Allowance for solar pv works	Item			500,000
	LP - ELECTRIC LIGHT AND POWER			115/m²	3,736,800
CO	CONTINGENCY				
85	Contingency - EXCLUDED	Item			Excl.
	CO - CONTINGENCY				Excl.
ES	FUTURE COST INCREASES				
86	Future Cost Increases - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				Excl.
WAREHOUSE				1,509/m²	48,845,178

339-349 HORSLEY ROAD

SSDA COST SUMMARY



LOCATION ELEMENT ITEM

C OFFICE AND AMENITIES

GFA: 7,660 m² Cost/m²: 2,322
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
OF	OFFICE CONSTRUCTION				
74	Office, dock office, amenities lift lobby and stairs construction	m ²	5,449	2,500	13,622,500
75	Outdoor area including paving and landscaping	m ²	2,213	975	2,157,675
107	Extra over allowance for suspended slab to mezzanine	m ²	1,896	350	663,600
108	Extra over allowance for suspended slab to Level 1	m ²	886	500	443,000
109	Extra over allowance for suspended slab to mezzanine	m ²	1,895	350	663,250
	OF - OFFICE CONSTRUCTION			2,291/m²	17,550,025
TS	TRANSPORTATION SYSTEMS				
110	Allowance for lifts	No	3	80,000	240,000
	TS - TRANSPORTATION SYSTEMS			31/m²	240,000
CO	CONTINGENCY				
85	Contingency - EXCLUDED	Item			Excl.
	CO - CONTINGENCY				Excl.
ES	FUTURE COST INCREASES				
86	Future Cost Increases - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				Excl.
OFFICE AND AMENITIES				2,322/m²	17,790,025

339-349 HORSLEY ROAD

SSDA COST SUMMARY

LOCATION ELEMENT ITEM

D CARPARK

Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
FT	FITMENTS				
29	Allowance for external free-stand signage including foundation	No	1	20,000	20,000
	FT - FITMENTS				20,000
XP	SITE PREPARATION				
43	Retaining wall allowance	m ²	1,065	720	766,800
	XP - SITE PREPARATION				766,800
XR	ROADS, FOOTPATHS AND PAVED AREAS				
46	Allowance for linemarking to carpark	m ²	4,369	2	8,738
47	Allowance for linemarking	m ²	12,620	2	25,240
49	Bitumen paving to ground level carpark	m ²	6,122	90	550,980
53	Kerb and gutter including subsoil drainage	m	890	120	106,800
54	Wheelstops to carpark	No	171	100	17,100
55	Allowance for metalwork to carpark	Item			20,000
	XR - ROADS, FOOTPATHS AND PAVED AREAS				728,858
XN	BOUNDARY WALLS, FENCING AND GATES				
56	Allowance for gates	No	4	7,500	30,000
58	Allowance for fencing type 2	m	403	175	70,525
59	Allowance for fencing type 1	m	210	175	36,750
	XN - BOUNDARY WALLS, FENCING AND GATES				137,275
XL	LANDSCAPING AND IMPROVEMENTS				
60	Allowance for landscaping	m ²	2,268	30	68,040
61	Allowance for irrigation	m ²	2,268	10	22,680
	XL - LANDSCAPING AND IMPROVEMENTS				90,720
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
69	Lighting to carpark	m ²	6,122		Incl.
71	Allowance for substations	No	1	320,000	320,000
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				320,000
CO	CONTINGENCY				
85	Contingency - EXCLUDED	Item			Excl.
	CO - CONTINGENCY				Excl.
ES	FUTURE COST INCREASES				
86	Future Cost Increases - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				Excl.
CARPARK					2,063,653

339-349 HORSLEY ROAD

SSDA COST SUMMARY

LOCATION ELEMENT ITEM

E WAREHOUSE ACCESS RAMPS AND HARDSTAND

GFA: 8,633 m² Cost/m²: 475
Rates Current At August 2022

Ref	Description	Unit	Qty	Rate \$	Total Cost \$
SB	SUBSTRUCTURE				
2	Foundation system to Warehouse and hardstand (allowed piles at 10.5m grid to 5m average depth)	m ²	5,136	115	590,640
	SB - SUBSTRUCTURE			68/m²	590,640
CL	COLUMNS				
7	Allowance for structural frame and columns to suspended level 1 hardstand area	m ²	3,875		Incl.
	CL - COLUMNS				Incl.
XR	ROADS, FOOTPATHS AND PAVED AREAS				
48	Suspended external hardstand to L1	m ²	3,875	400	1,550,000
51	Allowance for ramps	m ²	1,577	650	1,025,050
52	Hardstand to ground level circulation	m ²	6,189	130	804,570
	XR - ROADS, FOOTPATHS AND PAVED AREAS			391/m²	3,379,620
XN	BOUNDARY WALLS, FENCING AND GATES				
57	Allowance for concrete balustrade crash barrier to hardstand and ramps	m	285	450	128,250
	XN - BOUNDARY WALLS, FENCING AND GATES			15/m²	128,250
XE	EXTERNAL ELECTRIC LIGHT AND POWER				
70	Lighting to hardstand	m ²	8,633		Incl.
	XE - EXTERNAL ELECTRIC LIGHT AND POWER				Incl.
CO	CONTINGENCY				
85	Contingency - EXCLUDED	Item			Excl.
	CO - CONTINGENCY				Excl.
ES	FUTURE COST INCREASES				
86	Future Cost Increases - EXCLUDED	Item			Excl.
	ES - FUTURE COST INCREASES				Excl.
WAREHOUSE ACCESS RAMPS AND HARDSTAND				475/m²	4,098,510

APPENDIX B:
Schedule of Information

SCHEDULE OF INFORMATION

Architectural documentation prepared by SBA Architects dated 5 September 2022:

- DA000 – Cover Sheet – Rev 4
- DA010 – 3D Perspectives 01 – Rev 4
- DA011 – 3D Perspectives 02 – Rev 3
- DA015 – 3D Section – Rev 4
- DA050 – Site Analysis Plan & Summary – Rev 6
- DA100 – Warehouse GF Plan – Rev 7
- DA101 – Warehouse GF Mezz Plan – Rev 4
- DA102 – Warehouse L1 Plan – Rev 6
- DA103 – Warehouse L1 Mezz Plan – Rev 4
- DA104 – Warehouse Roof Plan – Rev 4
- DA105 – Services-Constraints Plan – Rev 2
- DA200 – Office 101 Floor Plans – Rev 2
- DA201 – Office 02 & 03 Floor Plans – Rev 2
- DA202 – Office 04 & 05 Floor Plans – Rev 3
- DA203 – Office 06 Floor Plans – Rev 2
- DA204 – Office 07 & 08 Floor Plans – Rev 2
- DA205 – Office 09 & 10 Floor Plans – Rev 2
- DA300 – Elevations – Rev 4
- DA301 – Breezeway Elevations – Rev 4
- DA310 – Sections – Rev 4
- DA400 – Shadow Diagrams – Rev 3
- DA500 – Signage Details – Rev 1
- DA600 – GFA Calculations – Rev 3

Structural documentation prepared by SBA Architects dated 29 July 2022:

- CO1416.00 – S100 - Level 1 Steelwork Framing Plan – Rev A

Civil documentation prepared by Costin Roe Consulting dated 26 August 2022:

- CO14618.00-SSDA 10 – Drawing List & General Notes – Issue B
- CO14618.00-SSDA 20 – Erosion & Sediment Control Plan – Issue B
- CO14618.00-SSDA 25 – Erosion & Sediment Details – Sheet 1 – Issue B
- CO14618.00-SSDA 26 – Erosion & Sediment Details – Sheet 2 – Issue B
- CO14618.00-SSDA 30 – Bulk Earthworks Plan – Issue B
- CO14618.00-SSDA 40 – Stormwater Drainage – Ground – Issue B
- CO14618.00-SSDA 41 – Stormwater Drainage – Level 1 – Issue B
- CO14618.00-SSDA 42 – Pre/Post Development Catchment Plan – Issue B
- CO14618.00-SSDA 45 – Stormwater Drainage Details – Sheet 1 – Issue B
- CO14618.00-SSDA 46 – Stormwater Drainage Details – Sheet 2 – Issue B
- CO14618.00-SSDA 50 – Finished Levels Plan – Ground – Issue B
- CO14618.00-SSDA 51 – Finished Levels Plan – Level 1 – Issue B

Geotechnical Report prepared by PSM dated 25 February 2022

APPENDIX C: Standard Areas Definition

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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