

22 April 2016

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For the attention of: Guy Smith

Dear Guy

OAKDALE CENTRAL LOT 3 - DA ESTIMATE 3B

As per your request attach our latest estimate of the cost of the proposed industrial development at Oakdale Industrial Estate, Horsley Park. In addition we have included the employment numbers requested by the Department of Planning.

Estimate

We estimate that the proposed development will cost \$31,934,900 (excl GST). The estimated costs are summarised as follows:

Description	Value (Excl. GST)	Value (Incl. GST)
WAREHOUSE	\$19,018,370	\$20,920,207
TEMPERATURE CONTROLLED WAREHOUSE – Extra over	\$2,617,458	\$2,879,203
DANGEROUS GOODS STORE – Extra over	\$5,240,545	\$5,764,600
OFFICE	\$1,406,038	\$1,546,641
DOCK OFFICE	\$335,402	\$368,943
BUILDINGS SUBTOTAL	\$28,617,813	\$31,479,594
EXTERNAL WORKS	\$2,444,988	\$2,689,486
CONSTRUCTION TOTAL	\$31,062,800	\$34,169,080
ESTATE ROAD	\$872,100	\$959,310
CONSTRUCTION TOTAL	\$31,934,900	\$35,128,390

The above estimate is based on the drawings and information provided and we have made our best endeavours to ensure that it is accurate based on current market related building costs.

Continuation

Our detailed estimate is attached.

Employment Numbers

Construction Jobs

In consultation with one of the building contractors who are currently working on other projects for Goodman we have the following estimate of the person days required for a project of this size:

Activity	Persons	Weeks	Person days
Design Consultants	8	16	640
Main Contractor's Staff	5	56	1,400
Subcontractor's Staff			
Average	30	20	3,000
Average	60	20	6,000
Total Person Days			11,040
Equivalent FTE			42

Operational Jobs

The estimate provided by your Tenant is that there will be 150 full time employees working at the facility

Please contact me if you have any queries.

Yours sincerely



Robbie Stewart
Senior Consultant
Turner & Townsend Pty Ltd
e: robbie.stewart@turntown.com

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Trade Summary Report

Project: GOODMAN GROUP Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: DA ESTIMATE OAKDALE CENTRAL_LOT 3B Rev 2
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Code	Description	Quantity	Unit	Rate	Total
	NOTES:				0
	WAREHOUSE AND ANCILLIARY BUILDINGS				
	WAREHOUSE 3B				
	Warehouse	35,942	m2	482.34	17,336,416
	Temperature Controlled Warehouse - Extra over	3,558	m2	670.59	2,385,974
	Dangerous Goods Store - Extra over	7,356	m2	649.41	4,777,080
	Office	949	m2	1,350.57	1,281,690
	Dock Office	204	m2	1,498.73	305,740
	Building Cost Subtotal	48,009	m2	543.38	26,086,900
	External work				2,228,757
	SUBTOTAL				28,315,657
	PRELIMINARIES				1,842,343
	DESIGN FEES				904,800
	CONSTRUCTION TOTAL				31,062,800
	ESTATE ROAD				
	ROADWORKS	4,924	m2	177.11	872,100
	ESTATE ROAD TOTAL				872,100
	WAREHOUSE AND ACCESS ROAD TOTAL				31,934,900

Project: GOODMAN GROUP Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: DA ESTIMATE OAKDALE CENTRAL_LOT 3B Rev 2
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Code	Description	Quantity	Unit	Rate	Total
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NOTES:

Drawing List <u>Prepared by SBA Architects dated 28 Oct 2015:</u> DA41_A - Lot 3B Roof Plan DA43_A - Lot 3B Unit 2 Offices DA45_A - Lot 3B Elevations DA46_A - Lot 3B Section <u>Prepared by SBA Architects dated 12 Jan 2016:</u> OAK 3 MP SK01/A Scope of Works <u>Warehouse</u> Concrete footing Concrete slab on ground Structural steel columns and roof frame Metal roof cover and cladding 2400mm high precast panel perimeter wall Internal stud partition wall to office and amenities Electrical light and power Hydraulic services Mechanical services Signage <u>Specific Tenant Requirements</u> Temperature Controlled Warehouse Dangerous Goods Store <u>External Works</u> Site clearance Hardstand pavement Car park Fencing and gates Soft landscaping to surrounds <u>Roadworks</u> Estate Road from traffic roundabout to Warehouses 3B and 3C Methodology The cost estimate has been prepared from the drawings listed. No structural engineering drawings have been supplied. Architectural plans, elevations and sections have been supplied <u>The following key assumptions have been made in the preparation of this Cost Model</u> (a) All external services to the site are adequate			Note		
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Trade Detail Report

Project: GOODMAN GROUP Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: DA ESTIMATE OAKDALE CENTRAL_LOT 3B Rev 2
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Code	Description	Quantity	Unit	Rate	Total
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NOTES:

(Continued)

	<u>The following activities should be carried out in the forthcoming weeks</u>				
(a)	Surveys		Note		
(b)	Design development		Note		
(c)	Value Engineering Workshops		Note		
(d)	Budget approval		Note		
(e)	Tenders/contract negotiations		Note		
	Exclusions				
	<u>The following items have been excluded from the presented costs</u>				
(a)	All remediation and removal of contamination from the site		Note		
(b)	Cutting and fill site levels		Note		
(c)	Retaining walls		Note		
(d)	Rock excavation		Note		
(e)	Piled foundations		Note		
(f)	Transformer upgrade		Note		
(g)	Tenant office fit out		Note		
(h)	Tenant equipment and racking		Note		
(i)	Abnormal site conditions		Note		
(j)	Surveys		Note		
(k)	Legal fees and agent fees		Note		
(l)	Land cost		Note		
(m)	Special acoustic costs		Note		
(n)	Environmental impact study costs		Note		
(o)	Statutory Fees		Note		
(p)	Goods and Services Tax		Note		
(q)	Transport Infrastructure Levies		Note		
(r)	Long Service Leave Levies		Note		
(s)	Public Utilities charges, contributions and levies		Note		
(t)	Road and landscaping works to road outside the site boundary		Note		
(u)	Indoor and outdoor furniture		Note		
	Risks				
(a)	Site levelling and disposal of spoil		Note		
(b)	Flooding		Note		
(c)	Hidden existing services		Note		

NOTES:

0

Warehouse

	SUBSTRUCTURE				
	<u>Groundworks</u>				

Trade Detail Report

Project: GOODMAN GROUP	Details: DA ESTIMATE OAKDALE CENTRAL_LOT 3B Rev 2
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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Warehouse					(Continued)
	Excavate for footings - allowance	276	m3	75.00	20,700
	Excavate for recessed dock	1,528	m3	75.00	114,600
	Trim and compact subgrade	37,122	m2	5.00	185,610
	Waterproof membrane	37,122	m2	8.00	296,976
	Sub-base course	37,122	m2	10.00	371,220
	Subtotal				989,106
	<u>Reinforced Concrete</u>				
	Reinforced concrete footings	276	m3	500.00	138,000
	Reinforced concrete retaining wall to sides of recessed docks	23	m3	880.00	20,240
	Reinforced concrete slab on ground	35,802	m2	81.00	2,899,962
	Reinforced concrete slab on ground for recessed dock and ramp	1,320	m2	55.50	73,260
	Subtotal				3,131,462
	<u>Precast Concrete</u>				
	Precast concrete walls to recessed docks	85	m2	250.00	21,250
	COLUMNS				
	<u>Structural steel</u>				
	Steel columns	214.82	t	4,900.00	1,052,618
	Subtotal				1,052,618
	ROOF				
	<u>Structural steel</u>				
	Steel roof frame	429.63	t	4,900.00	2,105,187
	<u>Roof covering</u>				
	Metal roof covering to Warehouse	35,904	m2	35.00	1,256,640
	Roof insulation	35,904	m2	10.00	359,040
	Cantilevered awning	396	m2	200.00	79,201
	Rainwater goods	35,904	m2	10.00	359,040
	Subtotal				2,053,921
	EXTERNAL WALL				
	<u>Concrete panel</u>				
	Precast concrete perimeter wall	1,297	m2	175.00	226,975
	<u>Metal cladding</u>				

Trade Detail Report

Project: GOODMAN GROUP	Details: DA ESTIMATE OAKDALE CENTRAL_LOT 3B Rev 2
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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Warehouse

(Continued)

	Metal cladding to facade	11,133	m2	45.00	500,985
	Steel girts to support cladding including insulation and wire mesh	11,133	m2	66.00	734,778
	Subtotal				1,462,738
	EXTERNAL DOORS				
	<u>External fire rated doors</u>				
	Solid core single door, frame and hardware	16	No	1,500.00	24,000
	<u>Roller shutter</u>				
	Roller shutter to dock	10	No	7,500.00	75,000
	Rapid shutter to main warehouse	8	No	8,500.00	68,000
	Subtotal				167,000
	INTERNAL WALL				
	<u>Concrete wall panels</u>				
	Precast concrete inter tenancy wall	0	m2	0.00	0
	FLOOR FINISHES				
	Dust sealer to warehouse concrete floors	35,802	m2	12.00	429,624
	Allow for line marking	1	Item	10,000.00	10,000
	Subtotal				439,624
	FITMENTS				
	Armco railing to edge of recessed docks	92	m	350.00	32,200
	Bollards to internal and external doors	80	No	400.00	32,000
	Subtotal				64,200
	SPECIAL EQUIPMENT				
	Dock leveller	10	No	15,000.00	150,000
	Subtotal				150,000
	HYDRAULIC SERVICES				
	Allowance for hydraulic services	35,802	m2	40.00	1,432,080
	Allowance for detention tank	1	Item	incl.	0
	Subtotal				1,432,080
	MECHANICAL SERVICES				
	Allowance for mechanical services	35,802	m2	20.00	716,040

Trade Detail Report

Project: GOODMAN GROUP	Details: DA ESTIMATE OAKDALE CENTRAL_LOT 3B Rev 2
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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Warehouse

(Continued)

Subtotal					716,040
ELECTRICAL SERVICES					
Allowance for electrical services	35,802	m2	55.00		1,969,110
Allowance for substation	1	Item	150,000.00		150,000
Subtotal					2,119,110
FIRE PROTECTION					
Allowance for fire protection	35,802	m2	40.00		1,432,080
Subtotal					1,432,080

Warehouse

17,336,416

Temperature Controlled Warehouse - Extra over

Building Envelope					
Kingspan wall in lieu of colorbond	1,638	m2	166.00		271,908
Internal walls					
Kingspan	1,557	m2	110.00		171,270
Structure to Kingspan	1,557	m2	17.00		26,469
Roof Insulation					
Insulated Roof	3,558	m2	45.00		160,110
Doors					
Rapid Roller Doors	2	no	24,000.00		48,000
Air curtains to doors	2	no	3,500.00		7,000
Mechanical Services					
Cooling to temperature controlled facility	3,558	m2	315.00		1,120,770
BWIC	1	Item	250,000		250,000
Electrical Services					
Upgrade MSB and electrical	3,558	m2	40.00		142,320
Fire Services					
Upgrade Fire Services	3,558	m2	2.00		7,116
Hydraulic Services					
Upgrade Hydraulic Services	3,558	m2	4.50		16,011
Plant Room					
Plant rooms	150	m2	1,100.00		165,000
Subtotal for Temperature Controlled Area					2,385,974

Temperature Controlled Warehouse - Extra over

2,385,974

Trade Detail Report

Project: GOODMAN GROUP Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: DA ESTIMATE OAKDALE CENTRAL_LOT 3B Rev 2
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Code	Description	Quantity	Unit	Rate	Total
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Dangerous Goods Store - Extra over

(Continued)

DANGEROUS GOODS STORE					
	Substructure	7,356	m2	15.00	110,340
	Precast concrete walls - external	3,236	m2	200.00	647,200
	Precast concrete walls - internal	1,842	m2	200.00	368,400
	Chain wire "fence"	701	m2	50.00	35,050
	Alterations to roof and structure	7,356	m	200.00	1,471,200
	Ceiling	7,356	m2	120.00	882,720
	Bunding to floor incl drainage	7,356	m2	17.50	128,730
	Emergency Exit Doors	3	no	1,200.00	3,600
	Sliding Doors	2	no	35,000.00	70,000
	Metalwork	1	item	30,000.00	30,000
	Electrical Services	7,356	m2	40.00	294,240
	Fire Services	7,356	m2	100.00	735,600

Dangerous Goods Store - Extra over

4,777,080

Office

SUBSTRUCTURE					
	Groundworks, slabs and footings	949	m2	60.00	56,940
COLUMNS					
	Concrete and steel columns	949	m2	34.00	32,266
UPPER FLOOR					
	Suspended upper floor	949	m2	87.00	82,563
STAIRCASES					
	Staircase to upper floor	8	m/r	3,000.00	24,000
ROOF					
	Steel roof frame, sheet metal roofing, insulation and rainwater goods	949	m2	44.00	41,756
EXTERNAL WALL					
	External walls including glazed curtain wall	949	m2	262.00	248,638
EXTERNAL DOORS					
	<u>Glazed door</u>				
	Single exit door	3	No	2,500.00	7,500
	Double exit door	2	No	3,500.00	7,000

Trade Detail Report

Project: GOODMAN GROUP Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: DA ESTIMATE OAKDALE CENTRAL_LOT 3B Rev 2
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Code	Description	Quantity	Unit	Rate	Total
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Office					(Continued)
	Subtotal				14,500
	INTERNAL WALLS				
	Internal partition wall, toilet cubicles	949	m2	176.00	167,024
	INTERNAL DOORS				
	Internal doors, frames and hardware	949	m2	44.00	41,756
	WALL FINISHES				
	Wall tiles and painting	949	m2	75.00	71,175
	FLOOR FINISHES				
	Carpet, sheet vinyl and floor tiling	949	m2	65.00	61,685
	CEILING FINISHES				
	Plasterboard suspended ceilings	949	m2	31.00	29,419
	FITMENTS				
	Kitchen joinery and toilet hardware	949	m2	48.00	45,552
	HYDRAULIC SERVICES				
	Allowance for hydraulic services	949	m2	60.00	56,940
	Subtotal				56,940
	MECHANICAL SERVICES				
	Allowance for mechanical services	949	m2	220.00	208,780
	Subtotal				208,780
	ELECTRICAL SERVICES				
	Allowance for electrical services	949	m2	64.00	60,736
	Subtotal				60,736
	FIRE PROTECTION				
	Allowance for fire protection	949	m2	40.00	37,960
	Subtotal				37,960
Office					1,281,690

Trade Detail Report

Project: GOODMAN GROUP	Details: DA ESTIMATE OAKDALE CENTRAL_LOT
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	3B Rev 2

Code	Description	Quantity	Unit	Rate	Total
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Dock Office (Continued)

SUBSTRUCTURE					
	Groundworks, slabs and footings	204	m2	60.00	12,240
COLUMNS					
	Concrete and steel columns	204	m2	34.00	6,936
UPPER FLOOR					
	Suspended upper floor	204	m2	87.00	17,748
STAIRCASES					
	Staircase to upper floor	8	m/r	3,000.00	24,000
ROOF					
	Steel roof frame, sheet metal roofing, insulation and rainwater goods	204	m2	44.00	8,976
EXTERNAL WALL					
	External walls including glazed curtain wall	204	m2	262.00	53,448
EXTERNAL DOORS					
	<u>Glazed door</u>				
	Single exit door	3	No	2,500.00	7,500
	Double exit door	2	No	3,500.00	7,000
	Subtotal				14,500
INTERNAL WALLS					
	Internal partition wall, toilet cubicles	204	m2	176.00	35,904
INTERNAL DOORS					
	Internal doors, frames and hardware	204	m2	44.00	8,976
WALL FINISHES					
	Wall tiles and painting	204	m2	75.00	15,300
FLOOR FINISHES					
	Carpet, sheet vinyl and floor tiling	204	m2	65.00	13,260
CEILING FINISHES					

Trade Detail Report

Project: GOODMAN GROUP	Details: DA ESTIMATE OAKDALE CENTRAL_LOT 3B Rev 2
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	

Code	Description	Quantity	Unit	Rate	Total
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Dock Office

(Continued)

	Plasterboard suspended ceilings	204	m2	31.00	6,324
	FITMENTS				
	Kitchen joinery and toilet hardware	204	m2	48.00	9,792
	HYDRAULIC SERVICES				
	Allowance for hydraulic services	204	m2	60.00	12,240
	Subtotal				12,240
	MECHANICAL SERVICES				
	Allowance for mechanical services	204	m2	220.00	44,880
	Subtotal				44,880
	ELECTRICAL SERVICES				
	Allowance for electrical services	204	m2	64.00	13,056
	Subtotal				13,056
	FIRE PROTECTION				
	Allowance for fire protection	204	m2	40.00	8,160
	Subtotal				8,160

Dock Office

305,740

External work

	<u>Hardstand</u>				
	Reinforced pavement slab on ground including trimming, compacting subgrade, base course and waterproof membrane	11,904	m2	115.00	1,368,960
	Armco rails to docks	92	m	350.00	32,200
	Kerbs and gutters	1,443	m	80.00	115,440
	<u>Carpark</u>				
	Asphalt pavement including trimming, compacting subgrade and base course	4,120	m2	70.00	288,400
	Kerbs and gutters	560	m	80.00	44,800
	<u>Light duty area</u>				
	Paving to footpaths	283	m2	76.00	21,508
	<u>Landscaping</u>				
	Soft landscaping	5,805	m2	10.00	58,050
	<u>Fence</u>				
	Front boundary fence	233	m	85.00	19,805
	Rear/side boundary fence	789	m	60.00	47,340

Trade Detail Report

Project: GOODMAN GROUP Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	Details: DA ESTIMATE OAKDALE CENTRAL_LOT 3B Rev 2
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Code	Description	Quantity	Unit	Rate	Total
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External work

(Continued)

	Main entrance security swing gate 14m wide	1	No	10,000.00	10,000
	Carpark security sliding gate 6.5m wide	1	No	8,000.00	8,000
	Boom gate	2	No	10,000.00	20,000
	<u>Retaining wall</u>				
	Allow for retaining wall	1	Item	7,500.00	7,500
	<u>Electrical services</u>				
	External lighting	16,306	m2	2.00	32,612
	<u>Hydraulic services</u>				
	Stormwater drainage	16,306	m2	7.00	114,142
	<u>Fire Protection Services</u>				
	Sprinkler tanks	2	No	20,000.00	40,000

External work

2,228,757

PRELIMINARIES

	Allow for builder's preliminaries and margin	1	Item	1,842,343.00	1,842,343
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PRELIMINARIES

1,842,343

DESIGN FEES

	Allowance for Design fees	1	Item	904,800.00	904,800
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DESIGN FEES

904,800

ROADWORKS

	Assumed new Estate road extends North from existing roundabout, along the Western side of Lot 3D, then veers East providing access to Lots 3B and 3C		Note		
	<u>Estate Road Extension</u>				
	Asphalt pavement including trimming, compacting subgrade and base courses	4,858	m2	80.00	388,640
	Traffic island	66	m2	120.00	7,920
	Kerb & gutter	572	m	140.00	80,080
	Kerb set-down at entrances to allotments	40	m	145.00	5,800
	Kerb set-down, curved-on-plan at entrances to allotments	45	m	155.00	6,975
	<u>Paved footpath to edge of road</u>				
	Pavement to footpath	998	m2	76.00	75,848
	<u>Signage</u>				
	Allow for line marking and road signs	1	Item	18,658.00	18,658
	<u>Landscaping</u>				
	Soft landscaping	799	m2	20.00	15,980
	<u>Stormwater services</u>				
	Allow for stormwater pits, kerb inlet pits, drainage pipes	1	Item	123,100	123,100
	<u>Electrical services</u>				

Trade Detail Report

Project: GOODMAN GROUP	Details: DA ESTIMATE OAKDALE CENTRAL_LOT
Building: OAKDALE CENTRAL LOT 3 - Revised DA Estimates	3B Rev 2

Code	Description	Quantity	Unit	Rate	Total
ROADWORKS					(Continued)
	Street lighting (assumed light poles at 50m centres)	6	No	12,000.00	72,000
	SUBTOTAL				795,001
	PRELIMINARIES				51,799
	DESIGN FEES				25,300
	CONSTRUCTION TOTAL				872,100
ROADWORKS					872,100