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Request for Secretary's Environmental Assessment Requirements

**Oakdale West Estate – Stage 3
Warehouses 2A, 2C, 2D, 2E**



**Prepared for Goodman Property Services (Aust.) Pty Ltd
Submitted to the Department of Planning Industry and
Environment**

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Cover image: Oakdale West Estate under construction, including Warehouse 2B (Source: Goodman)

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1 Introduction

The purpose of this report is to request the Department of Planning, Industry and Environment (DPIE) to issue Secretary's Environmental Assessment Requirements (SEARs) for the development of three warehouses (four tenancies) at the Oakdale West Industrial Estate (OWE) at 2-18 Adlington Road, Kemps Creek.

The OWE is situated within the 421 hectare (ha) 'Oakdale Estate' in the Western Sydney Employment Area (WSEA). The OWE accounts for 154 ha of the entire Oakdale Estate. The site is owned by BGMG 11 Pty Ltd, as part of a joint venture between Goodman and Brickworks. Goodman Property Services (Aust.) Pty Ltd (the Applicant) is the development manager for OWE.

On 13 September 2019, the delegate of the Minister for Planning and Public Spaces approved the OWE Concept Proposal and Stage 1 development application as State significant development (SSD) (SSD 7348). SSD 7348 approved the earthworks and infrastructure development for the broader OWE, plus development of warehouses in Precinct 1. A subsequent SSD application was approved on 9 April 2020 (SSD 10397) for development of a warehouse in Precinct 2. Construction under both SSD 7348 and SSD 10397 is underway.

The proposed development comprises the construction, operation, use and fit-out of three warehouse buildings (with four-tenancies), associated offices and hardstand/car parking areas in the remainder of Precinct 2 of the OWE (Appendix 1). Warehouse and distribution use approval is required for the tenancies including office and warehouse fit-out. This use is consistent with the site's IN1 General Industrial zoning under the *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (WSEA SEPP) and the provisions of SSD 7348, as modified.

The capital investment value (CIV) for the development is estimated at \$88,545,358 (excluding GST) A quantity surveyor's report is included at Appendix 2.

The development meets the criteria of State significant development (SSD) in accordance with *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). Under Schedule 1, clause 12(1) of the SRD SEPP, development with a CIV of more than \$50 million for the purpose of warehouses or distribution centres at one location and related to the same operation is classified as SSD.

It is proposed to lodge a development application for these works under section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

This report supports a request to DPIE to issue SEARs under section 4.12 of the EP&A Act and Clause 3 of Schedule 2 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation) to enable the preparation of an Environmental Impact Statement (EIS) for the project.

This report, addresses the applicable statutory planning controls and relevant State and local strategic planning documents and provides a preliminary environmental assessment of the development

2 The site and locality

2.1 Site description

2.1.1 Oakdale West Estate

The site is located within the OWE at Kemps Creek, in the Penrith Local Government Area (LGA). The OWE site has an area of approximately 154 ha and is legally described as Lot 11 in DP 1178389. The location of the OWE site is shown at Figure 1.

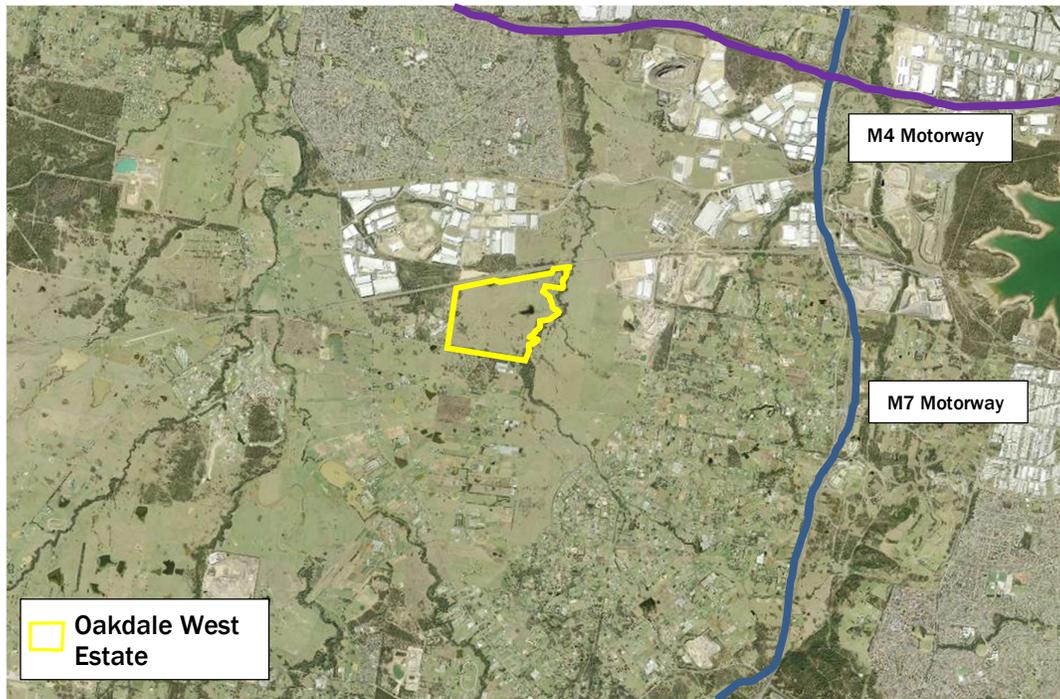


Figure 1: Oakdale West Estate Site Location (Source: SIXMaps)

OWE is located in the south-western extent of the WSEA which was established to provide land for industry and employment. The WSEA SEPP aims to protect and enhance the land to which WSEA applies for employment purposes.

OWE forms part of the broader industrial development of Oakdale Estate lands being developed by Goodman, covering an area of around 421 ha within the WSEA as shown in Figure 2.

Oakdale Central is completed and Oakdale South is nearing completion. Development has commenced over 10 ha of the larger Oakdale East Industrial Estate and will form part of the entire industrial precinct. The progressive development of Goodman's Oakdale Industrial Estate will continue to meet the WSEA objective of employment opportunities through development of warehousing and distribution facilities in an environmentally sensitive and cost effective manner.

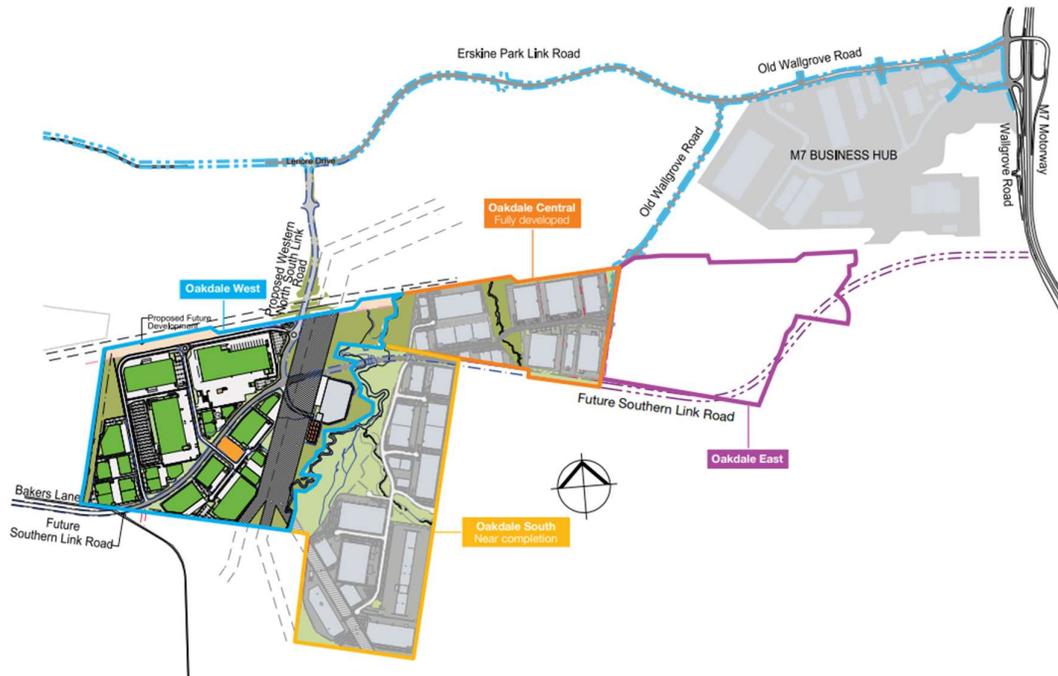


Figure 2: Oakdale Industrial Precinct and surrounding Regional Road network (Source: Goodman)

The OWE site is bound to the north by the Sydney Water Pipeline, to the east by Ropes Creek and to the south by adjoining rural landholdings. Education and aged care land uses, including Emmaus Catholic College, Trinity Primary School, Mamre Anglican School and Emmaus Retirement Village, adjoin the western boundary of the site. The site is roughly rectangular in shape with an irregular eastern boundary which follows the Ropes Creek corridor alignment.

The site is currently undergoing construction under the approvals of SSD 7348 and SSD 10397 (see Section 2.3). This includes vegetation clearing, earthworks, roads, service infrastructure, landscaping, stormwater drainage, subdivision and the construction of Warehouse 2B.

Vehicular access to the site is currently via an unsealed road off Bakers Lane at the south-west of the site. Construction of the Western North South Link Road (WNSLR) under SSD 7348 is underway and is due for completion in December 2020. The WNSLR will provide road access from Lenore Drive to OWE and the future Southern Link Road including Sydney's broader motorway network. The WNSLR will be used for both construction and operation access for the subject developments.

2.1.2 OWE Precinct 2

The site, which forms Stage 3 of the OWE development, is located in the western area of the OWE within the 26.69 ha Precinct 2 and is located directly to the north of the proposed Southern Link Road (Figure 3).

The site subject of this request for SEARs comprises the remaining 11.17 ha area of Precinct 2, following approval of Warehouse 2B in April 2020 under SSD 10397.

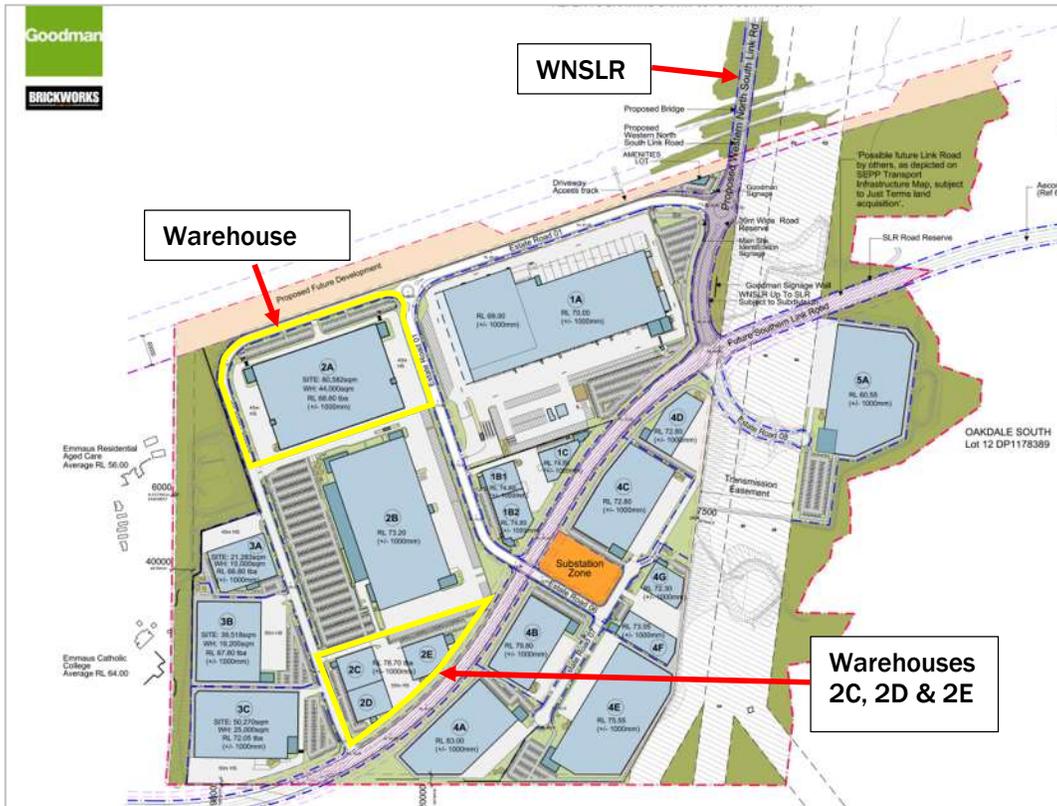


Figure 3: OWE and warehouses subject to the proposed development (Source: Goodman)

2.2 Surrounding locality

The locality is characterised by a variety of general industrial, education, aged care and rural land uses, including:

- Water NSW Sydney Warragamba Pipeline and other industrial land further north
- Ropes Creek corridor and Oakdale South Estate to the east
- Rural land to the south
- An aged care facility and three schools – Trinity Primary School, Mamre Anglican School and Emmaus Catholic College – to the west. Other uses include rural residential and recreational facilities.

2.3 Previous approvals

The OWE is subject to two previous SSD approvals, under SSD 7348 and SSD 10397.

2.3.1 SSD 7348

SSD 7348 was approved on 13 September 2019 for the OWE concept layout and Stage 1 works. The approved works under SSD 7348 include:

- preparatory works including estate wide bulk earthworks, lead-in services, retention and detention basins for the estate
- service provisions for Precinct 1

- infrastructure provision including the proposed WNSLR
- construction of Estate Road 1
- Precinct 1 Building construction.

The concept approval requires future development applications to be consistent with the conditions in SSD 7348 (Schedule B) and outlines the matters to be addressed in future development applications within the OWE (Schedule C). The matters to be addressed in future DAs include visual amenity; transport, access and parking; noise and vibration; stormwater management; servicing; waste management; construction management and community consultation.

These matters will be addressed in the EIS for Stage 3, with key issues discussed further in Section 6.

SSD 7348 has been subject to five modifications:

- **Modification 1:** modification to the approved Concept Plan and Stage 1, including changes to sewer servicing, building pad level of Precinct 2, bioretention basins and biodiversity offset strategy. Approved 26 March 2020.
- **Modification 2:** modification to approved Concept Plan and Stage 1, including master plan layout, reconfiguration of Precinct 1 layout, change to height control (Building 1A), changes to internal roads, civil design and building pad levels. Approved 21 April 2020.
- **Modification 3:** modification to the approved Concept Plan including change in building and road layout at Precinct 2. Change in height control for Building 2B. Construction of Estate Road 3. Approved 2 April 2020.
- **Modification 4:** inclusion of Lot 9 DP1157476 to facilitate the construction of the WNSLR. Approved 24 March 2020.

A fifth modification application for the development is currently under assessment by DPIE. This application includes minor changes to the Building 1A car park, hardstand and landscape layout, and dangerous goods quantity for this building. Changes to the biodiversity offset location, noise wall completion timing and the WNSLR landscape setback are also included.

A sixth modification application is currently being prepared which is to be lodged shortly. The modification seeks minor changes to the approved Concept Plan. This includes minor changes to building layout in Precinct 3, associated civil amendments to facilitate the layout change within Precinct 3, an increase in building height control and detailed design development of Warehouses 2A, 2C, 2D and 2E resulting in minor changes to building form and layout. This modification application also seeks approval for construction of Estate Road 8.

2.3.2 SSD 10397

SSD 10397 was approved on 9 April 2020 for Warehouse 2B within Precinct 2. SSD 10397 includes the construction, subdivision, fit-out, operation and use of a four-level automated warehouse, associated office space, internal roads and parking.

A modification (MOD1) seeking minor updates to Building 2B, including revisions to the architectural plans and addition of fire stairs on the northern elevation, was approved on 23 September 2020.

3 The Proposal

The proposal includes the construction, fit-out and use of three warehouses (four tenancies) in the remaining undeveloped area within Precinct 2 of the OWE. The proposed development comprises warehouses and associated car and truck parking, office facilities and loading bays along with landscaping, signage and lighting.

The proposed development will facilitate warehouse and distribution uses consistent with the IN1 General Industrial zone under the WSEA SEPP.

The proposal does not require clearing, earthworks or supporting infrastructure as all necessary earthmoving, infrastructure installation and other investigations were approved and undertaken for SSD 7348.

The key elements of the warehouses are described in Table 1. Proposed layout plans for the development are provided in Figure 4 and Figure 5.

Element	Warehouse 2A	Warehouse 2C	Warehouse 2D	Warehouse 2E
Site Area	80,582 m ²	37,370 m ²		
GFA				
Warehouse	44,000 m ²	5,030 m ²	4,630 m ²	5,000 m ²
Office	2,400 m ²	300 m ²	300 m ²	300 m ²
Total	46,400 m ²	5,330 m ²	4,930 m ²	5,400 m ²
GLA	46,400 m ²	5,330 m ²	4,930 m ²	5,400 m ²
Height				
Max	18 m	15 m	15 m	15 m
Ridge	14.9 m	13.7m	13.7 m	13.7 m
Car Parking	209	158		
CIV	\$70,035,432	\$18,509,926		
Staff	300	150		

Table 1: Warehouse elements

The proposed height of Warehouse 2A and layout of the warehouses differ from the approved Concept Plan in SSD 7348. The proposed height increase of Warehouse 2A includes a 1.2 m increase to the ridge height and 3 m increase to the maximum height, compared with the current approved Concept Plan in SSD 7348. The Applicant intends to modify SSD 7348 to address these changes to ensure the proposed application subject of this report complies with the SSD 7348 Concept Approval, as modified.

Whilst the Applicant seeks to increase the maximum height control to 18 m(3 m above the current approval), this is only to accommodate plant and solar panels on top of the ridge of the warehouse. The main structure building height will be below the existing approved 15 m.

The warehouses will include 2.4 m high dado precast panels around warehouse walls, with a colour scheme utilising monument and shale grey dulux colours, similar to the approved Warehouse 2B within the Estate. The proposal also seeks approval for associated landscape works, construction of an internal road network, hardstand areas and light duty areas for each Warehouse.

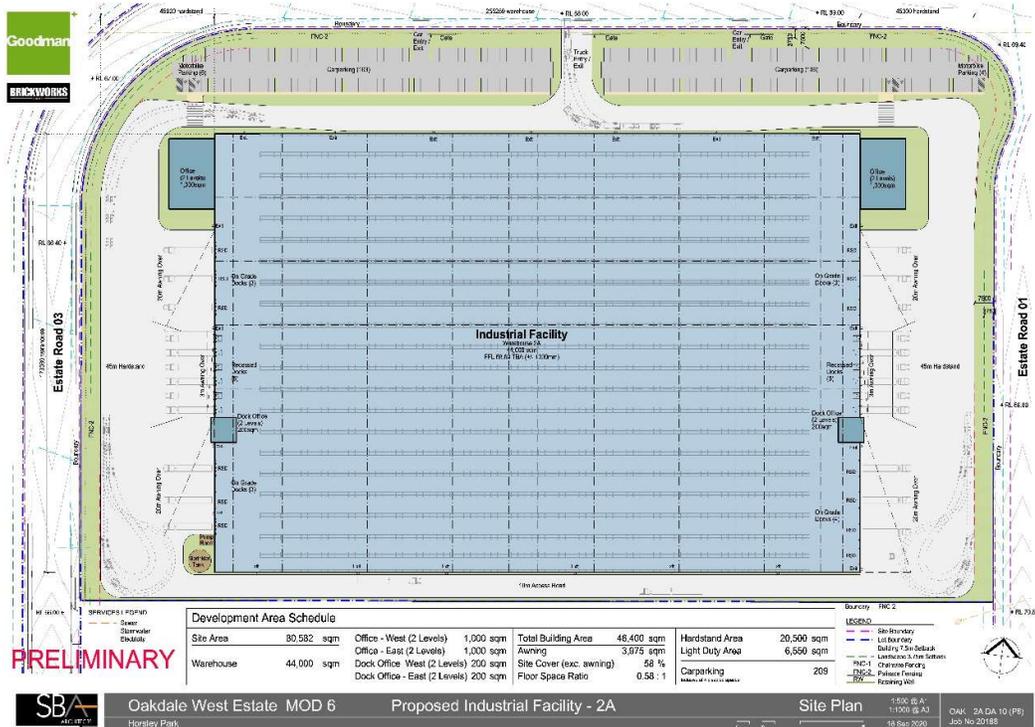


Figure 4: Proposed layout Warehouse 2A (Source: Goodman)

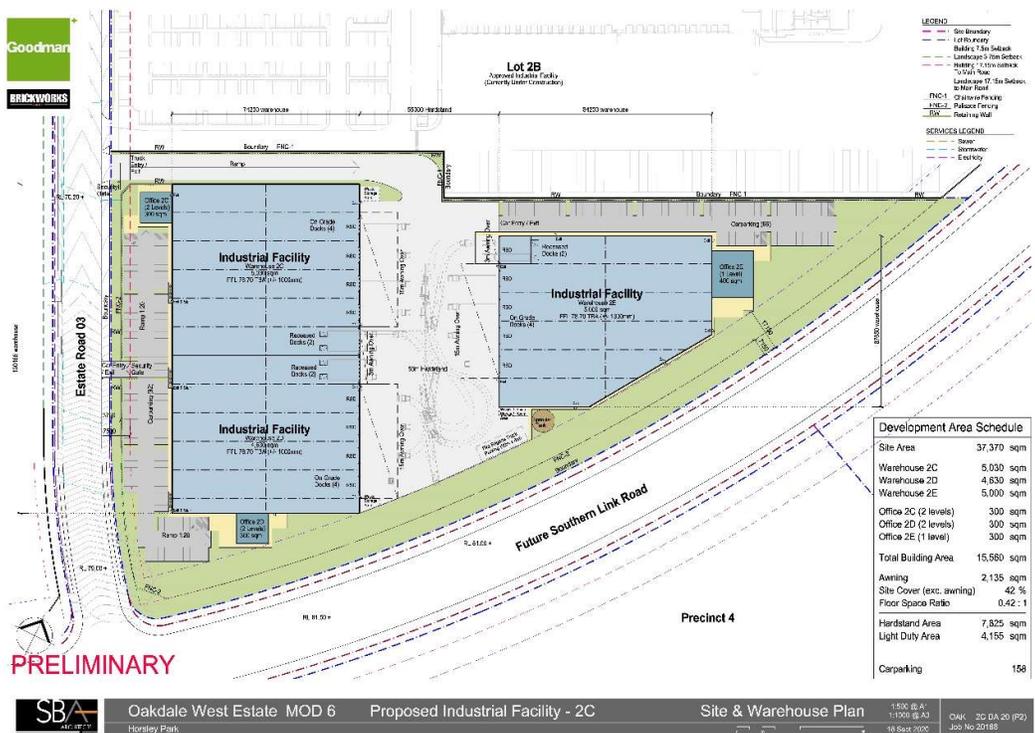


Figure 5: Proposed layout Warehouses 2C - 2E (Source: Goodman)

Warehouse 2A will comprise a highly specified design suitable for large-scale distribution users with specialised equipment and automated fit-out. The design has regard to Greenstar initiatives including a significant solar panel array spanning the roof, LED lighting within the warehouse and office areas, and ample landscaping will be provided.

Warehouses 2C-2E will provide for a typical industrial unit design with ample car parking and landscaping setbacks. Significant landscaping will be provided within the building and landscaping zones.

3.1.1 Parking

SSD 7348 outlines the following minimum parking rates to be implemented within the OWE:

- Warehousing and Distribution – one space per 300 m²
- Ancillary office – to be included as ‘warehousing and distribution’ or ‘industry’ for the purpose of car parking calculations – one space per 40 m².

The design of the proposed development incorporates truck and car parking to service its needs with parking spaces in accordance with the rates specified in the Concept Approval.

3.2 Need for the development

The provision of warehousing and distribution facilities will generate ongoing employment on a site identified for employment purposes. The proposed development is consistent with the strategic objectives of the WSEA and the concept approval under SSD 7348.

The WSEA is recognised as pivotal in the long-term supply of Sydney’s industrial and employment land.

It is therefore crucial that the development of land in the WSEA ensures a reliable pipeline of employment land to meet the expected demand over the next decade. The proposed development of Stage 3 in the OWE would contribute to the supply of serviced industrial land required to meet forecasted market demand. This supply is critical to ensuring that the Sydney industrial market does not suffer supply constraints that would inhibit the planned growth of the WSEA and broader Western Sydney region.

Development of Stage 3 of the OWE would provide additional employment opportunities for the Western Sydney region, support the delivery of critical infrastructure and services to the WSEA for the benefit of Sydney and ultimately support the strategic role and objectives of the WSEA.

3.3 Consultation

A Community Communication Strategy was prepared and approved under SSD 7348¹. Currently, Agency and Community meetings are held monthly to provide a project update and an opportunity for the community and stakeholders to discuss recent experiences and upcoming construction activities.

¹ Refer <https://au.goodman.com/oakdale-industrial-estate/oakdale-west-planning> for meeting minutes and CC Strategy

Goodman is committed to ensure stakeholder consultation is continued throughout the approval process for the application, including during the preparation of the EIS. Groups that have been engaged in relation to SSD 7348 and SSD 10397 will continue to be consulted, including;

- DPIE
- Office of Regional Development
- Transport for NSW (TfNSW)
- Environmental Protection Authority (EPA)
- Local Members of Parliament and Ministers Office
- WSEA Community
- Water NSW
- Endeavour Energy
- Fire & Rescue NSW
- Penrith City Council
- General public, neighbourhoods, schools and community

Stakeholder engagement will include a range of formal and informal stakeholder consultation tools according to the particular needs of individual stakeholders. These will include newsletters, briefing sessions, phone calls, meetings, community sessions and targeted stakeholder surveys.

The proposed application will be included on the agenda for the next CCC meeting which is currently scheduled for 7 October 2020.

4 Statutory Planning Considerations

4.1 Environmental Planning and Assessment Act 1979

The EP&A Act provides the statutory framework for planning in NSW. The Act aims to promote the orderly and economic use and development of land, facilitate ecologically sustainable development and integrate economic, environmental and social considerations as part of the decision-making processes for environmental planning and assessment matters. The EIS will demonstrate how the development addresses the objects of the EP&A Act.

Section 4.36 of the EP&A Act enables certain developments to be declared SSD by means of a State Environmental Planning Policy (SEPP) or by order of the Minister for Planning. The project meets the criteria of SSD under Schedule 1 of the SRD SEPP (discussed further at Section 4.8.2).

This report requests the issue of the SEARs for the project under section 4.12 of the EP&A Act.

The Minister (or the Minister's delegate) will be required to take into consideration the matters listed under section 4.15 of the EP&A Act when determining the development application. These matters will be addressed in the EIS for the development.

4.2 Environmental Planning and Assessment Regulation 2000

The EP&A Regulation contains key operational provisions for the NSW planning system. This includes procedures relating to development applications, requirements for environmental assessments, environmental impact assessments, building regulations and other miscellaneous matters.

Once SEARs for the project have been issued, an EIS will be prepared in accordance with Part 3, Schedule 2 of the EP&A Regulation. This section of the Regulation sets out the form and content required of an EIS.

4.3 Environment Protection and Biodiversity Conservation Act 1999

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides the legal framework to protect and manage environmental values considered to be of national environmental significance.

The EPBC Act requires approval from the Commonwealth Minister for the Environment and Resources for actions that may have a significant impact on listed matters of national environmental significance (MNES).

The Oakdale West Concept Proposal is a "controlled action" that has undergone assessment by the Commonwealth Department of the Environment and Energy (DoEE) under the EPBC Act. Approval was granted from the delegate of the Commonwealth Minister for Environment on 25 November 2019.

The project was assessed and determined as part of the Oakdale West Concept Proposal. The proposed development will not have potential to impact upon any MNES in addition to those assessed for the OWE Concept Proposal.

4.4 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) commenced on 25 August 2017 and establishes a framework to avoid, minimise and offset impacts on biodiversity.

In accordance with section 7.9(2) of the BC Act, SSD applications are required to be accompanied by a biodiversity development assessment report (BDAR). However, a BDAR waiver may be granted should it be determined by the Planning Agency Head (DPIE) and the Environment Agency Head (DPIE Biodiversity Conservation Division) provided that the proposed development is not likely to have any significant impact on biodiversity values.

The consent authority must consider if the proposed development is likely to have serious and irreversible biodiversity impacts when assessing SSD or SSI and determine any additional and appropriate measures that would minimise the impacts, if a consent or approval was to be granted.

The assessment of biodiversity impacts for the site has been undertaken for SSD 7348. Approval for the Concept Plan included a Biodiversity Assessment and Offset Strategy for the entire OWE. The EIS will include a memo discussing how biodiversity impacts have been addressed through the Oakdale West Estate Concept Plan or a waiver for the preparation of a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016*.

4.5 Heritage Act 1977

The *Heritage Act 1977* (Heritage Act) makes provisions to conserve the State's environmental heritage. It provides for the identification, registration and protection of items of State heritage significance and constitutes the Heritage Council of New South Wales.

Notwithstanding that the development comprises SSD, approval under section 139 of the Heritage Act was required prior to activities likely to disturb a relic at the OWE.

A complete Heritage assessment was undertaken and provided in the Oakdale West Environmental Impact Statement for SSD 7348. The report provided a detailed analysis of Heritage items in proximity to the site as well as any necessary mitigation and management measures. Within the site boundaries, Aboriginal sites Oakdale Campsite 4 and OW IF 2 were identified to be impacted by the overall development.

As the sites have now been disturbed following Stage 1 and Stage 2 works, further heritage approval is not considered necessary.

4.6 Rural Fires Act 1997

The site is identified as bushfire prone land under PLEP 2010.

The Rural Fires Act requires that consideration be made to the potential bushfire impacts on development at the planning assessment stage to ensure protection of people and property in the event of a bushfire.

Under section 4.41 of the EP&A Act, SSD is exempt from the requirement for a bushfire safety authority under Section 100B of the Rural Fires Act.

4.7 Contaminated Land Management Act 1997

The *Contaminated Land Management Act 1997* (CLM Act) establishes a process for investigating and (where appropriate) remediating land where contamination poses a significant risk of harm to human health or the environment.

Contamination for the entire site was addressed as part of the Stage 1 development and Concept Plan under SSD 7348. The site was assessed and approved to be generally suitable for commercial and industrial uses.

4.8 State Environmental Planning Policies

4.8.1 State Environmental Planning Policy (Western Sydney Employment Area) 2009

The WSEA SEPP establishes the WSEA and identifies eleven precincts within its boundary, as shown in Figure 6. The site is located within Precinct 8 – South of Sydney Catchment Authority Warragamba Pipelines. Consideration of the proposed development against the applicable detailed provisions of the WSEA SEPP is provided in Table 2.

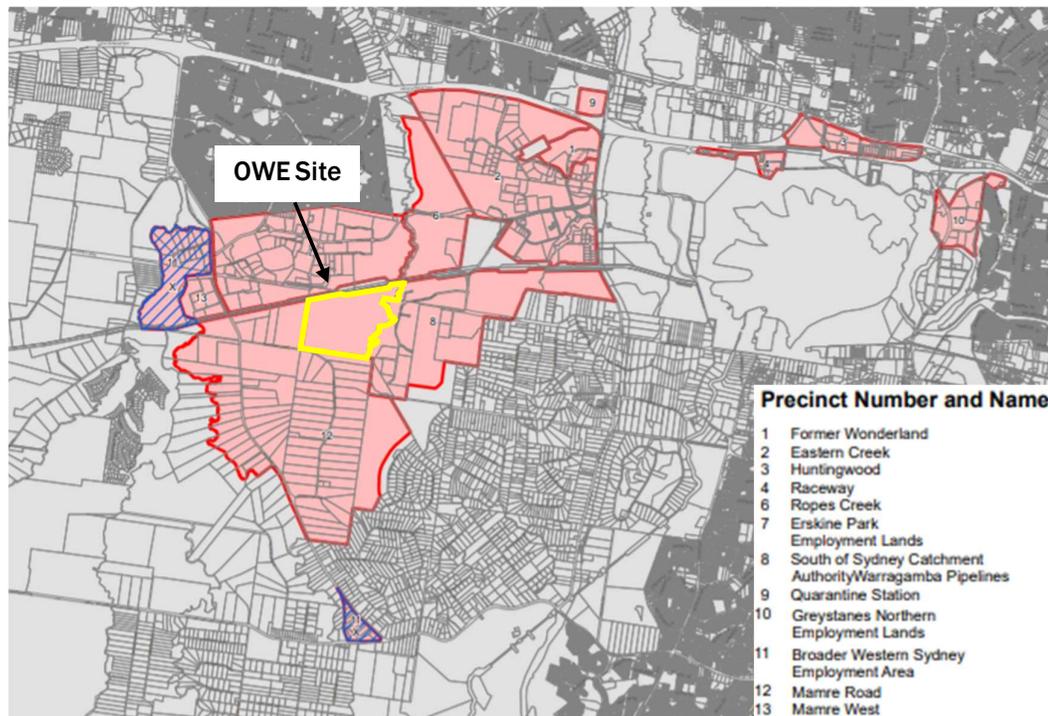


Figure 6: WSEA SEPP Boundary (Source: legislation.nsw.gov.au)

Clause	Provision	Response
3. Aims of Policy	To protect and enhance employment lands within the WSEA boundary.	The proposed development satisfies the aims of the WSEA SEPP as it will provide for employment of up to 500 jobs during construction and 450 jobs during operation.
10. Zoning of land	The site is zoned IN1 General Industrial.	The proposed development is permissible with consent (warehouse or distribution centres) in the IN1 zone and consistent with the zone objectives.
20. Ecologically Sustainable Development (ESD)	Development must include measures to minimise the consumption of potable water and greenhouse gas emissions.	The EIS will address the principles of ESD and the proposed development will be designed to achieve a 5-star Green Star rating.
21. Height of Buildings	Building heights for proposed development to adequately respond to site topography and preserve the amenity of adjacent zones.	<p>Details of proposed building heights will be included in the EIS and take into consideration the provisions of Clause 21 and SSD 7348.</p> <p>Warehouse 2A is proposed to have a maximum building height of 18m. Warehouses 2C, 2D, and 2E all have a maximum building height of 15m.</p>
22. Rainwater Harvesting	Adequate arrangements must be made to connect the roof areas of buildings to any rainwater harvesting scheme.	Details of proposed rainwater harvesting of the development will be provided in the EIS.
23. Development adjoining residential land	To address potential amenity and parking impacts of development within 250 metres of land zoned primarily for residential purposes.	Detailed consideration of the potential impacts to adjoining rural residential receivers as required by Clause 23 will be provided in the EIS. A preliminary assessment has been undertaken in Section 6 of this report.
24. Development involving subdivision	The consent authority must consider the potential land use impacts of proposed subdivision.	No subdivision is proposed.
25. Public Utility Infrastructure	Requirement to demonstrate that adequate public utility infrastructure for the development is available or suitable arrangements are in places.	The EIS will detail all necessary public utility infrastructure and services to be provided.
26. Development on or in the vicinity of proposed transport infrastructure routes	Consider any comments of the Director-General as to the compatibility of the development with proposed transport infrastructure routes.	This clause has been considered as part of the development of the Concept Proposal for the OWE.

29. Industrial Release Areas	Development obtain formal certification that satisfactory arrangements have been made to contribute to the provision of regional transport infrastructure and services prior to consent being granted	A voluntary planning agreement for the provision of regional transport infrastructure and services has been entered into between the Applicant and the Minister for the site.
31. Design Principles	A requirement for the consent authority to consider building design and finishes, landscaping and the scale and character of the development.	Design details and landscaping will be addressed during the design of the proposal, with details provided in the EIS. This is discussed further in Section 6.1.

Table 2: Provisions of the WSEA SEPP

4.8.2 State Environmental Planning Policy (State and Regional Development) 2011

The SRD SEPP declares certain types of development and infrastructure to be of State and regional significance.

Clause 8 of SRD SEPP declares development to be SSD where a development is not permitted without consent and is listed in Schedule 1 or 2 of the SRD SEPP. The proposal is SSD in accordance with Clause 12 of Schedule 1 of the SRD SEPP, which states:

Development that has a capital investment value of more than \$50 million for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.

The Stage 3 Development will have a capital investment value in excess of \$50 million and is therefore SSD pursuant to Schedule 1 of the SRD SEPP.

4.8.3 State Environmental Planning Policy (Infrastructure) 2007

The *State Environmental Planning Policy (Infrastructure) 2007* (ISEPP) aims to facilitate the effective delivery of infrastructure across the State by improving regulatory certainty and efficiency, providing greater flexibility in the location of infrastructure and service facilities, allowing development of surplus government owned land, identifying environmental assessment categories and matters to be considered in assessments, and providing for consultation with relevant public authorities.

Clause 104 requires that development applications for certain traffic generating development, as set out in Schedule 3 of the policy, be referred to Transport for NSW (TfNSW) and that any submission from TfNSW be considered prior to the determination of the application.

In accordance with the Infrastructure SEPP, warehouse and distribution development of 8,000 m² or greater in size require referral to TfNSW. The Applicant will consult with TfNSW during preparation of the EIS for the project, which will be referred to TfNSW for review and comment during the public exhibition period.

In accordance with Condition C16 of SSD 7348, the Applicant will consult with Water NSW regarding measures to ensure the protection of the water supply pipeline corridor to the north of Warehouse 2A.

4.8.4 State Environmental Planning Policy No.55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) applies to the State and states that where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Contamination for the entire site was addressed as part of the Stage 1 development and Concept Plan under SSD 7348. The site was assessed to be generally suitable for commercial and industrial uses.

4.8.5 State Environmental Planning Policy No. 33 – Hazardous and offensive development

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33) aims to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact.

The Stage 2 development is a warehouse and distribution facility and is not anticipated to be considered a potentially hazardous or offensive industry.

4.8.6 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

The Aerotropolis Plan including the *State Environmental Planning Policy (Western Sydney Aerotropolis)* (Aerotropolis SEPP) and a Phase 1 DCP for the precinct was finalised on 13 September 2020.

The Aerotropolis SEPP rezones 6,500 hectares of land to a range of employment, residential and environmental uses. The numerous rezoned precincts are the catalyst for the third city centred around the airport. The SEPP commences on 1 October 2020.

The Oakdale West Estate is located to the north-west of the boundary of the Western Sydney Aerotropolis as shown in Figure 7. Notwithstanding, the site is included in the Obstacle Limitation Surface (OLS) and the Wildlife Buffer Zone mapping under the SEPP.

The OLS mapping prescribes a height limitation of 223.2 m for the eastern portion of the site and a limitation of 230.5m for the western portion of the site.

The Wildlife Buffer Zone map includes the site between both the 13 km and 8 km buffer zones.

The EIS will address the provisions of the Western Sydney Aerotropolis SEPP in regards to OLS and Wildlife Buffers.

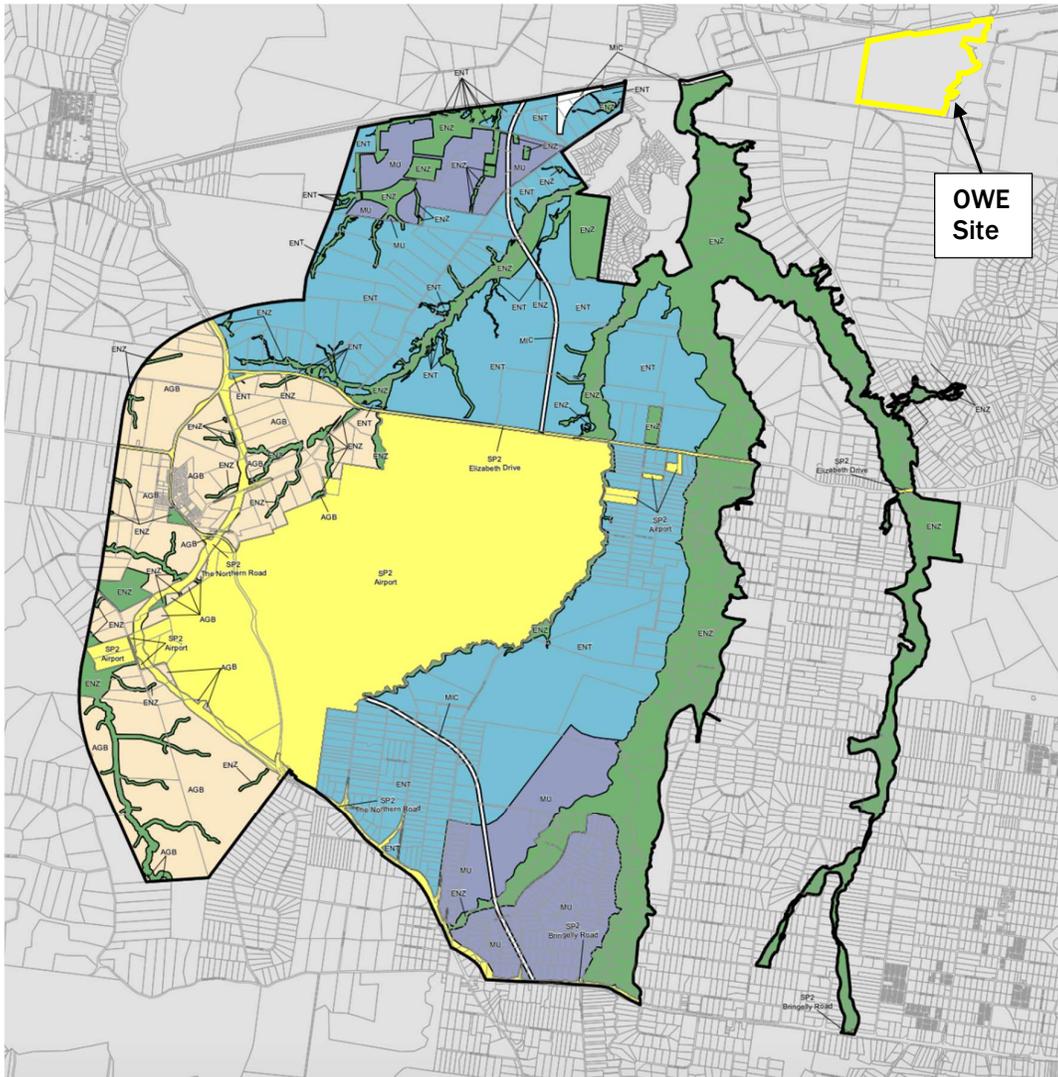


Figure 7: Oakdale West location in regard to the Aerotropolis SEPP Area (Source: Aerotropolis SEPP)

4.8.7 Draft Remediation of Land State Environmental Planning Policy

Draft Remediation of Land State Environmental Planning Policy (Remediation SEPP) aims for better management of remediation works by aligning the need for development consent with the scale, complexity and risks associated with the proposed works.

Once adopted, the Draft Remediation SEPP will:

- Provide a state-wide planning framework for the remediation of land
- Require consent authorities to consider the potential for land to be contaminated when determining DAs
- Clearly list the remediation works that require development consent
- Introduce certification and operational requirements for remediation works that can be undertaken without development consent

Contamination for the entire site was addressed as part of the Stage 1 development and Concept Plan under SSD 7348. The site was considered to be generally suitable for commercial and industrial uses.

4.9 Penrith Local Environmental Plan 2010

The site is within the Penrith LGA. The *Penrith Local Environmental Plan 2010* (PLEP) regulates development throughout the Penrith LGA.

However, the provisions of the PLEP do not apply given the site is within the boundaries of the WSEA SEPP. Notwithstanding, the Applicant will consult with Council during the preparation of the EIS.

5 Strategic Planning Considerations

5.1 State Infrastructure Strategy

The *State Infrastructure Strategy* sets out the NSW Government’s Rebuilding NSW Plan, which involves the investment of \$20 billion in new infrastructure across the state. The Strategy identifies policies and strategies needed to provide infrastructure that meets the needs of a growing population and a growing economy.

Although the Strategy relates to investment in Government infrastructure, the proposal will contribute to the integration of land use and infrastructure planning as the site is strategically located near the future Western Sydney Aerotropolis.

5.2 Greater Sydney Region Plan

The *Greater Sydney Region Plan* (Region Plan) outlines how Greater Sydney will manage growth and change in the context of social, economic and environmental matters. It sets the vision and strategy for Greater Sydney, to be implemented at a local level through District Plans. The overriding vision for Greater Sydney in the Region Plan is to rebalance Sydney into a metropolis of 3 unique but connected cities:

- the established Eastern Harbour City
- the developing Central River City
- the emerging Western Parkland City

The Region Plan provides broad *Priorities and Actions* which focus on the following four key themes. A high-level analysis of the proposal against these themes is provided in Table 3.

Theme	Response
Infrastructure and Collaboration	The site is located close to both the M4 and M7 Motorways as well as the future Western Sydney Aerotropolis. Stage 1 of the development also includes the construction of the Western North South Link (WNSL) Road which connects the site to the regional road network.
Liveability	The provision of the WNSL Road ensures better connection of the site to surrounding areas, including residential areas to the north in Erskine Park. Given the site is to provide a large number of employment opportunities, this connection to residential areas ensures viability for future workers.
Productivity	The site is within an area identified as industrial and urban services land and the Region Plan sets the objective for planning authorities to adopt an approach of “review and manage” industrial land (Objective 23 – Industrial and urban services land is planned, retained and managed)
Sustainability	The Development will be planned and designed with initiatives to achieve a 5 Green Star ‘as-built’ rating, and include consideration of water sensitive urban design principles, energy efficiency, and biodiversity conservation.

Table 3: Analysis against the Greater Sydney Region Plan

5.3 Western City District Plan

The *Western City District Plan* (District Plan) was prepared by the Greater Sydney Commission (GSC) in March 2018. It provides the district level framework to implement the goals and directions outlined in the Region Plan for the Western City District.

The District Plan recognises the ideal location of the site within industrial land to support the growth of the Western City District, given the proximity to the future Western Sydney Aerotropolis and access to both the M7 and M4 Motorway.

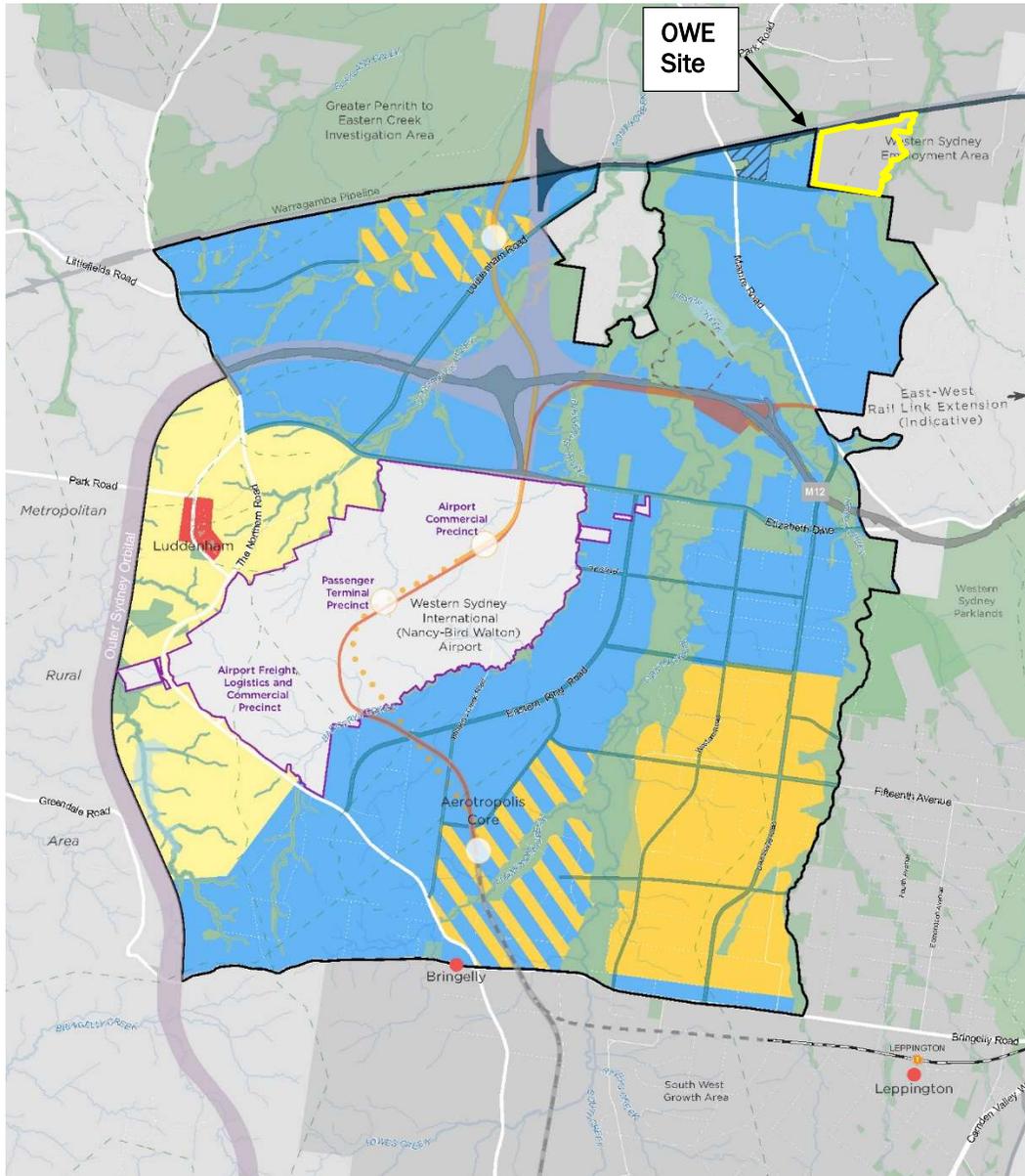
In particular, the development will address Planning Priority W10 – Maximising Freight and Logistics Opportunities and Planning and Managing Industrial and Urban Services Land.

The proposed development is consistent with the Western City District Plan as it will:

- Protect employment land through the provision of employment uses;
- Continue the operation of industrial uses in the WSEA; and
- Attract investment from innovative industries.

5.4 Western Sydney Aerotropolis Structure Plan

The subject site is located adjoining the boundary of the Western Sydney Aerotropolis Structure Plan. The Structure Plan creates a spatial representation of land-uses, environmental assets and transport infrastructure within the Aerotropolis. As shown in Figure 8, the site adjoins land identified for enterprise uses, with an intermodal terminal nearby.



Structure Plan

Western Sydney Aerotropolis

- | | | |
|----------------------------------------------------------|--------------------------------------------------------|----------------------------|
| Western Sydney Aerotropolis | Metro Station | Centre |
| Western Sydney International (Nancy-Bird Walton) Airport | Sydney Metro - Western Sydney Airport | Topographic Ridgeline |
| Key Network Upgrade | Sydney Metro - Western Sydney Airport Tunnel Alignment | Luddenham Village |
| M12 Motorway Corridor | Proposed Future Rail Links | Agribusiness |
| Proposed Transport Corridor Potential | Potential East-West Rail Link and Stabling | Environment and Recreation |
| Intermodal Terminal | Western Sydney Freight Line Corridor | Enterprise |
| Upper South Creek Advanced Water Recycling Centre | North South Rail Line Corridor | Urban Land |
| | | Mixed Use |



Figure 8: Western Sydney Aerotropolis Structure Plan (Source: Western Sydney Aerotropolis SEPP)

6 Potential Environmental Issues

Potential environmental issues associated with the development will be comprehensively addressed as part of an EIS. This report has identified the likely key issues, including:

- Built form, visual character and landscaping
- Traffic and car parking
- Noise and vibration
- Soil and water
- Air quality
- Waste management
- Biodiversity
- Heritage

Assessments for the EIS will consider the requirements of SSD 7348 and applicable policies, guidelines and plans included in the SEARs for the development. The EIS will consider the potential impacts of all stages of the development on the key issues and detail proposed measures to avoid, mitigate and, where necessary, offset these potential impacts.

6.1 Built form, visual character and landscaping

A detailed Visual Impact Assessment (VIA) was prepared as part of the Oakdale West EIS under SSD 7348. The assessment analysed the extent of the visual impact for all stages of development of the OWE. The Concept Approval assessed the visual impact of warehouse building forms across the OWE as being acceptable, within the boundaries of the assessed building height, layout and landscaping.

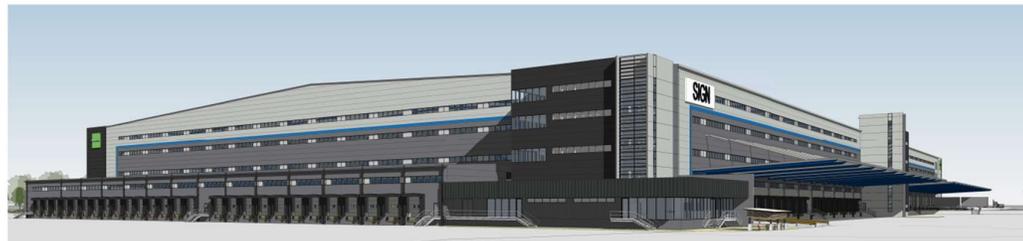
A sixth modification application is currently being prepared for SSD 7348 to alter the building height for Warehouse 2A and the built form and layout of Warehouses 2C, 2D and 2E, consistent with the detailed designs to be assessed in the EIS for Stage 3. Warehouse 2A has a maximum building height of 18 m, with the remainder of warehouses within Stage 3 of the development having a maximum height of 15 m. This proposal to amend building height is necessary to accommodate plant and solar on top of the 14.9m warehouse structure. These alterations in height, built form and layout are minor in nature compared with the current approved Concept Plan.

The Warehouses proposed within Stage 3 will incorporate a similar design and colour scheme as to that of Warehouse 2B (see Figure 9) and address the relevant requirements in Conditions C6-C8 of SSD 7348 relating to outdoor lighting, signage and reflectivity. This includes monument and shale grey dulux colours and block work with colourbond cladding and architectural blade features for associated offices. Detailed architectural designs and a description of the building design will be included in the EIS.

As required by Condition C5 of SSD 7348, a Landscape Assessment will be prepared by a qualified landscape design consultant in consultation with Council. The Landscape Assessment will describe the landscaping for the proposed warehouses including that required to minimise visual impacts on surrounding receivers (if any) consistent with the approved Staging Plan.



INDICATIVE WEST NORTH WEST INDUSTRIAL ROAD



INDICATIVE EAST NORTH EAST INDUSTRIAL ROAD



Figure 9: External finishes of Warehouse 2B for reference (Source: Goodman)

The EIS will describe how the detailed design of each warehouse addresses the relevant requirements of SSD 7348, including appropriate recommended mitigation measures to minimise visual impact.

The EIS will also include consideration of the requirements of Planning for Bushfire Protection 2019, the *Oakdale Industrial Estate - West Bushfire Protection Assessment*, prepared by Australian Bushfire Protection Planners Pty Ltd and the requirements of AS2419.1 – 2005 *Fire Hydrant Installations*.

6.2 Traffic and parking

A Traffic and Transport Impact Assessment has been provided in the OWE EIS which assessed the entirety of traffic generation anticipated from the OWE. Detail has been provided on the impact to the existing and proposed road networks as well as internal access and parking, based on assumed traffic generation rates from each Precinct, vehicle types and car parking provision. The impact assessment undertaken in the OWE EIS supported the development in respect to the level of access, transport and traffic.

A standalone traffic and transport impact assessment will be undertaken as part of the Stage 3 EIS, as required by the conditions of consent under SSD 7348, to understand the impact of the Stage 3 development during construction and operation. It will identify any mitigation measures required in order to ensure acceptable operation of the road network especially at peak operating times of the OWE.

Any changes to truck movements during the construction phase will be a result of earthworks completion and delivery of materials for warehouse construction. Changes to construction phase traffic will be addressed for the wider Estate, if necessary.

The assessment will address car parking requirements of the future operator, with regard to the car parking requirements of the Concept Approval and the RMS Guide to Traffic Generating Development.

6.3 Noise and Vibration

Existing background noise on land to the south and west of the site is typical of a rural environment. The elevated noise and vibration levels as a result of the approved staged development will be managed and mitigated in accordance with the conditions of SSD 7348.

An updated noise and vibration assessment will be submitted as required under Schedule C of the conditions of consent for SSD 7348. This will ensure impacts are limited on sensitive receivers in the area.

The Noise and Vibration Assessment prepared for the OWE EIS and subsequent modifications provides a detailed description of the anticipated acoustic impact of the development. The assessment, based on the approved building layout and site configuration, recommends specific mitigation measures to ensure that noise generation at nearby sensitive receivers remain within acceptable noise limits. This includes specified maximum operation phase noise limits at the nearby sensitive receivers, and the acoustic barrier, currently under construction, to mitigate noise transference to the education and aged care land uses adjoining the western boundary of the OWE development (Figure 10).



Figure 10: Bunding and noise wall currently under construction on western boundary (Source: Keylan)

Noise management during construction will be managed and mitigated by commitments governing the use of mechanical equipment on site. Subject to these measures, the acoustic impact was assessed as being within the acceptable range and the development approved on this basis.

6.4 Soil and Water

Ropes Creek is in proximity to OWE, however, does not share a border with Precinct 2. Stormwater and drainage are established across the OWE as part of the Stage 1 development.

Consideration of potential impacts associated with the Stage 3 works and interactions with the approved water management system will be outlined in the EIS. This will include demonstration that the design of the proposed warehouses and stormwater management

infrastructure is consistent with the *Civil, Stormwater and Infrastructure Services Report* (AT&L, 2018) and *Flood Impact Assessment: Oakdale West Estate* (Cardno, 2017).

A Phase 2 contamination assessment demonstrated low general potential for contamination as part of the Oakdale West EIS. Two areas were found with asbestos which has been removed prior to the start of construction of Stage 2. Control measures have been implemented throughout the site.

A review of existing documentation related to the Stage 3 development area will be undertaken as part of the EIS.

6.5 Air Quality

Potential emissions during the construction and operation of the project are anticipated to have minimal potential to impact upon the surrounding locality due to the distance to the nearest residential receivers. Any identified impacts are anticipated to be adequately managed through appropriate construction site management and environmental controls included in the Oakdale West EIS – Air Quality Impact Assessment.

The Oakdale West EIS – Air Quality Impact Assessment indicates a low risk of adverse air quality. However, this is subject to the standard modelling used for warehouses, as the future operation of Precinct 2 is unknown.

Consideration of potential air emissions during construction and operation of the facility will be undertaken as part of the EIS, including an updated Air Quality Impact Assessment relevant to the development undertaken in Stage 3.

6.6 Waste Management

In accordance with Condition C17 of SSD 7348, the EIS will include a Waste Management Plan (WMP) in accordance with the *NSW Waste Classification Guidelines* (DECCW, 2009).

The WMP will detail the quantities and classification of waste streams to generated during demolition, remediation, construction and operation of the development and includes measures to ensure the development is consistent with the aims and objectives of the *NSW Waste Avoidance and Resource Recovery Strategy 2014-2021* (EPA, 2014).

6.7 Biodiversity

The proposed development site is located within the approved OWE site under SSD 7348. SSD 7348 incorporates estate wide earthworks and the supporting assessment considered the potential impacts of the OWE development on biodiversity values.

Consideration of any implications to biodiversity associated with alterations to the approved Concept Proposal will be addressed within the EIS and mitigated accordingly.

Consequently, an assessment of biodiversity impacts of the warehouse development subject to the application is not required.

6.8 Heritage

A full heritage Impact Assessment (HIA) was undertaken as part of the EIS for the OWE Concept Proposal. The HIA identified 3 sites between moderate significance to low significance that will be disturbed/destroyed during the works of OWE.

Mitigation measures have been outlined in response to sensitive heritage items identified within the OWE site. The approved Stage 1 works consisted of excavations and earth works and there is considered to be limited potential to impact upon any previously unidentified heritage items.

A due diligence assessment is proposed to be prepared in accordance with the Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales (OEH 2010). The Code, will assist in documenting the history of disturbance and assess Aboriginal heritage risk for the project.

7 Conclusion

This report is a formal request to DPIE to issue SEARs for the Stage 3 development at Oakdale West Estate.

This request for SEARs describes the proposed construction works for warehouse and distribution uses, an overview of relevant legislative requirements and key strategic plans and documents and a preliminary assessment of potential environmental issues.

The proposed development in Stage 3 includes the construction of three warehouse (four tenancies) and distribution facilities and their future use. There are no proposed clearing, earthworks and infrastructure construction given this has been approved under the concept approval for OWE under SSD 7348.

The development will significantly contribute to the provision of jobs within the Western Sydney Employment Area. It ensures the efficient use of employment land to satisfy the strategic objectives of the WSEA SEPP.

The development meets the criteria of State significant development (SSD) in accordance with Schedule 1, clause 12(1) of the *State Environmental Planning Policy (State and Regional Development) 2011*.

The key environmental issues associated with the development relate to built form, visual character and landscaping, traffic and parking, noise and vibration, soil and water, air quality and waste management. These issues will be comprehensively addressed as part of an EIS for the project. Other issues have been addressed under the Stage 1 Concept Approval (SSD 7348) including biodiversity and heritage impacts.

The EIS will be prepared in accordance with the SEARs and the legislative requirements defined under the EP&A Regulation. The EIS will outline recommendations to address any environmental impacts of the project to inform DPIE in its assessment and recommendation on the project.

APPENDIX 1 – Proposed layout plans (SBA Architects)

Legend	
	Site Boundary
	Lot Boundary
	3.75m Landscape Setback
	7.50m Building Setback
	10 m Landscape Setback along Main Roads
	20m Landscape Setback along Main Roads
<i>Setbacks - Pending MOD 5 approval</i>	

Site Area Schedule	
Total Site Area	154.12 ha
Less:	
Non Developable Land	21.08 ha
Easements	22.38 ha
Regional Roads	7.51 ha
Services Lot	1.23 ha
Estate Roads	7.71 ha
E2 Zone non developable	1.43 ha
	61.34 ha
Development Areas	
Precinct 1	21.80 ha
Precinct 2	26.69 ha
Precinct 3	11.10 ha
Precinct 4	22.11 ha
Precinct 5	6.01 ha
Proposed Future Development	4.82 ha
Amenities Lot	0.25 ha
Total Developable	92.82 ha
Precinct 1 GLA	89,440 sqm
Precinct 2 GLA	262,706sqm
Precinct 3 GLA	57,178 sqm
Precinct 4 GLA	107,586 sqm
Precinct 5 GLA	35,640 sqm
Amenities Lot GLA	345 sqm
Total GLA	552,895 sqm
Precinct 1 GFA	125,771 sqm
Precinct 2 GFA	269,006 sqm
Precinct 3 GFA	56,910 sqm
Precinct 4 GFA	107,854 sqm
Precinct 5 GFA	35,640 sqm
Amenities Lot GFA	345 sqm
Total GFA	595,526 sqm
Total Warehouse	525,702 sqm
Total Office	22,764 sqm
Others	4,429 sqm
Mezzanines (for Site 1A & 2B)	42,631 sqm
Total GFA	595,526 sqm



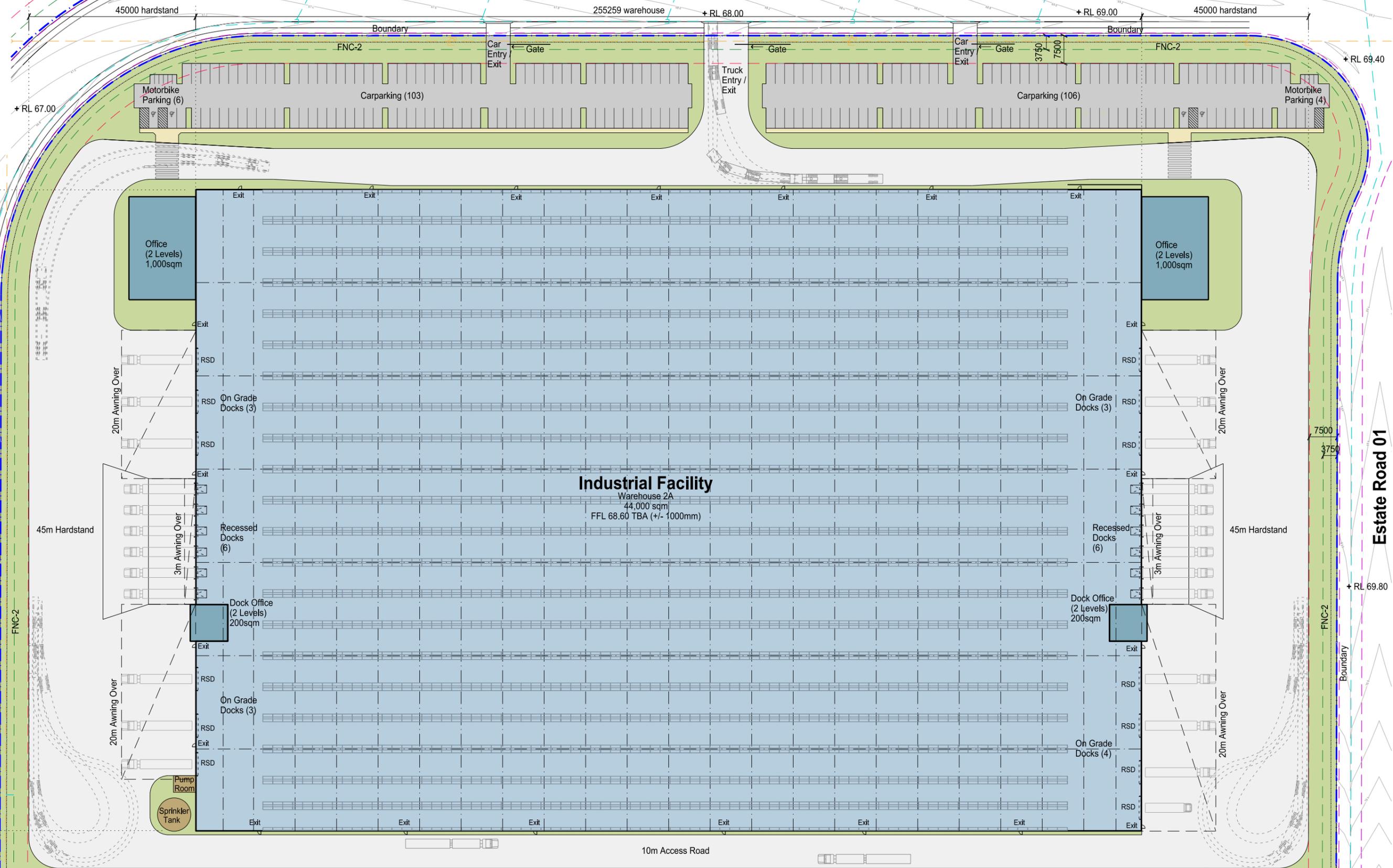
OAKDALE SOUTH
Lot 12 DP1178389

PRELIMINARY





PRELIMINARY



- SERVICES LEGEND**
- - - Sewer
 - - - Stormwater
 - - - Electricity

Development Area Schedule					
Site Area	80,582 sqm	Office - West (2 Levels)	1,000 sqm	Total Building Area	46,400 sqm
Warehouse	44,000 sqm	Office - East (2 Levels)	1,000 sqm	Awning	3,975 sqm
		Dock Office West (2 Levels)	200 sqm	Site Cover (exc. awning)	58 %
		Dock Office - East (2 Levels)	200 sqm	Floor Space Ratio	0.58 : 1
				Hardstand Area	20,500 sqm
				Light Duty Area	6,550 sqm
				Carparking	209
				<small>Inclusive of 4 disabled spaces</small>	

- LEGEND**
- Boundary FNC-2
 - Site Boundary
 - Lot Boundary
 - Building 7.5m Setback
 - Landscape 3.75m Setback
 - FNC-1 Chainwire Fencing
 - FNC-2 Palisade Fencing
 - RW Retaining Wall



Oakdale West Estate MOD 6
Horsley Park

Proposed Industrial Facility - 2A

Site Plan

1:500 @ A1
1:1000 @ A3
16 Sep 2020
OAK 2A DA 10 (P6)
Job No 20188



Lot 2B
Approved Industrial Facility
(Currently Under Construction)

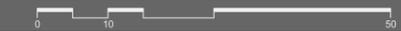
- LEGEND**
- Site Boundary
 - Lot Boundary
 - Building 7.5m Setback
 - Landscape 3.75m Setback
 - Building 17.15m Setback To Main Road
 - Landscape 17.15m Setback to Main Road
 - FNC-1 Chainwire Fencing
 - FNC-2 Palisade Fencing
 - RW Retaining Wall
- SERVICES LEGEND**
- Sewer
 - Stormwater
 - Electricity



Development Area Schedule

Site Area	37,370 sqm
Warehouse 2C	5,030 sqm
Warehouse 2D	4,630 sqm
Warehouse 2E	5,000 sqm
Office 2C (2 levels)	300 sqm
Office 2D (2 levels)	300 sqm
Office 2E (1 level)	300 sqm
Total Building Area	15,560 sqm
Awning	2,135 sqm
Site Cover (exc. awning)	42 %
Floor Space Ratio	0.42 : 1
Hardstand Area	7,825 sqm
Light Duty Area	4,155 sqm
Carparking	158

PRELIMINARY



APPENDIX 2 – Cost Estimate Summary (Rider Levett Bucknall)

jf:17271.6.1. DA Estimate Report r3. rs.rd

5 October 2020

Goodman Group
Level 17, 60 Castlereagh St
SYDNEY NSW 2000

Attention: Ms Stephanie Partridge
Email: Stephanie.Partridge@goodman.com

Dear Stephanie,

**DEVELOPMENT APPLICATION TO DPIE ESTIMATE – OCTOBER 2020
OAKDALE WEST ESTATE WAREHOUSE 2A, 2C, 2D and 2E**

Please find attached our Estimate for your Development Application to the Department of Planning Industry and Environment (DPIE) for the proposed project located at Oakdale West Estate, Horsley Park, NSW 2175.

Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without our prior knowledge and written consent. Further, 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.

Should you have any queries or require any further information or comment, please do not hesitate to contact us.

Yours faithfully,



Robbie Stewart
Senior Consultant
Rider Levett Bucknall

Robbie.stewart@au.rlb.com



ISO 9001
FS 548756

DA ESTIMATE

OCTOBER 2020

DEVELOPMENT APPLICATION ESTIMATE FOR DPIE, OAKDALE WEST ESTATE

OAKDALE WEST ESTATE, HORSLEY PARK

Prepared For

Goodman Group
Level 17, 60 Castlereagh St
SYDNEY NSW 2000

Prepared By

Rider Levett Bucknall NSW Pty Ltd
Level 19
141 Walker Street
North Sydney NSW 2060
T: +61 2 9922 2277

Our Ref

17271-ES-2

Project number

17271

Issued on

5 October 2020

RLB.com

REPORTS ISSUED

Report	Date	Title Description	Released By
0	1 October 2020	Estimate Report	
1	2 October 2020	Estimate Report	Robbie Stewart
2	2 October 2020	Estimate Report	Robbie Stewart
3	5 October 2020	Estimate Report	Robbie Stewart

RIDER LEVETT BUCKNALL QA

	Prepared by:	Reviewed by:	Released by:
Name:	Konstantin Mukarev	Robbie Stewart	Robbie Stewart
Signature:			

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APPENDICES

Appendix A: Estimate Details

Appendix B: Drawing Register

1.0 EXECUTIVE SUMMARY

1.1 INTRODUCTION

This report provides DA costs for the proposed site infrastructure and warehouse 2A, 2C, 2D & 2E works located at Oakdale West Estate, Horsley Park. The project is for a Stage 3 Application to the DPIE.

1.2 COST SUMMARY

The costs can be summarised as follows:

Element	2A	2C, 2D & 2E	TOTAL
Construction Cost	\$57,749,274	\$15,262,771	\$73,012,045
Design Contingency	\$5,774,927	\$1,526,277	\$7,301,205
Construction Contingency	Excl.	Excl.	Excl.
Professional Fees - Planning Phase	\$3,176,210	\$839,452	\$4,015,662
Professional Fees - Delivery Phase	\$3,335,021	\$881,425	\$4,216,446
Authority Fees & Charges	Excl.	Excl.	Excl.
Escalation to Construction	Excl.	Excl.	Excl.
Escalation During Construction	Excl.	Excl.	Excl.
TOTAL PROJECT COSTS (Excluding GST)	\$70,035,432	\$18,509,926	\$88,545,358
Goods & Services Tax (GST)	\$7,003,543	\$1,850,993	\$8,854,536
TOTAL PROJECT COSTS (Including GST)	\$77,038,975	\$20,360,919	\$97,399,893

1.3 MAJOR ASSUMPTIONS

This estimate report is based on a number of assumptions, as per Section 3.6 further within this report.

The following assumptions are of particular note:

- Estimate based off architectural site plans and benchmarking
- Tenant specific FF&E is excluded

1.4 STATEMENT OF RELIANCE

This report is prepared for the reliance for 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 our prior knowledge and written consent. Further, 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.

2.0 PROJECT INFORMATION

2.1 PROJECT TEAM

Client:	Goodman Limited
Quantity Surveyor:	Rider Levett Bucknall
Architect:	SBA Architects
Engineering Services:	AT&L

2.2 PROJECT DESCRIPTION

The project involves site preparation works and the construction of 2A, 2C, 2D & 2E Warehouses located at Oakdale West Estate and comprises the following scope of works:

Warehouse Buildings 2A, 2C, 2D & 2E

- Construction of new warehouse and office facilities.
- External works including site preparation, retaining walls, carpark, hardstand areas, landscaping and site services.

3.0 BASIS OF REPORT

3.1 PURPOSE AND STATUS OF COST REPORT

This report has been prepared to forecast the total cost of the project as currently detailed. It is based on preliminary documentation only.

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.

3.2 BASIS OF PROCUREMENT

The estimate is based on the assumption that a competitive tender form of procurement process will be conducted with pre-qualified contractors (no less than 3 no.) with the proven capability and relevant experience to successfully deliver a project of this nature.

3.3 PROGRAMME

RLB has not been advised of a planning or delivery programme for this project.

3.4 FORECAST ESCALATION

Forecast escalation is excluded from this estimate.

3.5 INFORMATION USED

The costs in this report are based upon rates applied to measured elemental quantities and are current as at October 2020.

- Drawings used – refer Appendix B

3.6 KEY ASSUMPTIONS

Due to the stage of the project, some of the report is based on assumptions rather than outline design. These assumptions should be tested as the project progresses.

We have employed the following assumptions in preparing this report:

- Elemental cost estimating. The estimate includes, but not limited to, \$/m² allowance for elements including walls, floors, ceilings, finishes and services, based on assumed specifications and preliminary design information.
- Engineering services allowances are based on \$/m² allowances, based on assumed design, capacities, etc. and system installations.
- Earthwork allowances are based on excavation in material other than rock and have assumed depths from cut/fill based on the MOD 2 DA estimate earthworks.
- No allowance for any works related to hazardous or contaminated material
- Allowance has been made for lifts to all 2 storey offices
- Assume external wall for Warehouses 2C,D&E comprising a combination of precast concrete and Cliplock sheeting insulated at the roof
- Assume external wall and roof sheeting being composite roof and wall panels
- FF&E, loose fittings and equipment are excluded from the estimate.
- The estimate does not include an allowance for staging and/or to complete the works out of sequence.
- It is assumed that the works will be undertaken during normal working hours.

- Allowance for additional structural steel tonnage in order to support solar system

3.7 INCLUSIONS

The estimate includes the following allowances:

- Design Contingency (10%)
- Professional Fees – Planning Phase (5%)
- Professional Fees – Delivery Phase (5%)
- Goods and Services Tax (10%)

3.8 EXCLUSIONS

In compiling this DA Estimate, no allowance has been made for the following cost items. Allowances for these items should be added as appropriate to establish the total project cost. If requested, we can provide assistance to assess these allowances:

- Any costs and fees as a result of any development approval resubmissions
- Any special or additional contributions sought by authorities for public or other facilities as a condition of development approval
- Computer installations including wiring
- Cost increases beyond October 2020
- Construction Contingency
- Escalation to/during construction
- Environmental impact study costs
- Finance costs and interest charges
- Land and legal costs
- Loose furniture, fittings and equipment (other than allowances expressly included in the estimate)
- Public utilities' charges, contributions and levies
- All costs associated with hazardous and contaminated materials
- Corporate Signage
- Telephone services
- Works outside site boundaries
- Augmentation and extensions to existing Authority mains
- Out of sequence work / staging & working outside normal working hours
- Any upgrade to existing building to comply with current construction code that may be required, but not documented
- Air-conditioning of warehouse
- Tenant specialist equipment, etc. for the purposes of ultimate occupant business operations
- Excavation in rock
- Treatment of soft spots
- All costs associated with heritage, cultural, archaeological artefacts, etc.
- Truck queueing digital display board
- Battery charging stations

4.0 SCHEDULE OF AREAS

4.1 DEFINITION

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.

4.2 SCHEDULE

Location	GFA
Warehouse 2A	47,870 m ²
Mezzanine 2A	21,951 m ²
Offices & Amenities 2A	1,998 m ²
Dock Offices 2A	384 m ²
Warehouse 2C	5,696 m ²
Mezzanine 2C	2,495 m ²
Offices & Amenities 2C	299 m ²
Warehouse 2D	5,338 m ²
Mezzanine 2D	2,294 m ²
Offices & Amenities 2D	300 m ²
Warehouse 2E	5,657 m ²
Mezzanine 2E	2,476 m ²
Offices & Amenities 2E	299 m ²
TOTAL	97,057 m²

**APPENDIX A:
ESTIMATE DETAILS**

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Summary

GFA: Gross Floor Area

Rates Current At October 2020

Location	GFA m ²	Cost/m ²	WH 2A	WH 2C, 2D & 2E	Total Cost
A SITE PREPARATION					
A1 Demolition (Precinct 2)			2,495	876	3,371
A2 Site Preparation (Precinct 2)			5,150,255	1,809,549	6,959,804
A3 Civil Works (Road No. 3)			918,001	322,541	1,240,542
A - SITE PREPARATION			\$6,070,751	\$2,132,966	\$8,203,717
B BUILDING WORKS					
B1 Warehouse (2A)	47,870	864	41,349,946		41,349,946
B3 Offices & Amenities (2A)	1,998	1,913	3,821,299		3,821,299
B4 Dock Offices (2A)	384	1,631	626,337		626,337
B5 Warehouse (2C)	5,696	531		3,026,497	3,026,497
B7 Offices & Amenities (2C)	299	2,151		643,118	643,118
B8 Warehouse (2D)	5,338	526		2,806,276	2,806,276
B10 Offices & Amenities (2D)	300	2,148		644,544	644,544
B11 Warehouse (2E)	5,657	535		3,025,828	3,025,828
B13 Offices & Amenities (2E)	299	1,800		538,261	538,261
B - BUILDING WORKS			\$45,797,582	\$10,684,524	\$56,482,106
C EXTERNAL WORKS					
C1 Carpark 2C,D,E				496,331	496,331
C2 Hardstand 2A			2,969,352		2,969,352
C3 Landscaping & External Works			1,643,174	577,332	2,220,506
C4 Services Infrastructure			670,820	235,693	906,513
C5 Carpark Warehouse 2A			597,595		597,595
C6 Hardstand 2C,D,E				1,135,925	1,135,925
C - EXTERNAL WORKS			\$5,880,941	\$2,445,281	\$8,326,222
ESTIMATED NET COST			97,057	\$752	\$57,749,274
MARGINS & ADJUSTMENTS					
Design Contingency	10.0%		\$5,774,927	\$1,526,277	\$7,301,205
Construction Contingency			Excl.	Excl.	Excl.
Professional Fees - Planning Phase	5.0%		\$3,176,210	\$839,452	\$4,015,662
Professional Fees - Delivery Phase	5.0%		\$3,335,021	\$881,425	\$4,216,446
Authority Fees & Charges			Excl.	Excl.	Excl.
ESTIMATED TOTAL COST (EXCL. GST)			97,057	\$912	\$70,035,432
Goods & Services Tax (GST)	10.0%		\$7,003,543	\$1,850,993	\$8,854,536
ESTIMATED TOTAL COST			97,057	\$1,004	\$77,038,975
				\$20,360,919	\$97,399,893

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
A SITE PREPARATION				
A1 Demolition (Precinct 2)				
XP SITE PREPARATION				
172 Demolish and dispose section of existing road	Item			3,000
				SITE PREPARATION
				\$3,000
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			241
				PRELIMINARIES
				\$241
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			130
				BUILDERS MARGIN & OVERHEAD
				\$130
				DEMOLITION (PRECINCT 2)
				\$3,371
A SITE PREPARATION				
A2 Site Preparation (Precinct 2)				
XP SITE PREPARATION				
174 Allowance to remove existing trees	Item			5,000
175 Allowance for de-watering	Item			50,000
176 Removal of hazardous materials	Note			Excl.
177 Excavation in rock	Note			Excl.
178 Contaminated material	Note			Excl.
179 Allowance for tree protection	Item			5,000
180 Allowance for sediment and erosion control	Item			100,000
181 Allowance for treatment of soft spots	Note			Excl.
182 Dealing with heritage, cultural and archeological artifacts / findings	Note			Excl.
183 Strip 200mm topsoil and stockpile on site incl. clearing site of vegetation	m ²	121,724	2	243,448
184 Ground compaction	m ²	121,724	2	243,448
440 Cut and fill across the site in OTR. Allowance of 3m depth as per 2019 DA estimate	m ³	365,172	9	3,286,548
				SITE PREPARATION
				\$3,933,444
XN BOUNDARY WALLS, FENCING AND GATES				
438 Allowance for retaining walls to Warehouse Facility 2C, including footings and all associated works	m ²	924	1,000	924,000
				BOUNDARY WALLS, FENCING AND GATES
				\$924,000
XK EXTERNAL STORMWATER DRAINAGE				
439 Allowance for site stormwater drainage and reticulation, and all associated works	m ²	121,724	11	1,338,964
				EXTERNAL STORMWATER DRAINAGE
				\$1,338,964
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			495,712
				PRELIMINARIES
				\$495,712
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			267,684
				BUILDERS MARGIN & OVERHEAD
				\$267,684

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total	
SITE PREPARATION (PRECINCT 2)				\$6,959,804	
A SITE PREPARATION					
A3	Civil Works (Road No. 3)				
XR ROADS, FOOTPATHS AND PAVED AREAS					
209	Allowance for linemarking to road	Item		10,000	
212	Proposed kerb and gutter (K&G)	m	419	120	50,280
300	Proposed flexible road pavement	m ²	3,564	100	356,400
ROADS, FOOTPATHS AND PAVED AREAS				\$416,680	
XL LANDSCAPING AND IMPROVEMENTS					
234	Allowance for soft landscaping to road nature verge	m ²	2,014	10	20,140
276	Allowance for tree planting to nature verge	Item			15,000
LANDSCAPING AND IMPROVEMENTS				\$35,140	
XK EXTERNAL STORMWATER DRAINAGE					
298	Allowance for drainage pits	No	9	4,000	36,000
442	Allowance to connect into existing drainage system	Item			50,000
443	Allowance for drainage line	m	829	450	373,050
EXTERNAL STORMWATER DRAINAGE				\$459,050	
XD EXTERNAL SEWER DRAINAGE					
289	Allowance for sewer line	m	618	200	123,600
290	Allowance to connect into existing	Item			50,000
444	Allowance for sewer junction pits 1500 x 1500mm	No	4	5,000	20,000
EXTERNAL SEWER DRAINAGE				\$193,600	
PR PRELIMINARIES					
142	Builder's Preliminaries @ 8%	Item			88,358
PRELIMINARIES				\$88,358	
MA BUILDERS MARGIN & OVERHEAD					
143	Builder's Margin & Overheads @ 4%	Item			47,714
BUILDERS MARGIN & OVERHEAD				\$47,714	
CIVIL WORKS (ROAD NO. 3)				\$1,240,542	
B BUILDING WORKS					
B1	Warehouse (2A)				
SB SUBSTRUCTURE					
197	Allowance for footings to warehouses	m ²	43,902	20	878,040
198	Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m ²	43,902	100	4,390,200
SUBSTRUCTURE				\$110/m²	\$5,268,240
CL COLUMNS					
292	Allowance for columns to high bay warehouse (assume 12kg/m ²)	t	526.82	5,400	2,844,828
COLUMNS				\$59/m²	\$2,844,828
UF UPPER FLOORS					
271	Step platform to warehouse	m ²	43,902	1	43,902
UPPER FLOORS				\$1/m²	\$43,902

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
SC STAIRCASES				
265 Dock access stairs 1200mm wide incl. steel balustrade	M/R	6	2,500	15,000
			\$3/m²	\$15,000
RF ROOF				
165 Prefinished metal deck roofing including sarking to awnings	m ²	3,969	40	158,760
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	4,391	10	43,910
188 Roof framing and structure to warehouse (assume 8kg/m2)	t	351.21	5,400	1,896,534
192 Structural steel to awning including support columns (allow 12kg/m2)	t	47.63	5,400	257,202
329 Allowance for purlins to roof	m ²	3,969	20	79,380
318 Birdmesh lining to awning soffit	m ²	3,969	5	19,845
193 Ridge capping	m	255	75	19,125
216 Additional allowance for rainwater goods to warehouse & awnings	m ²	3,969	5	19,845
167 Allowance for roof safety system	m ²	3,969	2	7,938
432 Allowance for roof drainage; gutters	m ²	47,870	2	95,740
448 Allowance for composite roof sheeting to warehouse 2A	m ²	44,069	130	5,728,970
			\$174/m²	\$8,327,249
EW EXTERNAL WALLS				
434 External wall for Warehouses precast concrete, 2.4m high wall to outside, including paint to the outside	m ²	2,055	185	380,175
446 Allowance for wall sheeting to Warehouse (2A) insulated composite wall panels	m ²	9,672	120	1,160,640
			\$32/m²	\$1,540,815
ED EXTERNAL DOORS				
249 Allowance for 920 x 2040mm single leaf solid core door incl. frame, paint and hardware	No	21	1,500	31,500
391 Allowance for roller shutter doors; assume 2200 x 3100mm roller shutter door including dock sealer	No	13	5,000	65,000
			\$2/m²	\$96,500
FT FITMENTS				
378 Allowance for misc. metalwork to warehouse	Item			Included
380 Corporate Signage	Item			Excl.
382 Truck queueing digital display board	Item			Excl.
				\$0
HS HYDRAULIC SERVICES				
331 Allowance for general hydraulic services to warehouse including the provision of hydrants and hose reels	m ²	43,902	12	526,824
			\$11/m²	\$526,824
SF SANITARY FIXTURES				
436 Allowance for sanitary fixtures to warehouses	Item			5,000
			\$1/m²	\$5,000
MS MECHANICAL SERVICES				
335 Allowance for Airconditioning to Warehouse	m ²	43,902	180	7,902,360
			\$180/m²	\$7,902,360
FP FIRE PROTECTION				

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
341 Allowance for fire protection to awnings - allowed for sprinkler installation	m ²	3,969	50	198,450
345 Allowance for fire protection to warehouse	m ²	43,902	50	2,195,100
348 Allowance for in rack sprinklers - provisional sum	m ²	47,870	100	4,787,000
FIRE PROTECTION			\$150/m²	\$7,180,550
LP ELECTRIC LIGHT AND POWER				
353 Allowance for power and lighting to warehouse	m ²	43,902	72	3,160,944
427 Allowance for power and lighting to awnings	m ²	3,969	70	277,830
ELECTRIC LIGHT AND POWER			\$72/m²	\$3,438,774
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			266,822
BUILDERS WORK IN CONNECTION WITH SERVICES			\$6/m²	\$266,822
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			2,527,977
PRELIMINARIES			\$53/m²	\$2,527,977
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			1,365,105
BUILDERS MARGIN & OVERHEAD			\$29/m²	\$1,365,105
WAREHOUSE (2A)			\$747/m²	\$41,349,946
B BUILDING WORKS				
B3 Offices & Amenities (2A)				
SB SUBSTRUCTURE				
153 Allowance for foundations to offices	m ²	999	50	49,950
155 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to offices	m ²	999	100	99,900
SUBSTRUCTURE			\$75/m²	\$149,850
CL COLUMNS				
159 Allowance for columns to office	m ²	1,998	40	79,920
COLUMNS			\$40/m²	\$79,920
UF UPPER FLOORS				
157 Reinforced concrete suspended slab to office	m ²	999	245	244,755
UPPER FLOORS			\$122/m²	\$244,755
SC STAIRCASES				
305 1500mm wide stairs to office incl. glazed balustrade	M/R	8	3,500	28,000
STAIRCASES			\$14/m²	\$28,000
RF ROOF				
161 Prefinished metal deck roofing including sarking and insulation to offices	m ²	999	50	49,950
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	200	10	2,000
163 Roof framing and structure to office (assume 8kg/m ²)	t	7.99	5,400	43,146
329 Allowance for purlins to roof	m ²	999	20	19,980
170 Additional allowance for rain water goods to office	m ²	999	5	4,995
167 Allowance for roof safety system	m ²	999	2	1,998

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
432 Allowance for roof drainage; gutters	m ²	999	2	1,998
ROOF			\$62/m²	\$124,067
EW EXTERNAL WALLS				
435 External wall for offices comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting	m ²	500	400	200,000
EXTERNAL WALLS			\$100/m²	\$200,000
WW WINDOWS				
404 Allowance for windows to Office and amenities	m ²	1,998	128	255,744
WINDOWS			\$128/m²	\$255,744
ED EXTERNAL DOORS				
405 Allowance for external doors to Office and amenities	m ²	1,998	4	7,992
EXTERNAL DOORS			\$4/m²	\$7,992
NW INTERNAL WALLS				
406 Provisional allowance for internal walls including	m ²	1,998	120	239,760
INTERNAL WALLS			\$120/m²	\$239,760
NS INTERNAL SCREENS AND BORROWED LIGHTS				
408 Allowance for interal screens such as toilet and shower partitions, including door and hardware	m ²	1,998	24	47,952
INTERNAL SCREENS AND BORROWED LIGHTS			\$24/m²	\$47,952
ND INTERNAL DOORS				
433 Provisional allowance for internal doors	m ²	1,998	12	23,976
INTERNAL DOORS			\$12/m²	\$23,976
WF WALL FINISHES				
409 Allowance for wall finishes to office and amenities	m ²	1,998	56	111,888
WALL FINISHES			\$56/m²	\$111,888
FF FLOOR FINISHES				
410 Allowance for floor finishes to office and amenities	m ²	1,998	87	173,826
FLOOR FINISHES			\$87/m²	\$173,826
CF CEILING FINISHES				
411 Allowance for ceiling finishes to office and amenities	m ²	1,998	80	159,840
CEILING FINISHES			\$80/m²	\$159,840
FT FITMENTS				
412 Provisional allowance for fitments to office and amenities. Loose FF&E excluded	m ²	1,998	74	147,852
FITMENTS			\$74/m²	\$147,852
SE SPECIAL EQUIPMENT				
413 Provisional allowance for special equipment to office and amenities- i.e kitchen	m ²	1,998	36	71,928
SPECIAL EQUIPMENT			\$36/m²	\$71,928
HS HYDRAULIC SERVICES				
414 Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	1,998	100	199,800
HYDRAULIC SERVICES			\$100/m²	\$199,800
SF SANITARY FIXTURES				
415 Allowance for sanitary fixtures to office and amenities	m ²	1,998	33	65,934

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
SANITARY FIXTURES			\$33/m²	\$65,934
MS MECHANICAL SERVICES				
416 Allowance for mechanical services to Offices (HVAC)	m ²	1,998	180	359,640
MECHANICAL SERVICES			\$180/m²	\$359,640
FP FIRE PROTECTION				
417 Allowance for fire protection to office - allowed for sprinkler installation	m ²	1,998	60	119,880
FIRE PROTECTION			\$60/m²	\$119,880
LP ELECTRIC LIGHT AND POWER				
418 Allowance for lighting and power to office	m ²	1,998	100	199,800
419 Allowance for security / CCTV / access control to office	m ²	1,998	25	49,950
437 Allowance for MHE charging unit. Provisional allowance	m ²	1,998	100	199,800
ELECTRIC LIGHT AND POWER			\$225/m²	\$449,550
TS TRANSPORTATION SYSTEMS				
430 Allowance for passenger lifts	No	2	70,000	140,000
TRANSPORTATION SYSTEMS			\$70/m²	\$140,000
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			272,172
PRELIMINARIES			\$136/m²	\$272,172
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			146,973
BUILDERS MARGIN & OVERHEAD			\$74/m²	\$146,973
OFFICES & AMENITIES (2A)			\$1,913/m²	\$3,821,299
B BUILDING WORKS				
B4 Dock Offices (2A)				
SB SUBSTRUCTURE				
153 Allowance for foundations to offices	m ²	192	50	9,600
SUBSTRUCTURE			\$25/m²	\$9,600
CL COLUMNS				
159 Allowance for columns to office	m ²	384	40	15,360
COLUMNS			\$40/m²	\$15,360
SC STAIRCASES				
305 1500mm wide stairs to office incl. glazed balustrade	M/R	4	3,500	14,000
STAIRCASES			\$36/m²	\$14,000
RF ROOF				
161 Prefinished metal deck roofing including sarking and insulation to offices	m ²	192	50	9,600
163 Roof framing and structure to office (assume 8kg/m ²)	t	1.54	5,400	8,316
329 Allowance for purlins to roof	m ²	192	20	3,840
167 Allowance for roof safety system	m ²	192	2	384
ROOF			\$58/m²	\$22,140
EW EXTERNAL WALLS				

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
435 External wall for offices comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting	m ²	96	400	38,400
EXTERNAL WALLS			\$100/m²	\$38,400
WW WINDOWS				
404 Allowance for windows to Office and amenities	m ²	384	128	49,152
WINDOWS			\$128/m²	\$49,152
ED EXTERNAL DOORS				
405 Allowance for external doors to Office and amenities	m ²	384	4	1,536
EXTERNAL DOORS			\$4/m²	\$1,536
NW INTERNAL WALLS				
406 Provisional allowance for internal walls including	m ²	384	120	46,080
INTERNAL WALLS			\$120/m²	\$46,080
NS INTERNAL SCREENS AND BORROWED LIGHTS				
408 Allowance for internal screens such as toilet and shower partitions, including door and hardware	m ²	384	24	9,216
INTERNAL SCREENS AND BORROWED LIGHTS			\$24/m²	\$9,216
ND INTERNAL DOORS				
433 Provisional allowance for internal doors	m ²	384	12	4,608
INTERNAL DOORS			\$12/m²	\$4,608
WF WALL FINISHES				
409 Allowance for wall finishes to office and amenities	m ²	384	56	21,504
WALL FINISHES			\$56/m²	\$21,504
FF FLOOR FINISHES				
410 Allowance for floor finishes to office and amenities	m ²	384	87	33,408
FLOOR FINISHES			\$87/m²	\$33,408
CF CEILING FINISHES				
411 Allowance for ceiling finishes to office and amenities	m ²	384	80	30,720
CEILING FINISHES			\$80/m²	\$30,720
FT FITMENTS				
412 Provisional allowance for fitments to office and amenities. Loose FF&E excluded	m ²	384	74	28,416
FITMENTS			\$74/m²	\$28,416
HS HYDRAULIC SERVICES				
414 Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	384	100	38,400
HYDRAULIC SERVICES			\$100/m²	\$38,400
SF SANITARY FIXTURES				
415 Allowance for sanitary fixtures to office and amenities	m ²	384	33	12,672
SANITARY FIXTURES			\$33/m²	\$12,672
MS MECHANICAL SERVICES				
416 Allowance for mechanical services to Offices (HVAC)	m ²	384	180	69,120
MECHANICAL SERVICES			\$180/m²	\$69,120
FP FIRE PROTECTION				
417 Allowance for fire protection to office - allowed for sprinkler installation	m ²	384	60	23,040

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
FIRE PROTECTION			\$60/m²	\$23,040
LP ELECTRIC LIGHT AND POWER				
418 Allowance for lighting and power to office	m ²	384	100	38,400
419 Allowance for security / CCTV / access control to office	m ²	384	25	9,600
437 Allowance for MHE charging unit. Provisional allowance	m ²	384	100	38,400
ELECTRIC LIGHT AND POWER			\$225/m²	\$86,400
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			4,340
BUILDERS WORK IN CONNECTION WITH SERVICES			\$11/m²	\$4,340
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			44,302
PRELIMINARIES			\$115/m²	\$44,302
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			23,923
BUILDERS MARGIN & OVERHEAD			\$62/m²	\$23,923
DOCK OFFICES (2A)			\$1,631/m²	\$626,337
B BUILDING WORKS				
B5 Warehouse (2C)				
SB SUBSTRUCTURE				
197 Allowance for footings to warehouses	m ²	4,989	20	99,780
198 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m ²	4,989	100	498,900
SUBSTRUCTURE			\$105/m²	\$598,680
CL COLUMNS				
292 Allowance for columns to high bay warehouse (assume 12kg/m ²)	t	59.87	5,400	323,298
COLUMNS			\$57/m²	\$323,298
UF UPPER FLOORS				
271 Step platform to warehouse	m ²	4,989	1	4,989
UPPER FLOORS			\$1/m²	\$4,989
SC STAIRCASES				
206 1200mm wide external stairs incl. steel balustrade	M/R	4	2,000	8,000
265 Dock access stairs 1200mm wide incl. steel balustrade	M/R	2	2,500	5,000
STAIRCASES			\$6/m²	\$13,000
RF ROOF				
186 Prefinished metal deck roofing including sarking and insulation to warehouses	m ²	4,989	50	249,450
165 Prefinished metal deck roofing including sarking to awnings	m ²	707	40	28,280
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	499	10	4,990
188 Roof framing and structure to warehouse (assume 8kg/m ²)	t	39.91	5,400	215,514
192 Structural steel to awning including support columns (allow 12kg/m ²)	t	8.48	5,400	45,792
329 Allowance for purlins to roof	m ²	5,696	20	113,920
318 Birdmesh lining to awning soffit	m ²	707	5	3,535

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
193 Ridge capping	m	68	75	5,100
216 Additional allowance for rainwater goods to warehouse & awnings	m ²	5,696	5	28,480
167 Allowance for roof safety system	m ²	5,696	2	11,392
432 Allowance for roof drainage; gutters	m ²	5,696	2	11,392
ROOF			\$126/m²	\$717,845
EW EXTERNAL WALLS				
434 External wall for Warehouses precast concrete, 2.4m high wall to outside, including paint to the outside	m ²	503	185	93,055
447 Allowance for wall sheeting to Warehouses 2C,D and E	m ²	2,434	40	97,360
EXTERNAL WALLS			\$33/m²	\$190,415
ED EXTERNAL DOORS				
249 Allowance for 920 x 2040mm single leaf solid core door incl. frame, paint and hardware	No	4	1,500	6,000
391 Allowance for roller shutter doors; assume 2200 x 3100mm roller shutter door including dock sealer	No	4	5,000	20,000
EXTERNAL DOORS			\$5/m²	\$26,000
NW INTERNAL WALLS				
445 Allowance for intertenancy wall precast concrete 2.4m high, not painted	m ²	178	175	31,150
INTERNAL WALLS			\$5/m²	\$31,150
FT FITMENTS				
378 Allowance for misc. metalwork to warehouse	Item			Included
380 Corporate Signage	Item			Excl.
382 Truck queueing digital display board	Item			Excl.
FITMENTS				\$0
HS HYDRAULIC SERVICES				
332 Allowance for general hydraulic services to energy complex including the provision of hydrants and hose reels	m ²	4,989	15	74,835
HYDRAULIC SERVICES			\$13/m²	\$74,835
SF SANITARY FIXTURES				
436 Allowance for sanitary fixtures to warehouses	Item			5,000
SANITARY FIXTURES			\$1/m²	\$5,000
FP FIRE PROTECTION				
341 Allowance for fire protection to awnings - allowed for sprinkler installation	m ²	707	50	35,350
345 Allowance for fire protection to warehouse	m ²	4,989	50	249,450
FIRE PROTECTION			\$50/m²	\$284,800
LP ELECTRIC LIGHT AND POWER				
353 Allowance for power and lighting to warehouse	m ²	4,989	72	359,208
427 Allowance for power and lighting to awnings	m ²	707	70	49,490
ELECTRIC LIGHT AND POWER			\$72/m²	\$408,698
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			15,367
BUILDERS WORK IN CONNECTION WITH SERVICES			\$3/m²	\$15,367
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			215,857

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
PRELIMINARIES			\$38/m²	\$215,857
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			116,563
BUILDERS MARGIN & OVERHEAD			\$20/m²	\$116,563
WAREHOUSE (2C)			\$535/m²	\$3,026,497
B BUILDING WORKS				
B7 Offices & Amenities (2C)				
SB SUBSTRUCTURE				
153 Allowance for foundations to offices	m ²	150	50	7,500
155 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to offices	m ²	150	100	15,000
SUBSTRUCTURE			\$75/m²	\$22,500
CL COLUMNS				
159 Allowance for columns to office	m ²	299	40	11,960
COLUMNS			\$40/m²	\$11,960
UF UPPER FLOORS				
157 Reinforced concrete suspended slab to office	m ²	150	245	36,750
UPPER FLOORS			\$123/m²	\$36,750
SC STAIRCASES				
305 1500mm wide stairs to office incl. glazed balustrade	M/R	4	3,500	14,000
STAIRCASES			\$47/m²	\$14,000
RF ROOF				
161 Prefinished metal deck roofing including sarking and insulation to offices	m ²	150	50	7,500
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	30	10	300
163 Roof framing and structure to office (assume 8kg/m ²)	t	1.20	5,400	6,480
329 Allowance for purlins to roof	m ²	150	20	3,000
170 Additional allowance for rain water goods to office	m ²	150	5	750
167 Allowance for roof safety system	m ²	150	2	300
432 Allowance for roof drainage; gutters	m ²	150	2	300
ROOF			\$62/m²	\$18,630
EW EXTERNAL WALLS				
435 External wall for offices comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting	m ²	75	400	30,000
EXTERNAL WALLS			\$100/m²	\$30,000
WW WINDOWS				
404 Allowance for windows to Office and amenities	m ²	299	128	38,272
WINDOWS			\$128/m²	\$38,272
ED EXTERNAL DOORS				
405 Allowance for external doors to Office and amenities	m ²	299	4	1,196
EXTERNAL DOORS			\$4/m²	\$1,196
NW INTERNAL WALLS				

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
406 Provisional allowance for internal walls including	m ²	299	120	35,880
INTERNAL WALLS			\$120/m²	\$35,880
NS INTERNAL SCREENS AND BORROWED LIGHTS				
408 Allowance for interal screens such as toilet and shower partitions, including door and hardware	m ²	299	24	7,176
INTERNAL SCREENS AND BORROWED LIGHTS			\$24/m²	\$7,176
ND INTERNAL DOORS				
433 Provisional allowance for internal doors	m ²	299	12	3,588
INTERNAL DOORS			\$12/m²	\$3,588
WF WALL FINISHES				
409 Allowance for wall finishes to office and amenities	m ²	299	56	16,744
WALL FINISHES			\$56/m²	\$16,744
FF FLOOR FINISHES				
410 Allowance for floor finishes to office and amenities	m ²	299	87	26,013
FLOOR FINISHES			\$87/m²	\$26,013
CF CEILING FINISHES				
411 Allowance for ceiling finishes to office and amenities	m ²	299	80	23,920
CEILING FINISHES			\$80/m²	\$23,920
FT FITMENTS				
412 Provisional allowance for fitments to office and amenities. Loose FF&E excluded	m ²	299	74	22,126
FITMENTS			\$74/m²	\$22,126
SE SPECIAL EQUIPMENT				
413 Provisional allowance for special equipment to office and amenities- i.e kitchen	m ²	299	36	10,764
SPECIAL EQUIPMENT			\$36/m²	\$10,764
HS HYDRAULIC SERVICES				
414 Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	299	100	29,900
HYDRAULIC SERVICES			\$100/m²	\$29,900
SF SANITARY FIXTURES				
415 Allowance for sanitary fixtures to office and amenities	m ²	299	33	9,867
SANITARY FIXTURES			\$33/m²	\$9,867
MS MECHANICAL SERVICES				
416 Allowance for mechanical services to Offices (HVAC)	m ²	299	180	53,820
MECHANICAL SERVICES			\$180/m²	\$53,820
FP FIRE PROTECTION				
417 Allowance for fire protection to office - allowed for sprinkler installation	m ²	299	60	17,940
FIRE PROTECTION			\$60/m²	\$17,940
LP ELECTRIC LIGHT AND POWER				
418 Allowance for lighting and power to office	m ²	299	100	29,900
419 Allowance for security / CCTV / access control to office	m ²	299	25	7,475
437 Allowance for MHE charging unit. Provisional allowance	m ²	299	100	29,900
ELECTRIC LIGHT AND POWER			\$225/m²	\$67,275
TS TRANSPORTATION SYSTEMS				

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
430 Allowance for passenger lifts	No	1	70,000	70,000
TRANSPORTATION SYSTEMS			\$234/m²	\$70,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			4,779
BUILDERS WORK IN CONNECTION WITH SERVICES			\$16/m²	\$4,779
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			45,466
PRELIMINARIES			\$152/m²	\$45,466
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			24,552
BUILDERS MARGIN & OVERHEAD			\$82/m²	\$24,552
OFFICES & AMENITIES (2C)			\$2,151/m²	\$643,118
B BUILDING WORKS				
B8 Warehouse (2D)				
SB SUBSTRUCTURE				
197 Allowance for footings to warehouses	m ²	4,588	20	91,760
198 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m ²	4,588	100	458,800
SUBSTRUCTURE			\$103/m²	\$550,560
CL COLUMNS				
292 Allowance for columns to high bay warehouse (assume 12kg/m ²)	t	55.06	5,400	297,324
COLUMNS			\$56/m²	\$297,324
UF UPPER FLOORS				
271 Step platform to warehouse	m ²	4,588	1	4,588
UPPER FLOORS			\$1/m²	\$4,588
SC STAIRCASES				
206 1200mm wide external stairs incl. steel balustrade	M/R	8	2,000	16,000
265 Dock access stairs 1200mm wide incl. steel balustrade	M/R	2	2,500	5,000
STAIRCASES			\$8/m²	\$21,000
RF ROOF				
186 Prefinished metal deck roofing including sarking and insulation to warehouses	m ²	4,588	50	229,400
165 Prefinished metal deck roofing including sarking to awnings	m ²	750	40	30,000
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	459	10	4,590
188 Roof framing and structure to warehouse (assume 8kg/m ²)	t	36.71	5,400	198,234
192 Structural steel to awning including support columns (allow 12kg/m ²)	t	9.00	5,400	48,600
329 Allowance for purlins to roof	m ²	5,338	20	106,760
318 Birdmesh lining to awning soffit	m ²	750	5	3,750
193 Ridge capping	m	62	75	4,650
216 Additional allowance for rainwater goods to warehouse & awnings	m ²	5,338	5	26,690
167 Allowance for roof safety system	m ²	5,338	2	10,676

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
432 Allowance for roof drainage; gutters	m ²	5,338	2	10,676
ROOF			\$126/m²	\$674,026
EW EXTERNAL WALLS				
434 External wall for Warehouses precast concrete, 2.4m high wall to outside, including paint to the outside	m ²	477	185	88,245
447 Allowance for wall sheeting to Warehouses 2C,D and E	m ²	1,706	40	68,240
EXTERNAL WALLS			\$29/m²	\$156,485
ED EXTERNAL DOORS				
249 Allowance for 920 x 2040mm single leaf solid core door incl. frame, paint and hardware	No	4	1,500	6,000
391 Allowance for roller shutter doors; assume 2200 x 3100mm roller shutter door including dock sealer	No	4	5,000	20,000
EXTERNAL DOORS			\$5/m²	\$26,000
FT FITMENTS				
378 Allowance for misc. metalwork to warehouse	Item			Included
380 Corporate Signage	Item			Excl.
382 Truck queueing digital display board	Item			Excl.
FITMENTS				\$0
SE SPECIAL EQUIPMENT				
239 Allowance for dock levellers	No	4	11,000	44,000
SPECIAL EQUIPMENT			\$8/m²	\$44,000
HS HYDRAULIC SERVICES				
331 Allowance for general hydraulic services to warehouse including the provision of hydrants and hose reels	m ²	4,588	12	55,056
HYDRAULIC SERVICES			\$10/m²	\$55,056
SF SANITARY FIXTURES				
436 Allowance for sanitary fixtures to warehouses	Item			5,000
SANITARY FIXTURES			\$1/m²	\$5,000
FP FIRE PROTECTION				
341 Allowance for fire protection to awnings - allowed for sprinkler installation	m ²	750	50	37,500
345 Allowance for fire protection to warehouse	m ²	4,588	50	229,400
FIRE PROTECTION			\$50/m²	\$266,900
LP ELECTRIC LIGHT AND POWER				
353 Allowance for power and lighting to warehouse	m ²	4,588	72	330,336
427 Allowance for power and lighting to awnings	m ²	750	70	52,500
ELECTRIC LIGHT AND POWER			\$72/m²	\$382,836
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			14,096
BUILDERS WORK IN CONNECTION WITH SERVICES			\$3/m²	\$14,096
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			200,263
PRELIMINARIES			\$38/m²	\$200,263
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			108,142
BUILDERS MARGIN & OVERHEAD			\$20/m²	\$108,142

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
WAREHOUSE (2D)			\$529/m²	\$2,806,276
B BUILDING WORKS				
B10 Offices & Amenities (2D)				
SB SUBSTRUCTURE				
153 Allowance for foundations to offices	m ²	150	50	7,500
155 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to offices	m ²	150	100	15,000
SUBSTRUCTURE			\$75/m²	\$22,500
CL COLUMNS				
159 Allowance for columns to office	m ²	300	40	12,000
COLUMNS			\$40/m²	\$12,000
UF UPPER FLOORS				
157 Reinforced concrete suspended slab to office	m ²	150	245	36,750
UPPER FLOORS			\$122/m²	\$36,750
SC STAIRCASES				
305 1500mm wide stairs to office incl. glazed balustrade	M/R	4	3,500	14,000
STAIRCASES			\$47/m²	\$14,000
RF ROOF				
161 Prefinished metal deck roofing including sarking and insulation to offices	m ²	150	50	7,500
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	30	10	300
163 Roof framing and structure to office (assume 8kg/m ²)	t	1.20	5,400	6,480
329 Allowance for purlins to roof	m ²	150	20	3,000
170 Additional allowance for rain water goods to office	m ²	150	5	750
167 Allowance for roof safety system	m ²	150	2	300
432 Allowance for roof drainage; gutters	m ²	150	2	300
ROOF			\$62/m²	\$18,630
EW EXTERNAL WALLS				
435 External wall for offices comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting	m ²	75	400	30,000
EXTERNAL WALLS			\$100/m²	\$30,000
WW WINDOWS				
404 Allowance for windows to Office and amenities	m ²	300	128	38,400
WINDOWS			\$128/m²	\$38,400
ED EXTERNAL DOORS				
405 Allowance for external doors to Office and amenities	m ²	300	4	1,200
EXTERNAL DOORS			\$4/m²	\$1,200
NW INTERNAL WALLS				
406 Provisional allowance for internal walls including	m ²	300	120	36,000
INTERNAL WALLS			\$120/m²	\$36,000
NS INTERNAL SCREENS AND BORROWED LIGHTS				

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
408 Allowance for interal screens such as toilet and shower partitions, including door and hardware INTERNAL SCREENS AND BORROWED LIGHTS	m ²	300	24 \$24/m²	7,200 \$7,200
ND INTERNAL DOORS				
433 Provisional allowance for internal doors INTERNAL DOORS	m ²	300	12 \$12/m²	3,600 \$3,600
WF WALL FINISHES				
409 Allowance for wall finishes to office and amenities WALL FINISHES	m ²	300	56 \$56/m²	16,800 \$16,800
FF FLOOR FINISHES				
410 Allowance for floor finishes to office and amenities FLOOR FINISHES	m ²	300	87 \$87/m²	26,100 \$26,100
CF CEILING FINISHES				
411 Allowance for ceiling finishes to office and amenities CEILING FINISHES	m ²	300	80 \$80/m²	24,000 \$24,000
FT FITMENTS				
412 Provisional allowance for fitments to office and amenities. Loose FF&E excluded FITMENTS	m ²	300	74 \$74/m²	22,200 \$22,200
SE SPECIAL EQUIPMENT				
413 Provisional allowance for special equipment to office and amenities- i.e kitchen SPECIAL EQUIPMENT	m ²	300	36 \$36/m²	10,800 \$10,800
HS HYDRAULIC SERVICES				
414 Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework HYDRAULIC SERVICES	m ²	300	100 \$100/m²	30,000 \$30,000
SF SANITARY FIXTURES				
415 Allowance for sanitary fixtures to office and amenities SANITARY FIXTURES	m ²	300	33 \$33/m²	9,900 \$9,900
MS MECHANICAL SERVICES				
416 Allowance for mechanical services to Offices (HVAC) MECHANICAL SERVICES	m ²	300	180 \$180/m²	54,000 \$54,000
FP FIRE PROTECTION				
417 Allowance for fire protection to office - allowed for sprinkler installation FIRE PROTECTION	m ²	300	60 \$60/m²	18,000 \$18,000
LP ELECTRIC LIGHT AND POWER				
418 Allowance for lighting and power to office	m ²	300	100	30,000
419 Allowance for security / CCTV / access control to office	m ²	300	25	7,500
437 Allowance for MHE charging unit. Provisional allowance ELECTRIC LIGHT AND POWER	m ²	300	100 \$225/m²	30,000 \$67,500
TS TRANSPORTATION SYSTEMS				
430 Allowance for passenger lifts TRANSPORTATION SYSTEMS	No	1	70,000 \$233/m²	70,000 \$70,000
BW BUILDERS WORK IN CONNECTION WITH SERVICES				

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
363 BWIC	Item			4,791
BUILDERS WORK IN CONNECTION WITH SERVICES			\$16/m²	\$4,791
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			45,567
PRELIMINARIES			\$152/m²	\$45,567
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			24,606
BUILDERS MARGIN & OVERHEAD			\$82/m²	\$24,606
OFFICES & AMENITIES (2D)			\$2,148/m²	\$644,544
B BUILDING WORKS				
B11 Warehouse (2E)				
SB SUBSTRUCTURE				
197 Allowance for footings to warehouses	m ²	4,951	20	99,020
198 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams	m ²	4,951	100	495,100
SUBSTRUCTURE			\$105/m²	\$594,120
CL COLUMNS				
292 Allowance for columns to high bay warehouse (assume 12kg/m ²)	t	59.41	5,400	320,814
450 Extra over structural steel allowance for warehouse 2A (assume 5kg/m ²)	t	220.51		
COLUMNS			\$57/m²	\$320,814
UF UPPER FLOORS				
271 Step platform to warehouse	m ²	4,951	1	4,951
UPPER FLOORS			\$1/m²	\$4,951
SC STAIRCASES				
265 Dock access stairs 1200mm wide incl. steel balustrade	M/R	2	2,500	5,000
STAIRCASES			\$4/m²	\$5,000
RF ROOF				
186 Prefinished metal deck roofing including sarking and insulation to warehouses	m ²	4,951	50	247,550
165 Prefinished metal deck roofing including sarking to awnings	m ²	706	40	28,240
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	496	10	4,960
188 Roof framing and structure to warehouse (assume 8kg/m ²)	t	39.61	5,400	213,894
192 Structural steel to awning including support columns (allow 12kg/m ²)	t	8.47	5,400	45,738
329 Allowance for purlins to roof	m ²	5,657	20	113,140
318 Birdmesh lining to awning soffit	m ²	706	5	3,530
193 Ridge capping	m	64	75	4,800
216 Additional allowance for rainwater goods to warehouse & awnings	m ²	5,657	5	28,285
167 Allowance for roof safety system	m ²	5,657	2	11,314
432 Allowance for roof drainage; gutters	m ²	5,657	2	11,314
ROOF			\$126/m²	\$712,765
EW EXTERNAL WALLS				

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
434 External wall for Warehouses precast concrete, 2.4m high wall to outside, including paint to the outside	m ²	678	185	125,430
447 Allowance for wall sheeting to Warehouses 2C,D and E	m ²	2,431	40	97,240
EXTERNAL WALLS			\$39/m²	\$222,670
ED EXTERNAL DOORS				
249 Allowance for 920 x 2040mm single leaf solid core door incl. frame, paint and hardware	No	7	1,500	10,500
391 Allowance for roller shutter doors; assume 2200 x 3100mm roller shutter door including dock sealer	No	5	5,000	25,000
EXTERNAL DOORS			\$6/m²	\$35,500
FT FITMENTS				
378 Allowance for misc. metalwork to warehouse	Item			7,500
380 Corporate Signage	Item			Excl.
382 Truck queueing digital display board	Item			Excl.
FITMENTS			\$1/m²	\$7,500
SE SPECIAL EQUIPMENT				
239 Allowance for dock levellers	No	2	11,000	22,000
SPECIAL EQUIPMENT			\$4/m²	\$22,000
HS HYDRAULIC SERVICES				
331 Allowance for general hydraulic services to warehouse including the provision of hydrants and hose reels	m ²	4,951	12	59,412
HYDRAULIC SERVICES			\$11/m²	\$59,412
SF SANITARY FIXTURES				
436 Allowance for sanitary fixtures to warehouses	Item			5,000
SANITARY FIXTURES			\$1/m²	\$5,000
FP FIRE PROTECTION				
341 Allowance for fire protection to awnings - allowed for sprinkler installation	m ²	706	50	35,300
345 Allowance for fire protection to warehouse	m ²	4,951	50	247,550
FIRE PROTECTION			\$50/m²	\$282,850
LP ELECTRIC LIGHT AND POWER				
353 Allowance for power and lighting to warehouse	m ²	4,951	72	356,472
427 Allowance for power and lighting to awnings	m ²	706	70	49,420
ELECTRIC LIGHT AND POWER			\$72/m²	\$405,892
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			14,964
BUILDERS WORK IN CONNECTION WITH SERVICES			\$3/m²	\$14,964
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			215,837
PRELIMINARIES			\$38/m²	\$215,837
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			116,553
BUILDERS MARGIN & OVERHEAD			\$21/m²	\$116,553
WAREHOUSE (2E)			\$538/m²	\$3,025,828
B BUILDING WORKS				

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
B13 Offices & Amenities (2E)				
SB SUBSTRUCTURE				
153 Allowance for foundations to offices	m ²	299	50	14,950
155 Reinforced concrete slab on ground incl. basecourse, reinforcement, barrier membrane and foundation beams to offices	m ²	299	100	29,900
			\$150/m²	\$44,850
RF ROOF				
161 Prefinished metal deck roofing including sarking and insulation to offices	m ²	299	50	14,950
362 Extra over allowance for translucent sheet strips to warehouse . Notional allowance	m ²	30	10	300
163 Roof framing and structure to office (assume 8kg/m ²)	t	2.40	5,400	12,960
329 Allowance for purlins to roof	m ²	299	20	5,980
170 Additional allowance for rain water goods to office	m ²	299	5	1,495
167 Allowance for roof safety system	m ²	299	2	598
432 Allowance for roof drainage; gutters	m ²	299	2	598
			\$123/m²	\$36,881
EW EXTERNAL WALLS				
435 External wall for offices comprising a combination of precast concrete, insulated wall panel and prefinished metal wall sheeting	m ²	75	400	30,000
			\$100/m²	\$30,000
WW WINDOWS				
404 Allowance for windows to Office and amenities	m ²	299	128	38,272
			\$128/m²	\$38,272
ED EXTERNAL DOORS				
405 Allowance for external doors to Office and amenities	m ²	299	4	1,196
			\$4/m²	\$1,196
NW INTERNAL WALLS				
406 Provisional allowance for internal walls including	m ²	299	120	35,880
			\$120/m²	\$35,880
NS INTERNAL SCREENS AND BORROWED LIGHTS				
408 Allowance for interal screens such as toilet and shower partitions, including door and hardware	m ²	299	24	7,176
			\$24/m²	\$7,176
ND INTERNAL DOORS				
433 Provisional allowance for internal doors	m ²	299	12	3,588
			\$12/m²	\$3,588
WF WALL FINISHES				
409 Allowance for wall finishes to office and amenities	m ²	299	56	16,744
			\$56/m²	\$16,744
FF FLOOR FINISHES				
410 Allowance for floor finishes to office and amenities	m ²	299	87	26,013
			\$87/m²	\$26,013
CF CEILING FINISHES				
411 Allowance for ceiling finishes to office and amenities	m ²	299	80	23,920

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
CEILING FINISHES			\$80/m²	\$23,920
FT FITMENTS				
412 Provisional allowance for fitments to office and amenities. Loose FF&E excluded	m ²	299	74	22,126
FITMENTS			\$74/m²	\$22,126
SE SPECIAL EQUIPMENT				
413 Provisional allowance for special equipment to office and amenities- i.e kitchen	m ²	299	36	10,764
SPECIAL EQUIPMENT			\$36/m²	\$10,764
HS HYDRAULIC SERVICES				
414 Allowance for hydraulic services i.e to washrooms and toilets . Including floor wastes and associated pipework	m ²	299	100	29,900
HYDRAULIC SERVICES			\$100/m²	\$29,900
SF SANITARY FIXTURES				
415 Allowance for sanitary fixtures to office and amenities	m ²	299	33	9,867
SANITARY FIXTURES			\$33/m²	\$9,867
MS MECHANICAL SERVICES				
416 Allowance for mechanical services to Offices (HVAC)	m ²	299	180	53,820
MECHANICAL SERVICES			\$180/m²	\$53,820
FP FIRE PROTECTION				
417 Allowance for fire protection to office - allowed for sprinkler installation	m ²	299	60	17,940
FIRE PROTECTION			\$60/m²	\$17,940
LP ELECTRIC LIGHT AND POWER				
418 Allowance for lighting and power to office	m ²	299	100	29,900
419 Allowance for security / CCTV / access control to office	m ²	299	25	7,475
437 Allowance for MHE charging unit. Provisional allowance	m ²	299	100	29,900
ELECTRIC LIGHT AND POWER			\$225/m²	\$67,275
BW BUILDERS WORK IN CONNECTION WITH SERVICES				
363 BWIC	Item			3,379
BUILDERS WORK IN CONNECTION WITH SERVICES			\$11/m²	\$3,379
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			38,097
PRELIMINARIES			\$127/m²	\$38,097
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			20,573
BUILDERS MARGIN & OVERHEAD OFFICES & AMENITIES (2E)			\$69/m²	\$20,573
			\$1,800/m²	\$538,261
C EXTERNAL WORKS				
C1 Carpark 2C,D,E				
XR ROADS, FOOTPATHS AND PAVED AREAS				
1 Light duty carpark paving	m ²	4,154	70	290,780
3 Allowance for line marking	m	824	4	3,296
4 Concrete wheel stop to carpark	No	263	120	31,560
6 Concrete kerb to car park	m	797	65	51,805

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
11 Disabled emblem line marking	No	7	300	2,100
12 Crossover to council specification	No	5	2,500	12,500
ROADS, FOOTPATHS AND PAVED AREAS				\$392,041
XE EXTERNAL ELECTRIC LIGHT AND POWER				
367 Allowance for external lighting to carpark	m ²	4,154	12	49,848
EXTERNAL ELECTRIC LIGHT AND POWER				\$49,848
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			35,352
PRELIMINARIES				\$35,352
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			19,090
BUILDERS MARGIN & OVERHEAD				\$19,090
CARPARK 2C,D,E				\$496,331
C EXTERNAL WORKS				
C2 Hardstand 2A				
FT FITMENTS				
377 Allowance for misc. metalwork to hardstand	m ²	20,476	3	61,428
FITMENTS				\$61,428
XR ROADS, FOOTPATHS AND PAVED AREAS				
2 Concrete hardstand to truck parking, driveway and loading areas	m ²	20,476	110	2,252,360
17 Extra over allowance for hardstand up ramps to loading	m ²	909	25	22,725
ROADS, FOOTPATHS AND PAVED AREAS				\$2,275,085
XE EXTERNAL ELECTRIC LIGHT AND POWER				
366 Allowance for external lighting and power to hardstand	m ²	20,476	15	307,140
EXTERNAL ELECTRIC LIGHT AND POWER				\$307,140
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			211,493
PRELIMINARIES				\$211,493
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			114,206
BUILDERS MARGIN & OVERHEAD				\$114,206
HARDSTAND 2A				\$2,969,352
C EXTERNAL WORKS				
C3 Landscaping & External Works				
XR ROADS, FOOTPATHS AND PAVED AREAS				
26 Concrete footpath	m ²	1,308	70	91,560
27 Extra over allowance for access ramp to footpath	No	6	600	3,600
ROADS, FOOTPATHS AND PAVED AREAS				\$95,160
XN BOUNDARY WALLS, FENCING AND GATES				
30 Palisade fencing to street frontage	m	1,653	140	231,420
31 Chain wire link fence including 3 strands of top mounted barbed wire	m	347	65	22,555

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
322 12.7m wide automatic sliding palisade gate to warehouse vehicle entry	No	2	15,000	30,000
323 7m wide automatic sliding palisade gate to carpark entry	No	4	10,000	40,000
34 1m wide single swing gate to palisade fencing	No	1	3,000	3,000
449 Allowance for retaining wall to Warehouse Facility 2A, including footings and all associated works	m ²	992	1,000	992,000
BOUNDARY WALLS, FENCING AND GATES				\$1,318,975
XL LANDSCAPING AND IMPROVEMENTS				
23 Allowance for soft landscaping	m ²	18,010	30	540,300
28 Extra over for medium trees and shrubs	m ²	18,010	1	18,010
37 Allowance for single ring bike rack	No	10	450	4,500
LANDSCAPING AND IMPROVEMENTS				\$562,810
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			158,156
PRELIMINARIES				\$158,156
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			85,405
BUILDERS MARGIN & OVERHEAD				\$85,405
LANDSCAPING & EXTERNAL WORKS				\$2,220,506
C EXTERNAL WORKS				
C4 Services Infrastructure				
XD EXTERNAL SEWER DRAINAGE				
135 Sewer connection works allowance	Item			120,000
EXTERNAL SEWER DRAINAGE				\$120,000
XW EXTERNAL WATER SUPPLY				
136 Water connection works allowance	Item			175,000
364 Allowance for external water tank including concrete foundations (Volume TBC)	No	2	25,000	50,000
EXTERNAL WATER SUPPLY				\$225,000
XG EXTERNAL GAS				
137 Gas connection works allowance	Item			Excl.
EXTERNAL GAS				Excl.
XF EXTERNAL FIRE PROTECTION				
365 Allowance for external hydrant installation	Item			100,000
EXTERNAL FIRE PROTECTION				\$100,000
XE EXTERNAL ELECTRIC LIGHT AND POWER				
138 Allowance for kiosk substations with associated HV cabling	Item			Excl.
139 Electrical connection works allowance	Item			150,000
368 Allowance for external lighting and power to landscaped	m ²	18,010	8	144,080
EXTERNAL ELECTRIC LIGHT AND POWER				\$294,080
XC EXTERNAL COMMUNICATIONS				
140 Communication connection works allowance	Item			68,000
EXTERNAL COMMUNICATIONS				\$68,000
PR PRELIMINARIES				

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
142 Builder's Preliminaries @ 8%	Item			64,567
PRELIMINARIES				\$64,567
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			34,866
BUILDERS MARGIN & OVERHEAD				\$34,866
SERVICES INFRASTRUCTURE				\$906,513
C EXTERNAL WORKS				
C5 Carpark Warehouse 2A				
FT FITMENTS				
13 Allowance for misc. metalwork to carpark	m ²	5,101	2	10,202
FITMENTS				\$10,202
XR ROADS, FOOTPATHS AND PAVED AREAS				
1 Light duty carpark paving	m ²	5,101	70	357,070
3 Allowance for line marking	m	1,038	4	4,152
4 Concrete wheel stop to carpark	No	209	120	25,080
6 Concrete kerb to car park	m	937	65	60,905
8 Cross hatched line marking	m ²	55	75	4,125
9 Pedestrian crossing line marking	m ²	124	75	9,300
ROADS, FOOTPATHS AND PAVED AREAS				\$460,632
XE EXTERNAL ELECTRIC LIGHT AND POWER				
367 Allowance for external lighting to carpark	m ²	5,101	12	61,212
EXTERNAL ELECTRIC LIGHT AND POWER				\$61,212
PR PRELIMINARIES				
142 Builder's Preliminaries @ 8%	Item			42,564
PRELIMINARIES				\$42,564
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			22,985
BUILDERS MARGIN & OVERHEAD				\$22,985
CARPARK WAREHOUSE 2A				\$597,595
C EXTERNAL WORKS				
C6 Hardstand 2C,D,E				
FT FITMENTS				
377 Allowance for misc. metalwork to hardstand	m ²	7,901	3	23,703
FITMENTS				\$23,703
XR ROADS, FOOTPATHS AND PAVED AREAS				
2 Concrete hardstand to truck parking, driveway and loading areas	m ²	7,901	110	869,110
ROADS, FOOTPATHS AND PAVED AREAS				\$869,110
XE EXTERNAL ELECTRIC LIGHT AND POWER				
366 Allowance for external lighting and power to hardstand	m ²	7,901	15	118,515
EXTERNAL ELECTRIC LIGHT AND POWER				\$118,515
PR PRELIMINARIES				

Sears DA Estimate

Warehouse 2A, 2C, 2D & 2E Estimate- October 2020

Location Element Item

Rates Current At October 2020

Description	Unit	Qty	Rate	Total
142 Builder's Preliminaries @ 8%	Item			80,907
PRELIMINARIES				\$80,907
MA BUILDERS MARGIN & OVERHEAD				
143 Builder's Margin & Overheads @ 4%	Item			43,690
BUILDERS MARGIN & OVERHEAD				\$43,690
HARDSTAND 2C,D,E				\$1,135,925

**APPENDIX B:
DRAWING REGISTER**

DRAWING REGISTER

Architectural documentation provided by SBA:

- OAK-2A-DA-10 (P6) SITE PLAN
- OAK-2C-DA-20 (P2) SITE PLAN
- OAK-MP-02-(P8) MASTERPLAN

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