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6 May 2025

Northern Beaches Council C/O Goodman Property Services (Aust.) Pty Ltd 1-11 Hayes Road Roseberry NSW 2018

Attention: Rory Pryor

Dear Rory

14 AQUATIC DRIVE INDUSTRIAL DEVELOPEMENT EMBODIED EMISSIONS MATERIALS FORM (V.1)

We have completed the *NABERS Embodied Emissions Material Form* to accompany the Development Application for the proposed project at 14 Aquatic Drive, Frenchs Forest. The quantities included within this assessment are extracted from our report titled *EDC Estimate Report* dated 6 May 2025.

This Embodied Emissions Material Form has been prepared by Rider Levett Bucknall NSW on behalf of Goodman Property Services (Aust.) Pty Ltd (Goodman) to accompany a development application for self-storage units and warehouse and distribution centre uses at 14 Aquatic Drive, Frenchs Forest.

This site is located on the southern side of Warringah Road and within the broader Frenchs Forest Business Park. It currently hosts an existing four storey commercial building which is proposed for demolition under this application.

The proposed development comprises construction of a three-storey industrial building including:

- 153 self-storage units;
- 72 warehouse units on Levels 1 and 2;
- 123 car parking spaces across all levels;
- Outdoor breakout spaces for staff at ground floor and Level 2;
- Shared lobby across all levels;
- Landscaping; and
- Associated infrastructure/servicing works.

Approval is sought for 24/7 operation of the proposed self-storage and warehouse and distribution units.

Our review is based on items as clearly identified in the form only and does not include any other additional items such as groundworks, fitout, finishes and soft landscaping. Where details are not available on the documentation, we have made assumptions based on our experience and expertise, in accordance with the level of detail in the design documentation used to compose our aforementioned report.

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 (included 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.



Rider Levett Bucknall NSW Pty Ltd ABN 94 003 234 026

Level 19, 141 Walker Street PO Box 531 North Sydney NSW 2059 Australia

T: +61 2 9922 2277 E: sydney@au.rlb.com

RLB | Rider Levett Bucknall

Should you have any queries, please do not hesitate to contact us.

Yours faithfully

Richard Rigby Director Rider Levett Bucknall MRICS (77082) <u>Richard.Rigby@au.rlb.com</u>

Building location and site data	Value	Unit	
Building address	14 Aquatic Drive, Frenchs For		
Postcode	2086		
Town/city	FRENCHS FOREST + 2 othe	r localities	
Distance to nearest major city/town			km
Project stage	Development Application		
New build or major renovation?	New build		
Brownfield or greenfield site?	Brownfield		
Floor area by NCC building classification	Gross (GFA)	Net (NLA/NSA/UFA)	Unit
Please enter all floor areas relevant to your building. Leav for all building classifications. Please also enter the corres Area) where it is commonly used for that building classific:	sponding net area (Net Lettat		
Class 1a: Detached residential buildings			m²
Class 1b: Boarding houses and hostels			m²
Class 2: Multi-unit residential buildings			m²
Class 3: Other residential buildings			m²
Class 4: Residential inside non-residential			m²
Class 5: Office buildings			m²
Class 6: Retail buildings			m²
Class 7a: Carparks			m²
Class 7b: Warehouse-type buildings		7,939	
Class 8: Industrial buildings		14,141	
Class 9a: Healthcare buildings			m²
Class 9b: Civic buildings			 m²
Class 9c: Aged care and personal care buildings			 m²
Class 10a: Non-habitable buildings			m²
Class 10b: Miscellaneous structures			m²
Class 100: Miscenarieous structures			m²
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Project information	Value		Unit
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18250 - 14 AQUATIC DRIVE INDUSTRIAL DEVELOPMENT

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ick Heat cured I ructural Insulated Panel (SIP) Steel outer - I		m³
ructural Insulated Panel (SIP) Steel outer	-	m³
	-	m³
uctural Insulated Panel (SIP) Aluminium outer	-	m²
	-	m²
uctural Insulated Panel (SIP) Engineered timber outer		m²
I		L +
nd & gravel		L 2
aterproofing membrane Bituminous		m²
aterproofing membrane Polyethylene		,378 m²
ther structural (Describe and add unit >>)		
ther structural (Describe and add unit >>)	-	
ther structural (Describe and add unit >>)	-	

This includes the roof cladding, wall claddi	ng, windows, doors and internal	/external shading. It also i	includes insulation and the	internal wall lining of e	nvelope walls.
Coverage of envelope material spend	-	-	-	90	%
Roof cladding	Profiled steel	-	-	4,201	m²
Roof cladding	Profiled aluminium	-	-		m²
Roof cladding	Profiled zinc	-	-		m²
Roof cladding	Membrane	-	-		m²

18250 – 14 AQUATIC DRIVE INDUSTRIAL DEVELOPMENT



Material category	Sub-category 1	Sub-category 2	Sub-category 3	Value	Unit of measure
Roof cladding	Tiles (traditional clay)	-	-		m²
Roof cladding	Tiles (concrete)	-	-		m²
Roof cladding	Other (Please describe >>)		-		m²
Wall cladding	Bricks (heat cured)	-	-		m²
Wall cladding	Bricks (air dried)	-	-		m²
Wall cladding	Bricks (under fired)	-	-		m²
Wall cladding	Bricks (concrete)	-	-		m²
Wall cladding	Mortar and render	-	-		kg
					-
Wall cladding	Profiled steel	-	-	53	m²
Wall cladding	Profiled aluminium	-	-	1,009	m²
				.,	
Wall cladding	Profiled zinc	-	-		m²
					•
Wall cladding	GRC cladding	-	-		m²
Wall cladding	Timber weatherboards	-	-		m²
Wall cladding	Fibre cement board	-	-		m²
Wall cladding	Terracotta	-	-		m²
Wall cladding	Brick tiles / veneers	-	-		m²
Wall cladding	Plasterboard	-	-		m²
Wall cladding	Plywood	-	-		m²
Wall cladding	Other (Please describe >>)		-		m²
Windows & doors	Aluminium frame	Single glazed	-		m²
Windows & doors	Aluminium frame	Double glazed	-	736	m²
Windows & doors	Aluminium frame	Triple glazed	-		m²
Windows & doors	Timber frame	Single glazed	-		m²
Windows & doors	Timber frame	Double glazed	-		m²
Windows & doors	Timber frame	Triple glazed	-		m²
Windows & doors	uPVC frame	Single glazed	-		m²
Windows & doors	uPVC frame	Double glazed	-		m²
Windows & doors	uPVC frame	Triple glazed	-		m²
Windows & doors	Frameless	Single glazed			m²
Windows & doors	Frameless	Double glazed			m²
Windows & doors	Frameless	Triple glazed			m²
Windows & doors	Other (Please describe >>)		-		m²
			-		
Curtain wall	Single skin façade	Glazed panel	Single glazed		m²
Curtain wall	Single skin façade	Glazed panel	Double glazed		m²
Curtain wall	Single skin façade	Glazed panel	Triple glazed		m²
Curtain wall	Single skin façade	Opaque panel	Aluminium cladding		m²
Curtain wall	Single skin façade	Opaque panel	GRC cladding		m²
Curtain wall	Single skin façade	Opaque panel	Insulated shadow box		m²
Curtain wall	Single skin façade	Opaque panel	Brick cladding		m²
Curtain wall	Single skin façade	Opaque panel	Stone cladding		m²
Curtain wall	Double skin façade	Glazed panel	Single glazed		m²
	DOUDIE SKITI Idçalle	Jiazeu pallel	Single glazed		
Curtain wall	Double skin façade	Glazed panel	Double glazed		m²
Curtain wall	Double skin façade	Glazed panel	Triple glazed		m²
Curtain wall	Double skin façade	Opaque panel	Aluminium cladding		m²
Curtain wall	Double skin façade	Opaque panel	GRC cladding		m²
Curtain wall	Double skin façade	Opaque panel	Insulated shadow box		m²
Curtain wall	Double skin façade	Opaque panel	Brick cladding		m²
Curtain wall	Double skin façade	Opaque panel	Stone cladding		m²
Curtain wall	Other (Please describe >>)	· · ·			m²
	,]		



Material category	Sub-category 1	Sub-category 2	Sub-category 3	Value	Unit of measure
Stick-framed wall system	Aluminium frame	Glazed section	Single glazed		m²
Stick-framed wall system	Aluminium frame	Glazed section	Double glazed		m²
Stick-framed wall system	Aluminium frame	Glazed section	Triple glazed		m²
Stick-framed wall system	Aluminium frame	Opaque section	Aluminium cladding		m²
Stick-framed wall system	Aluminium frame	Opaque section	GRC cladding		m²
Stick-framed wall system	Aluminium frame	Opaque section	Insulated shadow box		m²
-	Aluminium frame		Brick cladding		m²
Stick-framed wall system		Opaque section	3		
Stick-framed wall system	Aluminium frame	Opaque section	Stone cladding		m²
Stick-framed wall system	Steel frame	Glazed section	Single glazed		m²
Stick-framed wall system	Steel frame	Glazed section	Double glazed		m²
Stick-framed wall system	Steel frame	Glazed section	Triple glazed		m²
Stick-framed wall system	Steel frame	Opaque section	Aluminium cladding		m²
Stick-framed wall system	Steel frame	Opaque section	GRC cladding		m²
Stick-framed wall system	Steel frame	Opaque section	Insulated shadow box		m²
Stick-framed wall system	Steel frame	Opaque section	Brick cladding		m²
Stick-framed wall system	Steel frame		-		m²
-		Opaque section	Stone cladding		
Stick-framed wall system	Other (Please describe >>)		-		m²
Wall louvre system	Aluminium	-	-		m²
External shading system	Aluminium frame	Aluminium cladding	-		m²
External shading system	Aluminium frame	GRC cladding	-		m²
External shading system	Aluminium frame	Terracotta cladding	-		m²
External shading system	Aluminium frame	Stone cladding	-		m²
External shading system	Aluminium frame	Pre-cast concrete	-		m²
External shading system	Aluminium frame	Timber	-		m²
External shading system	Aluminium frame	Glass (opague)	-		m²
External shading system	Aluminium frame	Steel	-		m²
		oteer	-		m²
External shading system	Other (Please describe >>)				
Roller doors	Steel profile	-	-	742	m²
Roller doors	Hardwood over steel	-	-		m²
Roller doors	Softwood over steel	-	-		m²
Revolving doors	Glass/aluminium/steel	-	-		no.
Fire-rated doors	Engineered timber	-	-	50	no.
Fire-rated doors	Steel	-	-		no.
Fire-rated doors	Aluminium/glass	-	-		no.
Insulation	Glass wool / fibreglass	-	<u> </u>	5,149.0	
Insulation	Stone wool	-	-	0,110.0	m²
					m²
Insulation	Polyester	-	-		
Insulation	Expanded polystyrene	-	-		m²
Insulation	Other (Please describe >>)		-		m²
Other (Please describe and add unit >>)		-	-		
Other (Please describe and add unit >>)		-	-		
Other (Please describe and add unit >>)		-	-		
Permanent internal walls and	doors				
Walls and doors within the building that are	e either structural or designed to	be permanent.			
Walls and doors what he building that are	children sauddarar o'r designed te	be permanent.			1
Coverage of material spend on permanent intern	al walls and doors				%
Interior wall (permanent)	Steel (light framing)	-	-		t
Interior wall (permanent)	Timber framing	-	-		m³
Interior wall (permanent)	AAC panel (reinforced)	-	-		m²
Interior wall (permanent)	Concrete-filled steel panel	-	-		m²
Interior wall (permanent)	Plasterboard	-	-	6,350	m²
Interior wall (permanent)	Plywood	-	-		m²
Interior wall (permanent)	Fibre cement sheet	-	-		 m²
	Insulation	-	-		m²
Interior wall (permanent)					
Interior wall (permanent)	Glass	-	-		m²
Interior wall (permanent)	Other (Please describe >>)	Profiled aluminium cladding to internal dividing	-	3,416	m²
		walls above precast walls	l		
Internal door (permanent)	Aluminium/glass	-	-	2	no.
Internal door (permanent)	Timber/glass	-	-		no.
Internal door (permanent)	Timber solid lightweight	-	-	76	no.
Internal door (permanent)	Fire resistant	-	-	45	no.
Internal door (permanent)	Steel	-	-		no.
Internal door (permanent)	Other (Please describe >>)		-		no.
Other (Please describe and add unit >>)	Roller doors	Steel profile		2,751.0	
, ,				2,751.0	
Other (Please describe and add unit >>)		-	-		
Other (Please describe and add unit >>)		-	-		

18250 – 14 AQUATIC DRIVE INDUSTRIAL DEVELOPMENT

EMBODIED EMISSIONS MATEIRLS FORM | PREPARED BY RIDER LEVETT BUCKNALL



Material category	Sub-category 1	Sub-category 2	Sub-category 3	Value	Unit of measure
Services					Unit of measure
Building services included <u>within the main building contract</u> . If the building components that are the subject of the development application or the construction certificate are base building only, then only enter these items. If you cannot split services by type, please enter them all in the "Other services" category at the bottom Enter all values as material costs in dollars.					
Mechanical services	-	-	-	850,400	AUD excl. GST
Vertical transportation	-	-	-	84,600	AUD excl. GST
Electrical services	-	-	-	1,545,300	AUD excl. GST
Solar photovoltaic installations	-	-	-	25,650	AUD excl. GST
Plumbing/hydraulic services	-	-	-	949,000	AUD excl. GST
Fire services				1,042,420	AUD excl. GST
Other services (Please describe)	External services (Electical and Storm water)	-		548,833	AUD excl. GST

External works

The materials associated with hard landscaping and outbuildings on the site but outside the building envelope. This includes hardstands, carparks, driveways, covered walkways, decks, patios, awnings, fences, gates, etc. Soft landscaping should be excluded.

Coverage of spend on external works	-	-	-	90	%
Asphalt	-	-	-		t
Concrete in-situ	≤10 MPa	-	-		m³
Concrete in-situ	>10 MPa to ≤20 MPa	-	-		m³
Concrete in-situ	>20 MPa to ≤32 MPa	-	-		m³
Concrete in-situ	>32 MPa to ≤40 MPa	-	-	540.0	m³
Concrete in-situ	>40 MPa to ≤50 MPa	-	-	1,736.0	m³
Concrete in-situ	>50 MPa	-	-		m³
Pavers, bricks and blocks	Concrete	-	-	628	m²
Pavers, bricks and blocks	Clay	-	-		m²
Reinforcing steel	Bar & mesh	-	-	209,285	kg
Reinforcing steel	Fibre & strand	-	-		kg
Structural steel	-	-	-		t
Structural aluminium	-	-	-		t
External roof/wall cladding	Polycarbonate	-	-		m²
External roof/wall cladding	PVC	-	-		m²
External roof/wall cladding	Bitumen sheet	-	-		m²
External roof/wall cladding	Steel profile	-	-	12	m²
Fill	-	-	-		t
Sand & gravel	-	-	-	1,474	t
Timber (solid)	Sawn softwood	-	-		m³
Timber (solid)	Sawn hardwood	-	-		m³
Timber (engineered)	CLT	-	-		m³
Timber (engineered)	Glulam	-	-		m³
Timber (engineered)	LVL	-	-		m³
Timber (engineered)	OSB	-	-		m³
Fabric (awning/sunshade)					m²
Other (Please describe and add unit >>)	Palisade fencing	-	-	62.0	m2
Other (Please describe and add unit >>)	Gates	-	-	2.0	no.
Other (Please describe and add unit >>)					



Person that completed this form	Value	Note
Name	Mark Brasher	Required
Company	Rider Levett Bucknall NSW	Required
ABN	94003234026	
Profession	Quantity Surveyor	Required
Qualification or registration	Director	Required
Person that certified the details in this form	Value	Note
Name	Richard Rigby	Required
Company	Rider Levett Bucknall NSW	Required
ABN	94003234026	
Profession	Quantity Surveyor	Required
Qualification or registration	Director / MRICS Member No. 77082	Required
Confirmation of certification	Value	Note
Are 80% of material costs captured for the building's structure, envelope and external works?	Yes	Required
If no - why not?		
Additional comments from data provider		
Additional comments of certifier		