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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.

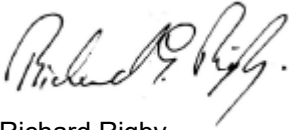
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FS 548756

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Richard Rigby'.

Richard Rigby  
Director  
Rider Levett Bucknall  
MRICS (77082)  
[Richard.Rigby@au.rlb.com](mailto:Richard.Rigby@au.rlb.com)

Building location and site data	Value	Unit
Building address	14 Aquatic Drive, Frenchs Forest	
Postcode	2086	
Town/city	FRENCHS FOREST + 2 other 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. Leave areas blank if not applicable. Please enter Gross Floor Area (GFA) for all building classifications. Please also enter the corresponding net area (Net Lettable Area, Net Sellable Area or Usable Floor Area) where it is commonly used for that building classification.			
Class 1a: Detached residential buildings			m <sup>2</sup>
Class 1b: Boarding houses and hostels			m <sup>2</sup>
Class 2: Multi-unit residential buildings			m <sup>2</sup>
Class 3: Other residential buildings			m <sup>2</sup>
Class 4: Residential inside non-residential			m <sup>2</sup>
Class 5: Office buildings			m <sup>2</sup>
Class 6: Retail buildings			m <sup>2</sup>
Class 7a: Carparks			m <sup>2</sup>
Class 7b: Warehouse-type buildings		7,939	m <sup>2</sup>
Class 8: Industrial buildings		14,141	m <sup>2</sup>
Class 9a: Healthcare buildings			m <sup>2</sup>
Class 9b: Civic buildings			m <sup>2</sup>
Class 9c: Aged care and personal care buildings			m <sup>2</sup>
Class 10a: Non-habitable buildings			m <sup>2</sup>
Class 10b: Miscellaneous structures			m <sup>2</sup>
Class 10c: Bushfire shelters			m <sup>2</sup>
<b>Total</b>	0	22,080	m <sup>2</sup>

Project information	Value	Unit
Total cost of project	62,265,000	AUD excl. GST
Building design life	50	years
Estimated envelope life		years
Estimated replacement cycle for mechanical services		years
Estimated replacement cycle for vertical transportation		years

Dimensions of the building and the site	Value	Unit
Site area	15,474	m <sup>2</sup>
Shared services or infrastructure	No	
Building footprint area	8,267	m <sup>2</sup>
Typical floor area (if different to building footprint area)		m <sup>2</sup>
Typical floor perimeter	464	m
Area of external carpark (not included in GFA)	6,386	m <sup>2</sup>
Area of external hardstand (not included in GFA)	1,963	m <sup>2</sup>
Area of other hard landscaping (not included in GFA)	593	m <sup>2</sup>
Number of floors/storeys above ground, including ground floor	3	no.
Number of floors/storeys below ground	0	no.
Number of floors/storeys of car parking	0	no.
Total height above ground	18	m

Structural material choices	Value	Unit
Foundation type	Piles	
Frame type (dominant)	Hybrid: Steel, reinforced concrete	
Suspended floor type (typical)	Composite metal deck	
Describe low carbon materials specified in your building (e.g. green concrete, low carbon bricks)	Subject to the development of the design and emission reduction targets	
Describe recycled content specified in your building (e.g. recycled steel)	Subject to the development of the design and emission reduction targets	

Material category	Sub-category 1	Sub-category 2	Sub-category 3	Value	Unit of measure
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## Structure

The structural parts of the building that are below ground (substructure) and above ground (superstructure). This includes fill below the substructure, foundations, basement levels, suspended floors, wall structure, roof structure, stairs, lift shafts and balconies. It excludes external areas such as hardstands, carpark, patios, etc.

Coverage of structural material spend	-	-	-	90	%
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	-	-		m³
Concrete in-situ	>40 MPa to ≤50 MPa	-	-	5,062.6	m³
Concrete in-situ	>50 MPa to ≤60 MPa	-	-	64.5	m³
Concrete in-situ	>60 MPa to ≤80 MPa	-	-		m³
Concrete in-situ	>80 MPa to ≤100 MPa	-	-		m³
Concrete in-situ	>100 MPa	-	-		m³
Concrete pre-cast panel	-	-	-	5,215.1	m³
Concrete block	Hollow core	-	-		m³
Concrete block/brick	Solid	-	-	26.2	m³
Concrete block/brick	Solid AAC	-	-		m³
Mortar	-	-	-		kg
Reinforcing steel	Bar & mesh	-	-	1,009,022	kg
Reinforcing steel	Fibre & strand	-	-	24,810	kg
Structural steel	Hot rolled structural	-	-	2,028	t
Structural steel	Cold formed structural	-	-		t
Structural steel	Other welded structural	-	-		t
Structural steel	Plate	-	-		t
Structural steel	Sheet	-	-		t
Stainless steel	-	-	-	2	t
Reinforced concrete piles	Concrete	-	-	230	m³
Reinforced concrete piles	Steel reinforcing			23,005	kg
Steel piles	-	-	-		t
Timber poles/piles	-	-	-		m³
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
Brick	Heat cured	-	-		m³
Structural Insulated Panel (SIP)	Steel outer	-	-		m²
Structural Insulated Panel (SIP)	Aluminium outer	-	-		m²
Structural Insulated Panel (SIP)	Engineered timber outer	-	-		m²
Fill	-	-	-		t
Sand & gravel	-	-	-		t
Waterproofing membrane	Bituminous	-	-		m²
Waterproofing membrane	Polyethylene	-	-	8,378	m²
Other structural (Describe and add unit >>)		-	-		
Other structural (Describe and add unit >>)		-	-		
Other structural (Describe and add unit >>)		-	-		

## Envelope

The skin of the building that separates the internal building from the external environment. This includes the roof cladding, wall cladding, windows, doors and internal/external shading. It also includes insulation and the internal wall lining of envelope 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

Material category	Sub-category 1	Sub-category 2	Sub-category 3	Value	Unit of measure
Roof cladding	Tiles (traditional clay)	-	-		m <sup>2</sup>
Roof cladding	Tiles (concrete)	-	-		m <sup>2</sup>
Roof cladding	Other (Please describe >>)		-		m <sup>2</sup>
Wall cladding	Bricks (heat cured)	-	-		m <sup>2</sup>
Wall cladding	Bricks (air dried)	-	-		m <sup>2</sup>
Wall cladding	Bricks (under fired)	-	-		m <sup>2</sup>
Wall cladding	Bricks (concrete)	-	-		m <sup>2</sup>
Wall cladding	Mortar and render	-	-		kg
Wall cladding	Profiled steel	-	-	53	m <sup>2</sup>
Wall cladding	Profiled aluminium	-	-	1,009	m <sup>2</sup>
Wall cladding	Profiled zinc	-	-		m <sup>2</sup>
Wall cladding	GRC cladding	-	-		m <sup>2</sup>
Wall cladding	Timber weatherboards	-	-		m <sup>2</sup>
Wall cladding	Fibre cement board	-	-		m <sup>2</sup>
Wall cladding	Terracotta	-	-		m <sup>2</sup>
Wall cladding	Brick tiles / veneers	-	-		m <sup>2</sup>
Wall cladding	Plasterboard	-	-		m <sup>2</sup>
Wall cladding	Plywood	-	-		m <sup>2</sup>
Wall cladding	Other (Please describe >>)		-		m <sup>2</sup>
Windows & doors	Aluminium frame	Single glazed	-		m <sup>2</sup>
Windows & doors	Aluminium frame	Double glazed	-	736	m <sup>2</sup>
Windows & doors	Aluminium frame	Triple glazed	-		m <sup>2</sup>
Windows & doors	Timber frame	Single glazed	-		m <sup>2</sup>
Windows & doors	Timber frame	Double glazed	-		m <sup>2</sup>
Windows & doors	Timber frame	Triple glazed	-		m <sup>2</sup>
Windows & doors	uPVC frame	Single glazed	-		m <sup>2</sup>
Windows & doors	uPVC frame	Double glazed	-		m <sup>2</sup>
Windows & doors	uPVC frame	Triple glazed	-		m <sup>2</sup>
Windows & doors	Frameless	Single glazed			m <sup>2</sup>
Windows & doors	Frameless	Double glazed			m <sup>2</sup>
Windows & doors	Frameless	Triple glazed			m <sup>2</sup>
Windows & doors	Other (Please describe >>)		-		m <sup>2</sup>
Curtain wall	Single skin façade	Glazed panel	Single glazed		m <sup>2</sup>
Curtain wall	Single skin façade	Glazed panel	Double glazed	62	m <sup>2</sup>
Curtain wall	Single skin façade	Glazed panel	Triple glazed		m <sup>2</sup>
Curtain wall	Single skin façade	Opaque panel	Aluminium cladding		m <sup>2</sup>
Curtain wall	Single skin façade	Opaque panel	GRC cladding		m <sup>2</sup>
Curtain wall	Single skin façade	Opaque panel	Insulated shadow box		m <sup>2</sup>
Curtain wall	Single skin façade	Opaque panel	Brick cladding		m <sup>2</sup>
Curtain wall	Single skin façade	Opaque panel	Stone cladding		m <sup>2</sup>
Curtain wall	Double skin façade	Glazed panel	Single glazed		m <sup>2</sup>
Curtain wall	Double skin façade	Glazed panel	Double glazed		m <sup>2</sup>
Curtain wall	Double skin façade	Glazed panel	Triple glazed		m <sup>2</sup>
Curtain wall	Double skin façade	Opaque panel	Aluminium cladding		m <sup>2</sup>
Curtain wall	Double skin façade	Opaque panel	GRC cladding		m <sup>2</sup>
Curtain wall	Double skin façade	Opaque panel	Insulated shadow box		m <sup>2</sup>
Curtain wall	Double skin façade	Opaque panel	Brick cladding		m <sup>2</sup>
Curtain wall	Double skin façade	Opaque panel	Stone cladding		m <sup>2</sup>
Curtain wall	Other (Please describe >>)		-		m <sup>2</sup>

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		m <sup>2</sup>
Stick-framed wall system	Aluminium frame	Glazed section	Double glazed		m <sup>2</sup>
Stick-framed wall system	Aluminium frame	Glazed section	Triple glazed		m <sup>2</sup>
Stick-framed wall system	Aluminium frame	Opaque section	Aluminium cladding		m <sup>2</sup>
Stick-framed wall system	Aluminium frame	Opaque section	GRC cladding		m <sup>2</sup>
Stick-framed wall system	Aluminium frame	Opaque section	Insulated shadow box		m <sup>2</sup>
Stick-framed wall system	Aluminium frame	Opaque section	Brick cladding		m <sup>2</sup>
Stick-framed wall system	Aluminium frame	Opaque section	Stone cladding		m <sup>2</sup>
Stick-framed wall system	Steel frame	Glazed section	Single glazed		m <sup>2</sup>
Stick-framed wall system	Steel frame	Glazed section	Double glazed		m <sup>2</sup>
Stick-framed wall system	Steel frame	Glazed section	Triple glazed		m <sup>2</sup>
Stick-framed wall system	Steel frame	Opaque section	Aluminium cladding		m <sup>2</sup>
Stick-framed wall system	Steel frame	Opaque section	GRC cladding		m <sup>2</sup>
Stick-framed wall system	Steel frame	Opaque section	Insulated shadow box		m <sup>2</sup>
Stick-framed wall system	Steel frame	Opaque section	Brick cladding		m <sup>2</sup>
Stick-framed wall system	Steel frame	Opaque section	Stone cladding		m <sup>2</sup>
Stick-framed wall system	Other (Please describe >>)		-		m <sup>2</sup>
Wall louvre system	Aluminium	-	-		m <sup>2</sup>
External shading system	Aluminium frame	Aluminium cladding	-		m <sup>2</sup>
External shading system	Aluminium frame	GRC cladding	-		m <sup>2</sup>
External shading system	Aluminium frame	Terracotta cladding	-		m <sup>2</sup>
External shading system	Aluminium frame	Stone cladding	-		m <sup>2</sup>
External shading system	Aluminium frame	Pre-cast concrete	-		m <sup>2</sup>
External shading system	Aluminium frame	Timber	-		m <sup>2</sup>
External shading system	Aluminium frame	Glass (opaque)	-		m <sup>2</sup>
External shading system	Aluminium frame	Steel	-		m <sup>2</sup>
External shading system	Other (Please describe >>)		-		m <sup>2</sup>
Roller doors	Steel profile	-	-	742	m <sup>2</sup>
Roller doors	Hardwood over steel	-	-		m <sup>2</sup>
Roller doors	Softwood over steel	-	-		m <sup>2</sup>
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	-	-	5,149.0	m <sup>2</sup>
Insulation	Stone wool	-	-		m <sup>2</sup>
Insulation	Polyester	-	-		m <sup>2</sup>
Insulation	Expanded polystyrene	-	-		m <sup>2</sup>
Insulation	Other (Please describe >>)		-		m <sup>2</sup>
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 either structural or designed to be permanent.

Coverage of material spend on permanent internal walls and doors					%
Interior wall (permanent)	Steel (light framing)	-	-		t
Interior wall (permanent)	Timber framing	-	-		m <sup>3</sup>
Interior wall (permanent)	AAC panel (reinforced)	-	-		m <sup>2</sup>
Interior wall (permanent)	Concrete-filled steel panel	-	-		m <sup>2</sup>
Interior wall (permanent)	Plasterboard	-	-	6,350	m <sup>2</sup>
Interior wall (permanent)	Plywood	-	-		m <sup>2</sup>
Interior wall (permanent)	Fibre cement sheet	-	-		m <sup>2</sup>
Interior wall (permanent)	Insulation	-	-		m <sup>2</sup>
Interior wall (permanent)	Glass	-	-		m <sup>2</sup>
Interior wall (permanent)	Other (Please describe >>)	Profiled aluminium cladding to internal dividing walls above precast walls	-	3,416	m <sup>2</sup>
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	m <sup>2</sup>
Other (Please describe and add unit >>)		-	-		
Other (Please describe and add unit >>)		-	-		

Material category	Sub-category 1	Sub-category 2	Sub-category 3	Value	Unit of measure
<b>Services</b>					
<b>Building services included within the main building contract.</b> 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
<b>External works</b>					
<b>The materials associated with hard landscaping and outbuildings on the site but outside the building envelope.</b> <b>This includes hardstands, carparks, driveways, covered walkways, decks, patios, awnings, fences, gates, etc. Soft landscaping should be excluded.</b>					
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		