

# west industry park+

Unit 2, Boundary Road, Truganina, VIC

Goodman<sup>+</sup>







modern+accessible

# opportunity+

West Industry Park is strategically positioned in close proximity to high profile Goodman customers including Woolworths, Kmart, Specialized Bicycles, Sabco and Wallenius Wilhelmsen Logistics. Located within the rapidly developing Truganina industrial precinct, the Estate has excellent connectivity to major roads and key infrastructure.



## features+

- + Warehouse opportunity of 13,775 sqm
- + A fully signalised intersection is proposed to be constructed at Dunmore Drive and Boundary Road
- + Close to the Deer Park Bypass, Princes Highway and Western Ring Road
- + Located close to the proposed Williams Landing Town Centre which is planned to include a new railway station, bus interchange, specialist shopping, restaurants and cafés, offices, entertainment complexes, professional services and major retailers



## zoning

The Estate is zoned Industrial 2 which encourages warehousing and distribution customers. Further zoning specifications can be located at [www.wyndham.vic.gov.au](http://www.wyndham.vic.gov.au).



# access+

West Industry Park is located in the heart of Melbourne's industrial precinct and is just one kilometre from the Deer Park Bypass, with connecting links to the Western Ring Road, West Gate Freeway and Princes Highway. The Estate is well positioned, close to major infrastructure with easy access to Melbourne's Ports and Tullamarine Airport and is only 20 kilometres from Melbourne's CBD.



## strategic location+

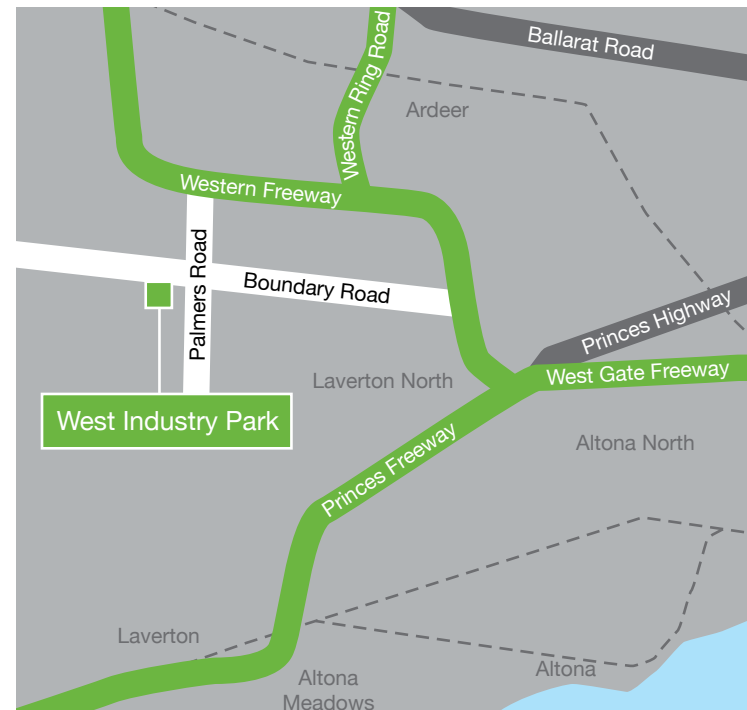


  
**1km**  
to Deer Park Bypass

  
**17km**  
to Port of Melbourne

  
**20km**  
to Melbourne CBD

  
**25km**  
to Melbourne Airport





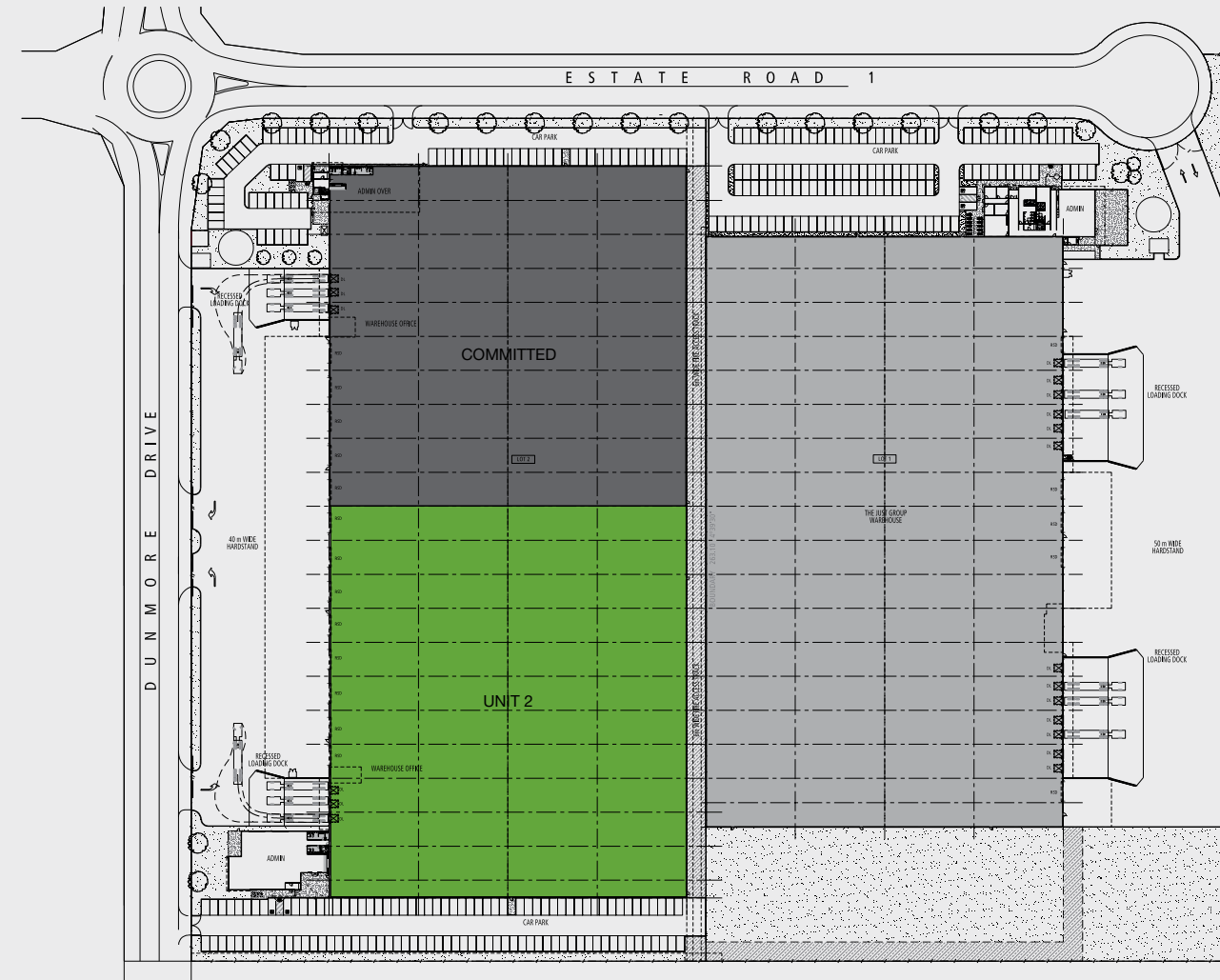
# location+access



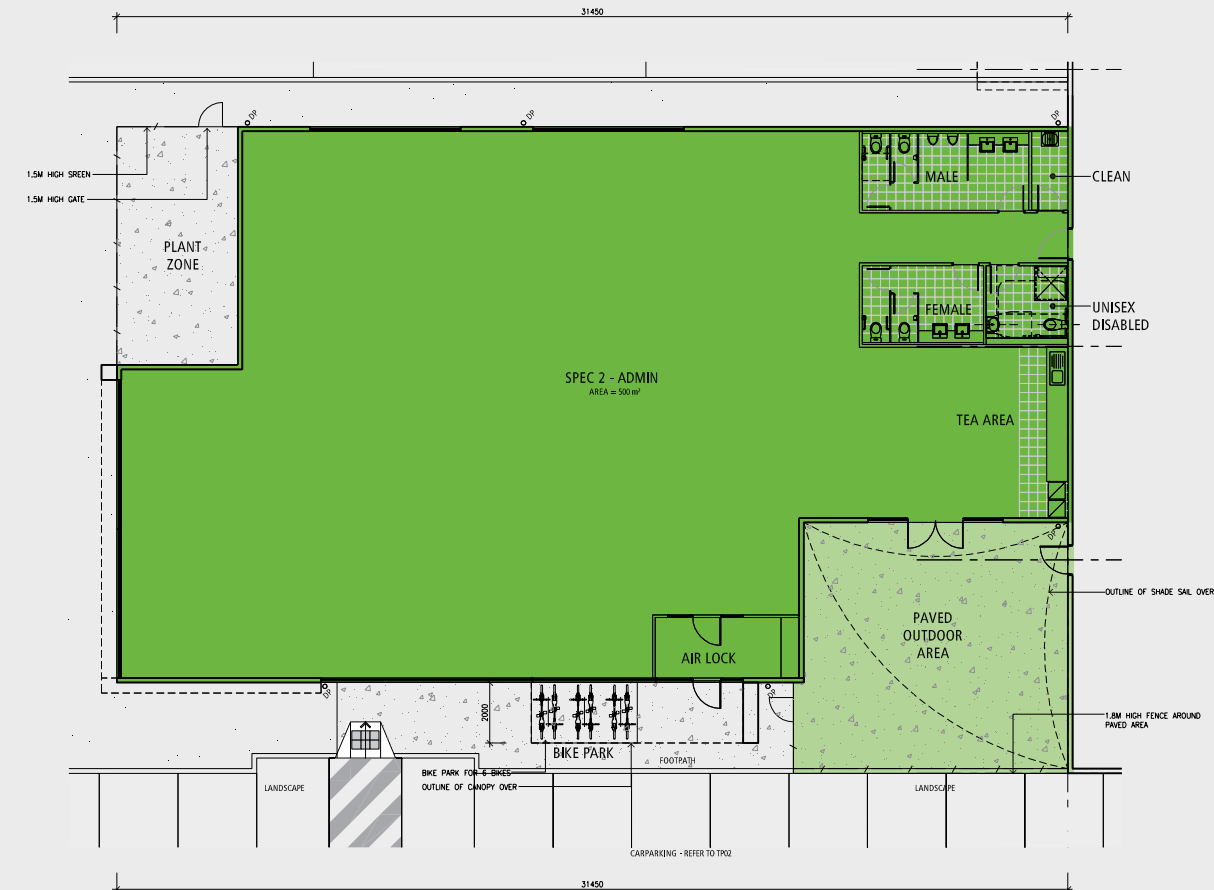
# development perspective+







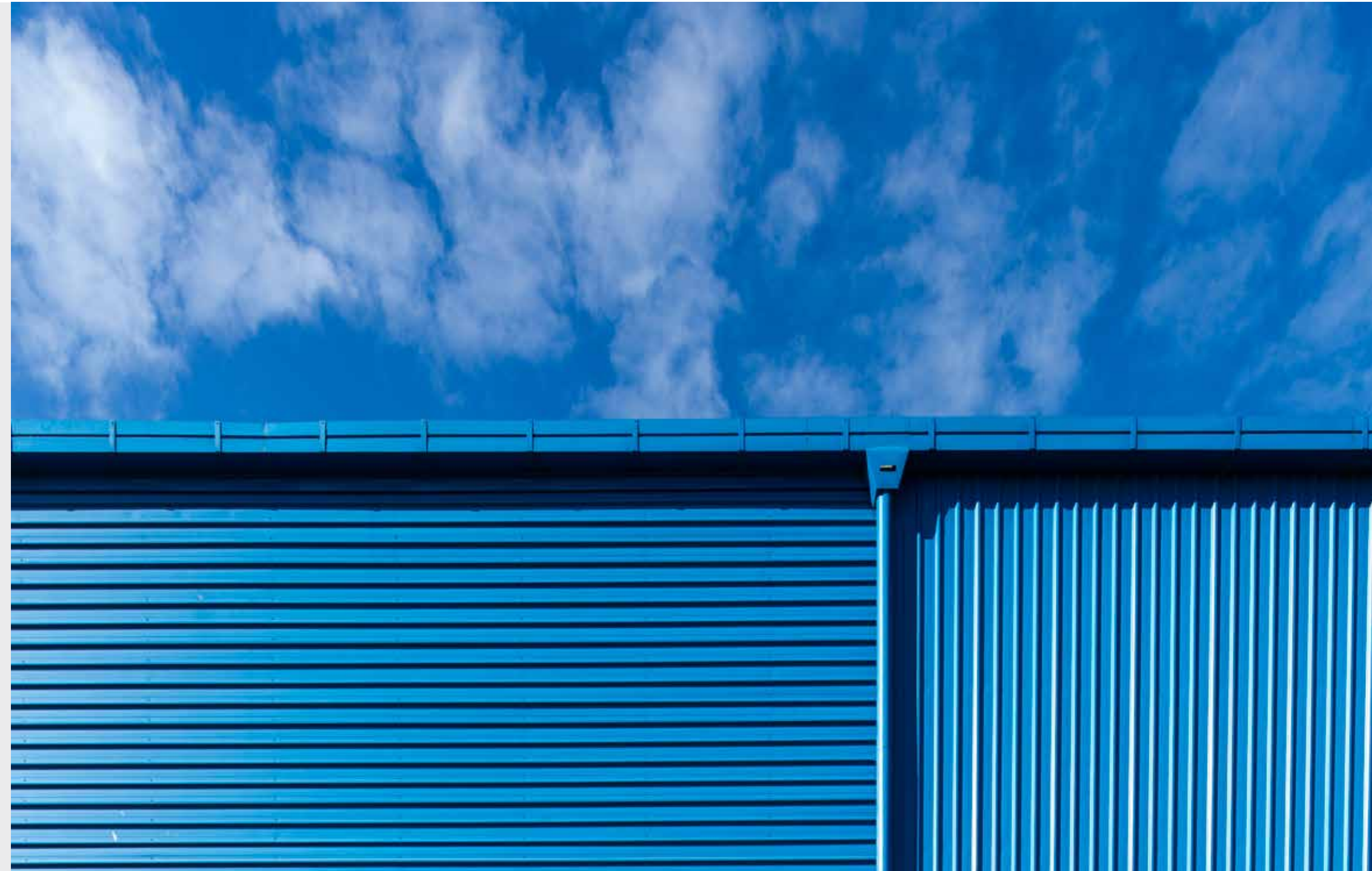
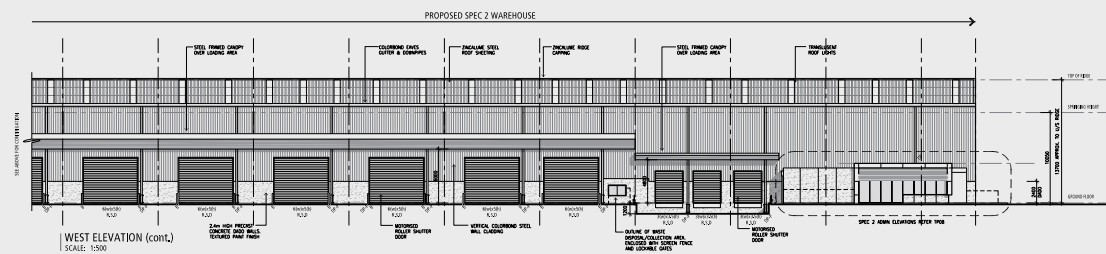
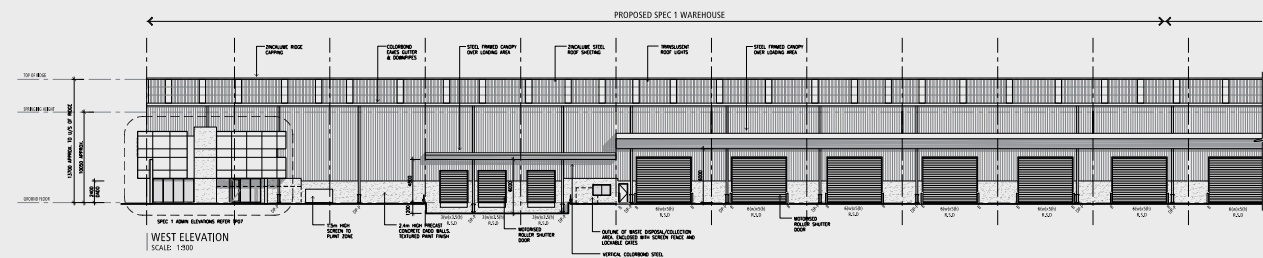
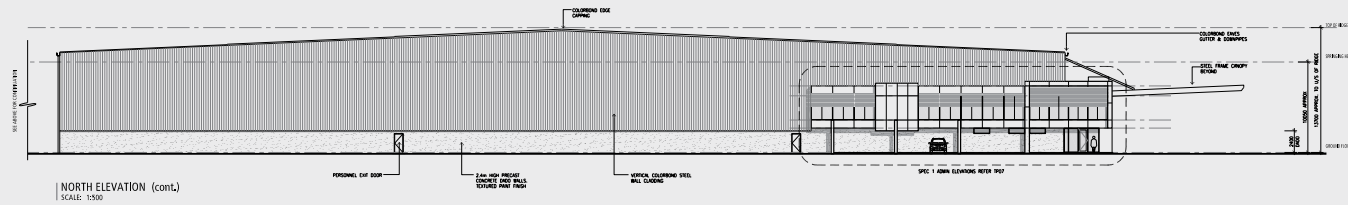
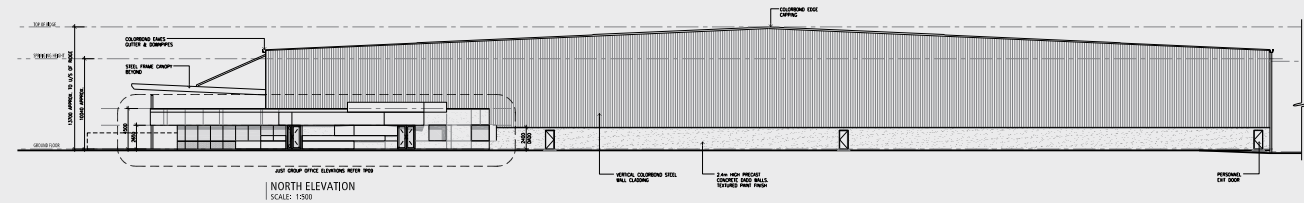
Spec Unit 2	
Area schedule	(sqm)
Warehouse	13,775
Office (ground floor)	500
Total building area	14,275
Car parking spaces (including 2 disabled)	114





# plan+

## Elevations







# sustainability+

Environmental sustainability is an important consideration for Goodman and our customers.

In Australia Goodman has successfully delivered a number of innovative developments that incorporate Ecologically Sustainable Design (ESD) initiatives. Goodman is the platinum sponsor of the Green Star Industrial Pilot tool and currently have four recently completed projects which will be eligible for 4 star (design) ratings.

At Goodman we work closely with customers to integrate Ecologically Sustainable Design principles into our developments. The following initiatives will be incorporated within the development.

- + Implementation of rainwater harvesting (rainwater tanks); for re-use;
- + Movement sensor lighting where appropriate;
- + Precast concrete walls to improve the life cycle of the building;
- + Translucent sheeting to enhance natural light without increased heat load;
- + Native plants and drip irrigation landscaping;
- + AAA rated hydraulic fittings and fixtures;
- + Increased insulation to the warehouse;
- + Night purging;
- + Solar treated hot water;
- + Low VOC paint;
- + Test fire water re-use.





# outline specification+

The design and construction of the facility shall meet all relevant Australian Standards, be in accordance with the regulations as set out in the current edition of the Building Code of Australia and shall meet all statutory authority requirements.

## External

### General

- + Stormwater system to be designed in accordance with civil engineers design and local authority requirements.
- + The FFL is to be based on minimum of 1:100 year flood event.

### External paving

- + Hardstands to allow for unlimited repetitions of B-Double and 2.5 tonne SWL forklift with 6.0 tonne maximum front axle load, pneumatic tyres.
- + All external pavements to be laid with appropriate falls to ensure the surface is properly drained and to have 150mm high perimeter concrete kerb and channel connected to the storm water drainage system.
- + All site crossovers to be in accordance with local council and authority requirements.
- + Light duty paving to be 35mm Asphalt with appropriate crushed rock subgrade.
- + All car park line marking shall be included and to meet Australian Standards.
- + Light duty pedestrian paving shall be concrete.

- + Directional signage included to meet Australian Standards.
- + Heavy duty stormwater grates (mild steel hot dipped galvanized) to withstand vehicular loads.

### Paving capacity

- + On areas designated Concrete Hardstand:
  - Use of a B-double with a maximum truck axle load allowed by VicRoads for new roads.
  - On areas designated Asphalt:
    - Non-commercial vehicles – private cars.

### Landscaping

- + Landscape areas to the street frontage and side boundaries will be designed in accordance with Local Authority guidelines.
- + The area adjacent to the office entry will have a high standard of landscaping.
- + An automatic garden irrigation system shall be installed to maintain landscaped areas which will be linked to the water re-use system.
- + 12 months full maintenance is required after Practical Completion.
- + Replace any plants that die within the 12 month maintenance period.

### Fencing and gates

- + Black PVC coated fencing to be 1.8m high chain wire mesh with 3 strands of barbwire to operational area site boundaries. Manual sliding gates will be installed on the entry and exit internal roadways to the operations area.
- + Provide automatic sliding gates with swipe access and inductive loop operation (on exit) for both hardstand and carpark. Bollard mounted intercom with connectivity to comms room.
- + Carpark to be fenced off from hardstand.
- + Gates to be programmable for automatic operation.

### BBQ and grassed recreational areas

An outdoor area including the following is to be provided:

- + Paved area with suitable coloured external tile or approved concrete paver.
- + 1 No. weather proof DGPO.
- + Appropriate lighting.
- + Awning to be provided.
- + Fencing with pedestrian gate.
- + 1 No. 19mm tap point and drain.
- + Small hut/cover for smoking area with location TBC.
- + Proprietary Sink with shelf and cabinet. Hot water with kitchen grade tapware.



# outline specification+

## Warehouse building

### Internal floor slab

#### General

- + Reinforced concrete ground floor slab laid over appropriate sub grade.
- + In accordance with structural engineers design for a uniformly distributed live load of 35kPa with 6.0 tonne maximum front axle load, pneumatic tyres.
- + Burnished concrete slab finish and one coat of concrete curing compound to be applied.
- + Floor tolerance FF = 50 (minimum local value 25) and FL = 30 (minimum local value 15).

### Floor joints

- + Construction joints to be caulked and shall be in accordance with engineers design.
- + All joints designed to suit open plan layout.
- + All joints to be filled with appropriate caulking material.

### External walls

- + All walls will be precast concrete dado panels to 2,400mm above FFL (3,000mm high in front of fire hydrants) with Colorbond .42 (BMT) metal sheet cladding. The precast dado panels will have a paint finish applied.
- + The internal face of all concrete panel walls shall be monolithic concrete.

### Structural steel

- + The building will be of steel portal frame construction with prop columns to structural engineer's design. Portal frames spacings at 10.61m.
- + Springing height (measured as the height to the underside of the haunch member from FFL) is 13.7m minimum.
- + All canopies shall be cantilevered from the building columns.
- + Internal steelwork shall be prime coated blue in colour. External steelwork shall be hot dip galvanized.

### Roofing

- + Trimdeck 'Hi-Ten' or equal approved 0.48 BMT Zincalume screw fixed metal roof sheeting with foil faced 50mm insulation blanket and galvanised safety wire mesh under.
- + Roof lights (translucent sheeting) shall be provided at 2 x single rows per bay to a ratio of approximately 10% of the floor area of the warehouse area only, as a minimum.
- + Rainwater goods, including flashings and gutters will be provided. Gutters, downpipes and flashings where visibly concealed shall be Zincalume finish and where visible shall be Colorbond finish, and connected directly into the stormwater system.

- + All downpipes are to be located on the external face of perimeter walls.

### Roller shutter doors

- + All roller shutter doors shall have a powdercoat finish and appropriate seals.
- + Three phase motorised steel roller shutter doors, Ansa Doors or similar shall be used. Slat thickness and size to suit wind loadings and opening size. Supplied and installed in strict accordance with manufacturer's instructions.

- + Despatch doors are all on grade – All despatch doors to be 6,000mm wide by 5,000mm high.

- + Receiving docks are recessed – doors to be 3,000mm wide and 3,500mm high.

### Dock Levellers

The following relates to all recessed docks. The developer is to supply and install:

- + Provide Tieman 710H, or equal approved dock levelling system with associated steel box dock leveller pit cast into concrete slab.
- + Dock levelling system with control panel capable of linking dock leveller, RSD and trailer restraint including overhead sensor and allowance for customer programming.
- + RSD's to be interlocked with dock leveller.

- + Allow for supply and cast in of perimeter edge angles to incorporate each unit.

- + Provide power as required.

- + Height adjustable bumpers are to be provided.

### Exit doors

- + All external access doors shall be in accordance with BCA egress requirements. All exit door furniture and locks shall conform to the relevant Australian Standards.

### Metalwork

- + All external metalwork cast into precast concrete panels is to be hot dipped galvanised.
- + Where a colour finish is required, an offsite prefinish is required, either powdercoating, colorbond or other acceptable prefinish system.
- + Provide all necessary miscellaneous heavy duty bollards, angle guards, protection devices and Armco guardrails as required to protect the building structure, door openings, building services, walls, fire hydrants, hoses, reels, switchboards and the like.
- + Galvanised Steel Downpipe Protectors to all downpipes exposed to the Heavy Duty Hardstand area.

### Awnings

- + Despatch – 20m wide and cantilevered with bird proofing mesh – mesh to have 3 sided zipper to lights for access.
- + Recessed – 3m wide and cantilevered with bird proofing mesh – mesh to have 3 sided zipper to lights for access.

### Dangerous goods

- + Excluded.

### Armco

- + Provide 200m of Armco throughout the facility.

### Linemarking

- + All car park, pedestrian and truck areas are to be clearly marked and identified in permanent line marking and appropriate fixed directional and speed signage.

### PA system

- + Combine EWIS system with PA – Allow for 3 zones:
- + Zone 1 Office.
- + Zone 2 Warehouse.
- + Zone 3 is to combine Zone's 1 and 2.

## Office / amenity

### General

- + The main office / amenity as per plans.
- + The office façade to each unit incorporates glazing, Alucobond (or similar) and Precast Concrete.
- + 60% male 40% female for both office and warehouse – amenities to be sized accordingly.

### External walls

- + Glazed façade incorporating sections of metal cladding and concrete tilt panel walls with textured roll-on paint finish and glazed doors.

### Glazing

- + Powdercoated aluminium window frames, Capral Commercial Suite with slotted sub-sills or similar.
- + Pilkington tinted float glass generally toughened or laminated as required.
- + Any Spandrel glass shall cover structure and or ceiling zones. 'Punched Windows' are to 'Capral Series 400' 100 x 50 suite with slotted sub-sills.
- + All glazing will comply with AS1288.
- + Silicon butt joints where indicated to windows.
- + Aluminium doors to be Capral '200 series' in 'series 400' frame. Brush weather seals to all sides.



# outline specification+

## Roofing

- + Any exposed office roofing to be Trimdeck profile Zinalume finish 0.48 (BMT) metal roof sheeting with foil faced 50mm insulation blanket and galvanised safety wire mesh under.
- + All rainwater goods, including flashings and eaves gutters shall be provided.
- + All gutters, downpipes and flashings shall be Zinalume finish where visibly concealed or Colorbond finish where visible, and connected directly into the stormwater system.

## Floor finishes

- + Where required provide minimum 2mm thick Armstrong Classic Corlon or equal approved vinyl system.
- + Install black 300mm vinyl skirting to walls in hallways, lunchrooms and amenities.
- + Provide either heavy duty 20oz carpet tiles or heavy duty 40oz commercial quality 80% wool /20% nylon broadloom carpet on underlay.

## Internal walls

- + Plasterboard lined walls constructed on steel studs requiring sound isolation (Rw(min) 45) are to be lined internally with minimum 50mm insulation.
- + All plasterboard partition walls are to be constructed from 13mm plasterboard.
- + Internal linings on office external walls to be 10mm plasterboard on steel stud framing, or top hats on structural steel framing or masonry walls.
- + All walls to be insulated with R1.5 batts.
- + All internal sill reveals to windows to comprise purpose made prefinished aluminium or fabricated 33 mm MDF, machined to profile and painted.
- + External partition walls to amenities are to be constructed to the underside of suspended slab or to roof level to ensure noise insulation for the amenities core.

## Doors

- + Entry doors to provide double hinged aluminium doors and frame 2700mm x 1800mm, fully glazed including concealed door closer system, stainless steel doorhandles and BCA compliant locking / egress system.
- + All office doors to be full height solid core doors 35mm thick, with commercial aluminium frames.

## Ceilings

- + Office ceilings to be suspended acoustic tile ceiling, height 2,700mm above floor level. 1,200 x 600 fissured type in two way enamel grid.
- + Amenity ceilings to be water resistant pre finished vinyl tile ceiling, height 2,700mm above floor level, 1,200 x 600 in two way enamel grid to all amenity wet areas.
- + Entry to have flush plaster ceiling.

## Wall finishes to amenity areas

- + Tiling to splash back to be a minimum 300mm high.
- + Wet areas to be tiled to 2,100mm above floor level with 100 x 200 glazed white ceramic tiles.
- + Tiles to be Johnson Waringa or similar.
- + Matching sanitised colour grout to manufacturer's specification. Colour as selected.

## Disabled access

- + As per the 'Access for Premises Standard' & BCA Part D3.3 the development includes the installation of a passenger lift. This is the result of the first floor exceeding 200 sqm.

## Internal finishes and fixtures

- + A finishes schedule with the selected colours can be provided to the customer upon request.

## Fitout

- + Excluded (i.e., workstations and loose furniture), including coordination and fitout of services for workstations.

## Audio visual

- + Provide an MATV system to service the facility capable of analogue and digital TV; and FM radio signals.

## Despatch and receiving offices

- + Receiving and despatch offices to be split and located adjacent to the corresponding areas.

## Services

### Electrical

#### General

- + Three phase and single phase power to a Main Distribution Board complete with metering. All power and light circuits including switching to base building.
- + Details of special power requirements of client equipment, its location and layout are required for final power analysis.
- + Distribution boards are form 1 category. The main distribution board will have capacity for required sub distribution boards in the warehouse building. One sub board as required for the office.

## Office

- + 10A double GPO's provided to office and amenity areas at 1 per 10 sqm.

## Lighting

### Warehouse

- + Warehouse area – 160 lux minimum measured from 1.0m from FFL, being measured at night with rack being full.
- + Awnings: 100 Lux minimum measured at 1.0m from FFL – measured at night.
- + Circulation areas – 160 lux recessed fluorescent.
- + Fluorescent troffers shall be quality manufacture generally as specified complete with low-loss conventional ballasts, conventional T5 daylight lamps and K12 prismatic diffusers, or as otherwise specified.

### Office

- + General office areas – 360 lux on working plane; recessed twin T5 fluorescent fittings with K12 low brightness diffuser.
- + Downlights to reception / entry area.
- + Amenities areas – 250 lux recessed fluorescent or compact fluorescent downlight.
- + Emergency lighting as required by the BCA.

## External

- + Provide external floodlighting to satisfy the average illumination levels specified (5 lux for security; 10 lux for access) and as required for control of obtrusive glare in compliance with the current Australian Standard.
- + External floodlighting is to be provided to the carpark and the entire building and shall be controlled by an external PE Cell and 365-day electronic time clock with 24-hour battery back-up.
- + External lighting to be vandal proof type fittings above exit doors as required.
- + Building perimeter – 20 lux minimum measured from 1.0m from FFL, being measured at night.
- + Car park – 50 lux minimum measured from 1.0m from FFL, being measured at night.

## Hydraulic

### Water fountains

- + Provide 4 no. chilled water fountains to the warehouse.



# outline specification+

## Mechanical

### General

- + Ventilation shall be provided to the Industrial Building area to meet the requirements of the BCA and relevant Australian Standards.
- + Mechanical ventilation to amenities shall meet the requirements of the BCA and relevant Australian Standards.
- + An air conditioning and heating system shall be provided to office areas.
- + Basis of specification for Mechanical System design as follows.

### Summer

Outside temperature 35 degrees C Dry Bulb.  
Inside temperature 23 degrees + 2 degrees.

### Winter

Outside temperature 4 degrees C Dry Bulb.  
Inside temperature 21 degrees + 2 degrees.

### Zoning

- + Main system to allow for after hours switching for zones within offices. Office zoning to allow for building orientation and occupancy loading.
- + Warehouse offices to be air-conditioned via split systems.

## Data / communications

### General

- + A conduit and draw wire will be provided into the proposed MDF location from the street to allow the relevant communication company i.e. Telstra to access the property to the MDF.

### Fire services

#### Fire hydrants and hose reels

- + Supply and install fire hydrants in accordance with the BCA, Australian Standard and to the requirements of the authorities having jurisdiction.
- + Install Australian Standard approved fire hose-reels adjacent to exits and as required to provide coverage throughout the occupied space, mounted accordance with the current Australian Standard.

#### Fire extinguishers

- + Provided fire extinguishers and signage throughout the building and all external risks in accordance with the current Australian Standard.

#### Fire rating

- + Where required to be fire rated the building shall comply with the BCA and MFB requirements.

#### Smoke vents

- + Smoke vents are to be installed if required by BCA.

## Vertical transportation services

### Lift requirements

- + The lifts will be designed to fully comply with all the current requirements of the SAA Lift Code AS:1735.12, OHS 2001, AS:1428 Part 1 & 2 & the Building Code of Australia (BCA).
- + Incorporate facilities for disabled persons, fire brigade operation and one lift will accommodate an ambulance stretcher.
- + Will feature variable voltage, variable frequency and microprocessor control technology. This combination provides energy efficient, safe, reliable and quiet long-term lift operation. Include infra-red door protection systems.
- + Car signalisation including voice announcer unit, brushed SS faceplate, white dot matrix display and round surface mounted buttons.
- + Wall mounted landing call stations, brushed SS faceplate, round surface mounted buttons with white call acceptance light.
- + Lift to be manufactured by Kone Elevators (or approved equivalent).

## Clarifications / exclusions

- + Mezzanine structures.
- + Racking.
- + Internal / external blinds for windows.
- + Whitegoods.
- + All loose furniture.
- + Compressor.
- + Gas reticulation.
- + Security above the scope stated in the brief.
- + Data and Comms above the scope stated in the brief.





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