

Project Overview

General Information

As you are aware Saesoon has previously purchased a property in North Rocks as the future site for our church and our activities. This property contains an existing warehouse 8600m² plus administration building and surrounding open space. Our aim is to provide a venue to accommodate our main Sunday Services, KM, EM, Sunday Schools, all our activities undertaken in our Riverside, Hunters Hill and Meadowbank facilities, plus parking - across the 3000 congregation in one venue. This is a challenge as the peak usage of the 3000 congregation occurs between 10am-2pm on Sundays therefore considerable space planning (majority non dedicated) and time table allocation is required to estimate the rationalised total area required. Consultation was done with the respective ministry leaders, and detailed evaluation of the existing usage across Riverside, Hunters Hill and Meadowbank to estimate to total areas.

Capacity

After review of the m² required to fit us in, the existing warehouse will be utilised - we need to fit out / utilise the existing warehouse space of 8600m², and add mezzanine level of 3360m²=11,960m² (note there is also sundry lower ground space of 390m²). The existing small office building on site will also be reused and fitted out for our administration facilities and other facilities on the lower floor of this building. The main new single level carpark will also be provided at the rear of the property close to the rear access road. The main hall is designed to have 1300 people capacity, and can have mezzanine level added in to accommodate more people in the future. There will be numerous smaller halls and rooms to accommodate the activities, under shared / non-dedicated arrangement.

Timing

We anticipate this project will take in the order of 3 years to move in. The largest timing risk lies in Development Approval / Planning Consent timing.

Design



Development Approval

Development Application Status

We are currently preparing documentation for lodging the Development Application in 6-8 weeks. This will be managed by our Project Manager Harold Morgan, and Town Planner Adam Byrnes, along with information provided by the Architect - Smart Design and various sub-consultants. Pre-DA meeting was held with Council to discuss this project before our Development Application is made, generally no unforeseen issues were raised by Council, however as with all Development / Planning Approvals there are risks-which our consultant team are preparing the documentation, studies and reports to manage these risks. Due to type of our operation and the layout of the proposed building it is likely to be considered as a Place of Public Entertainment venue as a usage classification.

Major Consultants Cost for 3 years

Project Manager = \$200,000
Architect = \$600,000

Can we make changes?

Yes we can make alterations if required (ie. Layouts, façade, colours) after the Development Application is approved, and 6 months before construction.

Budget

What are the estimated costs?

Based on the reusing / fitting out existing Warehouse and Office building, current Concept / Development Application level drawings, the building costs are estimated at \$25m.

A) Building Costs

Site Preparation = \$100,000

Carparking = \$880,000

Warehouse fitout and mezzanine (11,960m² @ \$1,341/m²) = \$16,040,000

External works, roads, landscaping = \$2,880,000

SUBTOTAL = \$19,900,000

B) Contingencies

Design & Construction Contingency (9%) = \$1,800,000

C) Consultants

Consultant Fee Allowance (9%) = \$1,800,000

D) Other

Furniture, Fittings and Equipment = \$1,000,000

Existing Admin Building Fitout = \$500,000

E) Total

Total = \$25,000,000

This estimate is very high level and indicative only.

What if we did not reuse the existing buildings?

To demolish the existing 8600m² warehouse could cost circa = \$750,000 + groundworks.

We would also need to allow new extra in the building cost, which would attract further 12% to the building costs (Substructure: 2.4%, Columns: 1.4%, Roof: 3.8%, External Walls: 4.4%

note: these costing information from Rawlinsons Ed26, PP74, Item 4.4.1) The current warehouse is suitable for our church use due to its clear span structure (minimum columns - superior for internal fitout), reasonable height, and good structural integrity which provides flexibility in fitting out the building. There are advantages and disadvantages with both options to rebuild vs reuse the existing warehouse, however the capital costs are lower utilising the existing warehouse.

Govt grants to decrease development costs?

The project team are looking into applying for community building partnerships with the NSW government. The Community Building Partnership program provides funding of \$300,000 in every electoral district in NSW for community groups and local councils to build or upgrade local facilities. The team are applying for the grant for the Construction of Sport/Multi-purpose Hall' and 'Construction of Disable Care Facility'.

Will there be big Council contribution required?

There is no contribution required for the existing building. However, once the traffic lights are installed to meet the demands of increasing traffic on North Rocks Rd and Loyalty Rd we would be required to make Council contribution.

