

Goodman’s long-term investment in its facilities means we are committed to providing superior building designs with durable materials to ensure all round sustainability.

ITEM	BASE INDUSTRIAL DESIGN	GOODMAN DESIGN – PORT INDUSTRY PARK
Warehouse floor	5 tonne point load – 25 kPa UDL	6 tonne rack leg load and 35 kPa UDL
Warehouse construction joints	Exposed concrete edges at construction joints	Steel armoured construction joints
Warehouse height (maximum)	12.2 metres	13.7 metres
Warehouse fire sprinkler	K14	ESFR K22 allowing higher racked storage
Warehouse services (lighting and fire services)	To suit open warehouse	To suit generic layout of single selective racking
Warehouse internal column spacing	Various	11.3 metres spacing suits both single selective and double deep rack configurations
Forklift charging points	Excluded	Five (5) forklift charging points included for each tenancy
Dock office with amenities	Excluded	Included
Hardstand	Minimum requirements for heavy vehicle access	Upgraded to allow shipping containers
Structural steel	To minimum Australian standards requirements	Upgraded beyond Australian standards to cater for additional loads
Warehouse and office roof	Standard trimdeck or similar screw fixed metal sheeting	Kliplok metal sheeting clip fixed from underneath rather than screwed from above to minimise potential roof leaks
Warehouse roof ventilation	Roof ridge vents. Water can bounce or be blown into the vents during heavy downpours or in windy conditions	Mechanical exhaust fans to purge air from warehouse turned on when required by occupants so are controllable
Warehouse roof skylights	Translucent sheets are generally minimum grade 2400gsm	Ampelite fire retardant 3050gsm premium Wonderglas GC (stronger than standard)
Dock levellers	10 foot deck	14 foot deck Arbon HL 714 Rite Hite 14 foot dock leveller (equal to Tieman/Safetech 714H)
Truck lock provisions	Nil	Conduits installed in slab for future installation of pit bull or similar trailer restraint if required
Solar power provisions	Nil	Roof structure partially upgraded and space provided in MSB for future installation of Solar PV generation system
Warehouse and office lighting	Fluorescent	LED to all areas
Rainwater collection and re-use	Nil	Rainwater tank with pump and filtration system to supply water for toilet flushing and garden irrigation

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Perimeter fencing and gates	Chainwire barbed wire	Spear top security fence and motorised gates to street frontages. Chainwire topped with barbed wire to other boundaries
Offices	Standard industrial grade finishes	Corporate / commercial grade finishes
Amenities	Tiled skirtings and splashbacks to walls	Full height tiled from floor to ceiling
Kitchenettes	Laminate benchtops with above bench boiling water units	Corian benchtop with ZIP under bench boiling and chilled water unit
Quality assurance – peer reviews	Not standard	Standard – all design documents are peer reviewed by independent engineers
Hardstand (depth from building to kerb)	33 metres to 35 metres	42 metre hardstand depth

