



Level 5,  
131 Macquarie Street  
Sydney NSW 2000  
Australia

T +61 2 8278 9500  
[www.linesight.com](http://www.linesight.com)

7 November 2020

**For the attention of:** Lucy Guerin

Arup  
Associate Project Manager  
Barrack Place,  
151 Clarence Street,  
Sydney NSW 2000

Dear Lucy

**713666 – Confidential Client – SYD04 (Lane Cove North)**

**DEVELOPMENT APPLICATION CAPITAL INVESTMENT VALUE (CIV) ESTIMATE**

Linesight has been requested by our Confidential Client to prepare a Development Application Capital Investment Value (CIV) estimate for their new development at 706 Mowbray Road, Lane Cove North, NSW 2066, Australia.

Our estimate is based on the following Development Application documents:

		<b>Issue</b>	<b>Rev Date</b>
A111	GENERAL ARRANGEMENT – LEVEL 01 FLOOR PLAN	12	04.08.20
A112	GENERAL ARRANGEMENT – LEVEL 02 FLOOR PLAN	12	04.08.20
A113	GENERAL ARRANGEMENT – LEVEL 03 FLOOR PLAN	12	04.08.20
A114	GENERAL ARRANGEMENT - LEVEL 04 FLOOR PLAN & TYPICAL UPPER LEVELS	12	04.08.20
A115	GENERAL ARRANGEMENT – ROOF LEVEL PLAN	6	04.08.20
A150	GENERAL ARRANGEMENT ELEVATIONS	2	04.08.20
A210	GENERAL ARRANGEMENT SECTIONS	12	04.08.20
ASK003	AERIAL PLAN DIAGRAM	2	04.08.20

Based on the above documentation Linesight's estimate for the CIV (Excl. Land Cost & GST) is as follows:

- Confidential Client – SYD04 Development Application = **\$128,750,921 (Excl. GST)** or **\$141,626,013 (Incl. GST)**

Please see overleaf breakdown to the above costs in line with Table 1 in Appendix A of the Department of Planning & Infrastructure – Planning Circular PS 13-002.

**Table 1: ESTIMATED COST OF WORKS - BASED ON WORKS COMPONENTS**

Cost (applicant's genuine estimate)	
Demolition works (including cost of removal from site and disposal)	\$2,152,885
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$6,219,445
Excavation or dredging including shoring, tanking, filling and waterproofing	\$5,501,816
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$16,147,691
Building construction and engineering costs <ul style="list-style-type: none"> <li>• concrete, brickwork, plastering</li> <li>• steelwork/metal works</li> <li>• carpentry/joinery</li> <li>• windows and doors</li> </ul>	\$69,287,055
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$11,166,519
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$7,348,090
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	Incl
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$2,870,513
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$4,951,959
Other (substation)	\$3,105,000
Parking / garaging area	\$0.00
<b>TOTAL (Excl. GST)</b>	<b>\$128,750,921</b>
GST	\$12,875,092
<b>TOTAL (Incl. GST)</b>	<b>\$141,626,013</b>

Please see below list of inclusions and exclusion for the above CIV estimate:

Inclusions

- Site Preparation Costs
- Shell and Core Costs for Data Halls and Office
- Cold Shell Fit-out for Data Halls
- Warm Shell Fit-out for Offices
- External Works including site services
- Substation
- Preliminaries and Margin for Main Contractor
- Professional / Design Fees
- Goods and Services

- This cost plan assumes average 4.5m deep bulk earthwork to building footprint to achieve designed building level
- Report assumes all bulk earthwork per to be disposed off-site as General Solid Waste (GSW)

Exclusions:

- Cost of Land
- Data Hall Fit outs
- Loose furniture, fitments and equipment
- Land, Legal, Finance and Holding costs
- Infrastructure and Headworks costs outside site boundary
- Planning Fees and Contributions

**CERTIFICATION OF THE ESTIMATED COST OF WORKS**

I certify that:

I have provided the estimated costs of the proposed development and that those costs are based on industry recognised prices; and the estimated costs have been prepared having regard to the matters set out in clause 255 of the Environmental Planning and Assessment Regulation 2000.

**Signed:**

**Name:** Brian Coyle

**Contract Number:** 0400 393 2780

**Position:** Associate Director

**Contract Address:** L5, 131 Macquarie Street, Sydney, 2000

**Date:** 7 November 2020

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

Your sincerely,

Brian Coyle

MRICS

**Associate Director**

**Linesight**