



8 July 2021

**For the attention of:-**

Department of Planning Industry and Environment

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To whom it may concern,

### **IC3 WEST DATA CENTRE, 17-23 TALAVERA RD, MACQUARIE PARK**

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

Linesight has been requested by Macquarie Data Centres to prepare a Development Application Capital Investment Value (CIV) estimate for their new Development at 17-23 Talavera RD, Macquarie Park.

Our estimate is based on the following Development Application documents:

		<b>Rev</b>	<b>Rev Date</b>
HDR-AR-1301	Site Plan	A	25.06.21
HDR-AR-1302	Location Plan	A	25.06.21
HDR-AR-2001	GFA Plans Sheet 1	A	25.06.21
HDR-AR-2002	GFA Plans Sheet 2	A	25.06.21
HDR-AR-2101	General Arrangement Ground Floor	A	25.06.21
HDR-AR-2102	General Arrangement Level 1	A	25.06.21
HDR-AR-2103	General Arrangement Level 2	A	25.06.21
HDR-AR-2104	General Arrangement Level 3	A	25.06.21
HDR-AR-2105	General Arrangement Level 4	A	25.06.21
HDR-AR-2106	General Arrangement Level 5	A	25.06.21
HDR-AR-2107	General Arrangement Roof	A	25.06.21
HDR-AR-3001	North Elevation	A	25.06.21
HDR-AR-3002	West Elevation	A	25.06.21
HDR-AR-3003	South Elevation	A	25.06.21
HDR-AR-3101	Section – 1	A	25.06.21
HDR-AR-3102	Section – 2	A	25.06.21
HDR-AR-8001	3D Perspective -1	A	25.06.21

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

- IC3W Development Application = **\$77,909,482 (Excl. GST)**

Please see below 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)	\$273,000
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$208,000
Excavation or dredging including shoring, tanking, filling and waterproofing	\$490,776
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$9,586,893
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>	\$40,815,645
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$12,863,848
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$5,952,114
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	\$936,544
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$1,585,584
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$5,197,079
Other (specify)	
Parking / garaging area	
<b>TOTAL (Excl. GST)</b>	<b>\$77,909,482</b>

Please see overleaf 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
- Cold Shell Fit-out for Offices
- External Works including site services
- Preliminaries and Margin for Main Contractor
- Professional / Design Fees
- Long Service Levy (LSL)

**Exclusions:**

- Goods and Services Tax (GST)
- Cost of Land
- Warm Shell Fit-out for Offices
- Warm Shell 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:** Diarmaid Connolly

**Position:** Associate Director

**Date:** 8 July 2021

**Contract Number:** 0468 682 536

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

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

Your sincerely,



Diarmaid Connolly

MRICS, MAIQS

**Associate Director**

**Linesight**