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3 November 2021

For the attention of:-

Department of Planning Industry and Environment

12 Darcy Street,
Parramatta
NSW 2150

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, NSW 2113, Australia.

Our estimate is based on the design document as included with the Development Application documents, a summary of the documents used can be found within Appendix A.

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

- IC3W Development Application = **\$289,731,682.00 (Excl. GST) or \$318,704,850.20 (incl GST)**

Please see overleaf breakdown to the above costs in line with the Department of Planning & Infrastructure requirements.

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

Code	Description	Sub-Total
1	CSA TRADES	
1.01	Site Construction / Earthworks / Utilities	\$ 4,115,675
1.02	Concrete (inc form, reo, pour)	\$ 30,312,954
1.03	Structural Steel & Metalwork	\$ 4,683,716
1.04	Cladding, Walls, Doors & Windows	\$ 12,159,408
1.05	Finishes	\$ 8,666,564
	Sub-Total (CSA Trades)	\$ 59,938,317
2	SERVICES	
2.01	Hydraulics Installation	\$ 4,527,337
2.02	Mechanical Installation	\$ 21,760,661
2.03	Electrical Installation	\$ 62,175,990
2.04	Security Installation	\$ 3,060,415
2.05	Fire Installation	\$ 5,164,975
2.06	Lift Installation	\$ 357,000
2.07	BWIC	\$ 1,516,701
2.08	Data Center Equipment (Supply and Delivery of the following)	\$ 90,976,000
	- 33kV/11kV Transformers	
	- 33kV Switchrooms (each containing 1 x 33kV Switchboard & 1 x 110VDC system)	
	- Water Tanks, Fuel Tanks and Water Pumps	
	- Water Cooled Chillers	
	- Heat Exchangers	
	- Air Handling Units + Mechanical Plant Room	
	- Containerised Electrical Switchrooms	
	- Misting Tank and Pumps	
	- Cooling Towers	
	- Generator Sets	
	- Static UPS	
	- Fan wall and CRAC units	
	Sub-Total (Services Works)	\$ 189,539,079
3	OTHER ITEMS	
3.01	GC Preliminaries (Incl Cranage and Scaffolding)	\$ 23,506,633
3.02	GC Margin	\$ 8,853,466
3.03	Design and CA Fees	\$ 7,894,187
	Sub-Total (Other Items)	\$ 40,254,286
4	TOTAL (Excl. GST)	\$ 289,731,682.00
5	GST - 10%	\$ 28,973,168.20
6	TOTAL (Incl. GST)	\$ 318,704,850.20

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
- External Works including site services
- Warm Shell Fit-out for Data Halls and Offices
- Supply and Delivery of the following Data Center Equipment
 - 33kV/11kV Transformers
 - 33kV Switchrooms (each containing 1 x 33kV Switchboard & 1 x 110VDC system)
 - Water Tanks, Fuel Tanks and Water Pumps
 - Water Cooled Chillers
 - Air Handling Units + Mechanical Plant Room
 - Containerised Electrical Switchrooms
 - Misting Tank and Pumps
 - Cooling Towers
 - Generator Sets
 - Static UPS
 - CRAC Units
- Preliminaries and Margin for Main Contractor incl Long Service Levy (LSL)
- Professional / Design Fees
- Goods and Services Tax (GST)

Exclusions:

- Cost of Land
- 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: *Declan Morley*

Name: Declan Morley

Position: Associate

Date: 3 November 2021

Contract Number: 0408 502 875

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

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

Your sincerely,

Declan Morley

Declan Morley

MRICS

Associate

Linesight

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Appendix A - Estimate Design Basis (Development Application Documents)

		Rev	Rev Date
HDR-AR-1301	Site Plan	A	14.10.21
HDR-AR-1302	Location Plan	A	14.10.21
HDR-AR-2001	GFA Plans Sheet 1	A	14.10.21
HDR-AR-2002	GFA Plans Sheet 2	A	14.10.21
HDR-AR-2101	General Arrangement Ground Floor	A	14.10.21
HDR-AR-2102	General Arrangement Level 1	A	14.10.21
HDR-AR-2103	General Arrangement Level 2	A	14.10.21
HDR-AR-2104	General Arrangement Level 3	A	14.10.21
HDR-AR-2105	General Arrangement Level 4	A	14.10.21
HDR-AR-2106	General Arrangement Level 5	A	14.10.21
HDR-AR-2107	General Arrangement Roof Level	A	14.10.21
HDR-AR-3001	Overall Site Elevations	A	14.10.21
HDR-AR-3011	North Elevation	A	14.10.21
HDR-AR-3012	West Elevation	A	14.10.21
HDR-AR-3013	South Elevation	A	14.10.21
HDR-AR-3014	East Elevation	A	14.10.21
HDR-AR-3101	Section – 1	A	14.10.21
HDR-AR-3102	Section – 2	A	14.10.21
HDR-AR-3103	Section – 3	A	14.10.21
HDR-AR-3104	Section – 4	A	14.10.21
HDR-AR-3105	Section – 5	A	14.10.21
HDR-AR-8001	3D Perspective -1	A	14.10.21
HDR-AR-8010	Indicative View of Entry	A	14.10.21
HDR-AR-8011	Indicative Views From Talavera Rd	A	14.10.21
HDR-AR-8051	Shadow Diagram - Spring-Summer	A	14.10.21
HDR-AR-8052	Shadow Diagram - Autumn-Winter	A	14.10.21