



Level 1,
8 Spring Street
Sydney NSW 2000
Australia

T +61 2 8278 9500
www.linesight.com

25 October 2022

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 = **\$332,032,973 (Excl. GST) or \$365,236,270 (incl GST)**

Please see overleaf breakdown to the above costs in line with the Department of Planning & Infrastructure requirements, with particular reference to Planning Circular (PS 21-020), issued 2nd December 2021.

Please see below breakdown to the above costs in line with previous CIV Estimates.

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

Code	Description	Sub-Total
1	CSA TRADES	
1.01	Site Construction / Earthworks / Utilities	\$ 7,817,211
1.02	Concrete (inc form, reo, pour)	\$ 32,673,000
1.03	Structural Steel & Metalwork	\$ 5,550,503
1.04	Cladding, Walls, Doors & Windows	\$ 14,409,678
1.05	Finishes	\$ 10,270,434
	Sub-Total (CSA Trades)	\$ 70,720,827
2	SERVICES	
2.01	Hydraulics Installation	\$ 5,213,297
2.02	Mechanical Installation	\$ 25,057,731
2.03	Electrical Installation	\$ 71,596,595
2.04	Security Installation	\$ 3,524,114
2.05	Fire Installation	\$ 5,947,547
2.06	Lift Installation	\$ 357,000
2.07	BWIC	\$ 1,746,504
2.08	Data Centre Equipment (Supply and Delivery of the following)	\$ 102,600,000
	- In Room Diesel Generator (3MW)	
	- Generator Controls & SCADA	
	- UPS 3MW, 2MW & 1.8MW	
	- HV Switchboards 33kV & 11kV	
	- RMU's ATS Type	
	- RMU's Genset Type	
	- 33/11kV Oil Filled (24/30MVA) + OLTC	
	- 11kV/415V Transformers 3/4MVA & 1.8/2.4MVA	
	- Water Cooled Chillers	
	- CMS	
	- Cooling Towers	
	- Buffer Tanks	
	- Dual Coil Fan Walls & Fan Walls	
	- CRACs	
	Sub-Total (Services Works)	\$ 216,042,787
3	OTHER ITEMS	
3.01	GC Preliminaries (Incl Cranage and Scaffolding)	\$ 27,102,107
3.02	GC Margin	\$ 9,879,889
3.03	Design and CA Fees	\$ 8,287,363
	Sub-Total (Other Items)	\$ 45,269,358
4	TOTAL (Excl. GST)	\$ 332,032,973
5	GST - 10%	\$ 33,203,297
6	TOTAL (Incl. GST)	\$ 365,236,270

Please see below the 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 (including Stormwater relocation project)
- Warm Shell Fit-out for Data Halls and Offices
- Supply and Delivery of the following Data Center Equipment
 - In Room Diesel Generator (3MW)
 - Generator Controls & SCADA
 - UPS 3MW, 2MW & 1.8MW
 - HV Switchboards 33kV & 11kV
 - RMU's ATS Type
 - RMU's Genset Type
 - 33/11kV Oil Filled (24/30MVA) + OLTC
 - 11kV/415V Transformers 3/4MVA & 1.8/2.4MVA
 - Water Cooled Chillers
 - CMS
 - Cooling Towers
 - Buffer Tanks
 - Dual Coil Fan Walls & Fan Walls
 - CRACs
- 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 WORKSI 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

Contract Number: 0408 502 875

Position: Associate Director

Contract Address: L1, 8 Spring Street, Sydney, 2000

Date: 25 October 2022

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

Your sincerely,

Declan Morley

Declan Morley

MRICS

Associate Director

Linesight

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Appendix A - Estimate Design Basis (Development Application Documents)

Drawing Ref	Drawing Description	Rev	Rev Date
IC3W-EW-CIV-C204.01	Siteworks and Stormwater Management Plan	A	25.05.22
HDR-AR-1302	Location Plan	A	14.10.21
IC3W-AR-2101	General Arrangement – Ground Level Plan	C	27.09.22
IC3W-AR-2102.1	General Arrangement – Level 01B	A	27.09.22
IC3W-AR-2102	General Arrangement – Level 01	C	27.09.22
IC3W-AR-2103	General Arrangement – Level 02	C	27.09.22
IC3W-AR-2104	General Arrangement – Level 03	C	27.09.22
IC3W-AR-2105	General Arrangement – Level 04	C	27.09.22
IC3W-AR-2106	General Arrangement – Level 05	C	27.09.22
IC3W-AR-2107	General Arrangement – Level 06 Roof Level	C	27.09.22
IC3W-AR-2108	General Arrangement – Roof Plan	B	27.09.22
IC3W-AR-DA-3011	North Elevation	D	28.09.22
IC3W-AR-DA-3012	West Elevation	D	28.09.22
IC3W-AR-DA-3013	South Elevation	D	28.09.22
IC3W-AR-DA-3014	East Elevation	C	28.09.22
IC3W-AR-DA-3101	Section 1	C	28.09.22
IC3W-AR-DA-3102	Section 2	C	28.09.22
IC3W-AR-DA-3103	Section 3	C	28.09.22
IC3W-AR-DA-3104	Section 4	C	28.09.22
IC3W-AR-DA-3105	Section 5	C	28.09.22
IC3W-AR-2001	GFA Sheet 1	E	27.09.22
IC3W-AR-2002	GFA Sheet 2	E	27.09.22
IC3W-AR-2003	GFA Sheet 3	E	27.09.22