



Level 1,  
8 Spring Street  
Sydney NSW 2000  
Australia

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

17 June 2024

**For the attention of:**

Department of Planning, Housing and Infrastructure  
12 Darcy Street,  
Parramatta  
NSW 2150

To whom it may concern,

**PROJECT EOS, LANCELEY PLACE, ARTARMON**

**ESTIMATED DEVELOPMENT COST (EDC)**

Linesight has been requested by Goodman to prepare an Estimated Development Cost (EDC) to form part of their application for a new Development at Lanceley Place, Artarmon, NSW 2064, 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 Estimated Development Cost (Excl. Land Cost & GST) is as follows:

- Project EOS Development Application = **\$845,852,021.24 (Excl. GST) or \$930,437,223.37 (incl GST)**

Please see overleaf breakdown to the above costs in line with the Department of Planning & Infrastructure requirements, with reference to Planning Circular (PS 24-002), issued 27<sup>th</sup> February 2024.

*Table 1: Summary of Estimated Development Cost (EDC)*

Project Description	Data Center Facility
Project Location	Lanceley Place, Artarmon NSW 2064
Project Stage	Design
Date of Assessment	2/6/2024

  

DESCRIPTION	COST (EXCL. GST)	METHODOLOGY - PRACTICE NOTE
Demolition and Remediation	\$ 675,934.25	
Construction	\$ 528,294,579.20	Current market rates for labour, materials, and services, as obtained from reliable databases, publications, benchmarked projects, and quotations.
Mitigation of Impact Items	Included	
Consultant Fees	\$ 13,620,639.65	2.5% of trade works in line with benchmarked projects.
Authorities Fees (LSL)	\$ 1,320,736.45	0.25% of construction only
Plant & Equipment (item B)	\$ 250,900,000.00	Current market rates for labour, materials, and services, as obtained from reliable databases, publications, benchmarked projects, and quotations.
Furniture, Fittings & Equipment	Included	Base level FF&E included.
Contingency	\$ 24,081,644.81	Contingency included based on benchmark against projects of a similar risk profile
Escalation	\$ 26,958,486.88	Escalation included on construction and plant @ 3 to 5%.
<b>TOTAL EDC (EXCL. GST) for SSD/SSI</b>	<b>\$ 845,852,021.24</b>	
GST	\$ 84,585,202.12	
<b>TOTAL EDC (INCL. GST) for NON-SSD/SSI</b>	<b>\$ 930,437,223.37</b>	

  

GROSS BUILDING AREA	ITEM	METHODOLOGY – PRACTICE NOTE
GBA m2	54000 m2	
Construction Cost Only \$/m2 GBA	\$9783 m2	

## Inclusions

The proposal will include:

- Site preparation works including demolition, bulk excavation, and removal of existing structures on the site, tree and vegetation clearing, and bulk earthworks;
- Construction, fit out and operation of a ten-storey, 80MVA data centre with a maximum building height of 51.479m (RL 124.5) ridge height (street wall height of 50m) and total gross floor area of 26,769m<sup>2</sup> comprising:
  - At-grade parking for 39 car parking spaces and 2 accessible car parking spaces
  - Two (2) 12.5m long vehicle loading dock spaces
  - Five (5) levels of technical data hall floor space with four (4) data halls per floor
  - Ancillary office space
  - A lobby, offices and amenities located on the ground floor
- Provision of required utilities, including:
- Eight (8) 95,000L above-ground diesel storage tanks
- Four (4) 1,100kL above-ground water tanks
- Three (3) 33kV switch-rooms on site.
- Vehicle access provided via Campbell Street and Lanceley Place
- Pedestrian access provided via Campbell Street and Lanceley Place
- Associated landscaping and site servicing
- Installation of services and drainage infrastructure
- Associated infrastructure within the site boundaries is included
- A floor space ratio of approximately of 1.91:1. Given this exceeds the Willoughby Local Environmental Plan 2012 (WLEP) control, a request to vary the control for the development under Clause 4.6 of the WLEP will be included with the SSDA.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the Lanceley Place Data Centre project (SSD-66777221) dated 23 January 2024.

## Exclusions

Exclusions within this report are limited only to those that are necessary and allowable by the planning circulars and best practice guidance that this report is based upon:

- Amounts payable on the cost of land including Development Contributions – *as per section 6 of the EP&A Regulation*
- Planning Fees and Contributions – *such fees will be calculated based on this estimate*
- Costs related to any part of the development subject to a separate development consent or approval – such as the Substation works. *As per AIQS best practice guidance*
- Ongoing maintenance or use of the development - *as per AIQS best practice guidance*
- GST – *as per AIQS best practice guidance*
- Finance Costs - *as per AIQS best practice guidance*

**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

**Contact Number:** 0408 502 875

**Position:** Director – Cost Management

**Contact Address:** L1, 8 Spring Street, Sydney, 2000

**Date:** 17 June 2024

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

Yours sincerely,

*Declan Morley*

Declan Morley

MRICS

**Director - Cost Management**

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## Appendix A - Estimate Design Basis (Development Application Documents)

Drawing Ref	Drawing Description	Rev	Rev Date
EOS-AR-00000	Cover Sheet	A	31.05.24
EOS-AR-11000	Site Location	A	31.05.24
EOS-AR-11001	Site Surveys	A	31.05.24
EOS-AR-11002	Site Plan	A	31.05.24
EOS-AR-11003	Site Plan – External Architectural Works	A	31.05.24
EOS-AR-11004	AXO Views	A	31.05.24
EOS-AR-12001	Demolition Drawings	A	31.05.24
EOS-AR-17000	Shadow Diagram Sheet 1 of 2	A	31.05.24
EOS-AR-17001	Shadow Diagram Sheet 2 of 2	A	31.05.24
EOS-AR-20000	GFA Plans Calculations	A	31.05.24
EOS-AR-20001	GFA Sheet 1 of 3	A	31.05.24
EOS-AR-20002	GFA Sheet 2 of 3	A	31.05.24
EOS-AR-20003	GFA Sheet 3 of 3	A	31.05.24
EOS-AR-21001	GA Plans Ground Level	A	31.05.24
EOS-AR-21002	GA Plans Level 1	A	31.05.24
EOS-AR-21003	GA Plans Level 2	A	31.05.24
EOS-AR-21004	GA Plans Level 3	A	31.05.24
EOS-AR-21005	GA Plans Level 4	A	31.05.24
EOS-AR-21006	GA Plans Level 5	A	31.05.24
EOS-AR-21007	GA Plans Level 6	A	31.05.24
EOS-AR-21008	GA Plans Level 7	A	31.05.24
EOS-AR-21009	GA Plans Level 8	A	31.05.24
EOS-AR-21010	GA Plans Level 9	A	31.05.24
EOS-AR-21011	GA Plans Roof Level	A	31.05.24
EOS-AR-21012	GA Plans Top of Screen Level	A	31.05.24
EOS-AR-30000	Elevations Sheet 1 of 4	A	31.05.24
EOS-AR-30001	Elevations Sheet 2 of 4	A	31.05.24
EOS-AR-30002	Elevations Sheet 3 of 4	A	31.05.24
EOS-AR-30003	Elevations Sheet 4 of 4	A	31.05.24
EOS-AR-31000	Sections 1	A	31.05.24
EOS-AR-31001	Sections 2	A	31.05.24
EOS-AR-31002	Sections 3	A	31.05.24
EOS-AR-31003	Sections 4	A	31.05.24
EOS-AR-31004	Sections 5	A	31.05.24
EOS-AR-31005	Sections 6	A	31.05.24
EOS-AR-31006	Sections 7	A	31.05.24

