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6 November 2024

For the attention of:

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

To whom it may concern,

PROJECT DUKE, KENT ROAD, MASCOT

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 2 & 10-22 Kent Road, Mascot, 2020, NSW.

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 Duke Development Application = **\$913,345,196.44 (Excl. GST) or \$1,004,679,716.08 (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 27th February 2024.

Table 1: Summary of Estimated Development Cost (EDC)

Project Description	Data Center Facility
Project Location	2 & 10-22 Kent Road, Mascot, 2020
Project Stage	Design
Date of Assessment	6/11/2024

DESCRIPTION	COST (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition and Remediation	\$3,134,300.00	Demolition and site preparation incl. contamination allowance (\$2M).
Construction	\$537,602,685.40	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	\$12,966,269.75	2.5% of trade works in line with benchmarked projects.
Authorities Fees (LSL)	\$1,344,006.74	0.25% of construction only.
Plant & Equipment (item B)	\$299,263,100.00	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	\$26,340,581.41	Contingency included based on benchmark against projects of a similar risk profile.
Escalation	\$32,694,253.14	Escalation included on construction and plant @3.9%.
TOTAL EDC (EXCL. GST) for SSD/SSI	\$913,345,196.44	
GST	\$91,334,519.64	
TOTAL EDC (INCL. GST) for NON-SSD/SSI	\$1,004,679,716.08	

GROSS BUILDING AREA	ITEM	METHODOLOGY – PRACTICE NOTE
GBA m2	53,693 m2	Excl. roof area.
Construction Cost Only \$/m2 GBA	\$9,983 /m2	

Inclusions

The works subject to SSD-71368959 include the following:

- 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 24/7 operation of a 90 MVA data centre with a maximum building height of 40m (from natural ground level) and total gross floor area of 23,011m² comprising:
 - At-grade parking for thirty-four (34) car parking spaces and one (1) accessible car parking spaces,
 - Two (2) 12.5m loading dock spaces,
 - Four (4) levels of technical data hall floor space with one data hall on ground level and three (3) data halls on every other level,
 - Secure entrance lobby on ground level and ancillary office space on each level and mezzanine level,
- Provision of required plant and utilities, including:
 - Four (4) 33kV switch rooms on ground level
 - 783,000L above ground diesel storage tanks,
 - 4096L above ground water storage tanks,
 - 63 diesel generators
- Acoustic screen parapet,
- Vehicle access provided via Gardeners Road and Ricketty Street,
- Pedestrian access provided via Ricketty Street,
- Associated landscaping and site servicing,
- Installation of services and drainage infrastructure.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) and accompanying cover letter issued for the Project Duke Data Centre project (SSD-71368959).

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:

Name: Brian Coyle

Contact Number: 0400 798 485

Position: Director

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

Date: 6 November 2024

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

Yours sincerely,



Brian Coyle

MRICS

Director

Linesight

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Appendix - Estimate Design Basis (Development Application Documents)

Drawing Ref	Drawing Description	Rev	Rev Date
N/A	Architectural Report Issued for SSDA Submission	4	11.06.2024
SSDA-A01-01-01 to SSDA-A90-99-08	Architectural Drawing Issued for SSDA Submission	5	23.09.2024
241336-TTW-00-DR-CI-00001 to 241336-TTW-00-DR-CI-09212	SSDA Civil Engineering Drawing	D	26.09.2024
N/A	Flood Impact and Risk Assessment	C	25.09.2024
N/A	Services Infrastructure Report Issued for SSDA	E	24.09.2024
SSD000 to SSD109	SSDA Landscape drawing	1	26.09.2024
ARP-DUKE-ARU-DRW-CS-01	Combined Services Legend	P1	12.07.2024
ARP-DUKE-ARU-DRW-EL-02	Electrical Services Overall Schematic	P1	12.07.2024
ARP-DUKE-ARU-DRW-EL-03	Electrical Services Typical Line-up Schematic	P1	12.07.2024
ARP-DUKE-ARU-DRW-EL-04	Electrical Services House Line-up Schematic	P1	12.07.2024
ARP-DUKE-ARU-DRW-FI-01	Fire Services Sprinkler System Schematic	P1	12.07.2024
ARP-DUKE-ARU-DRW-FI-02	Fire Services Hydrant System Schematic	P1	12.07.2024
ARP-DUKE-ARU-DRW-FI-03	Fire Services Fire Detection and Alarm System Schematic	P1	12.07.2024
ARP-DUKE-ARU-DRW-ME-01	Mechanical Services Air Schematic	P1	12.07.2024
ARP-DUKE-ARU-DRW-ME-02	Mechanical Services Water Schematic - 7MW Data Hall	P1	12.07.2024
ARP-DUKE-ARU-DRW-ME-03	Mechanical Services Water Schematic - 7MW Data Hall	P1	12.07.2024