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16 May 2025

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 and 10-22 Kent Road, and 685 Gardeners 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 = **\$1,177,672,175.14 (Excl. GST) or \$1,295,439,392.65 (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 and 10-22 Kent Road, and 685 Gardeners Road, Mascot
Project Stage	Design
Date of Assessment	16/05/2025

DESCRIPTION	COST (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition and Remediation	\$ 3,646,500.00	Demolition and site preparation incl. contamination allowance (\$2M).
Construction	\$ 702,361,462.26	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	\$ 18,035,440.17	2.5% of trade works in line with benchmarked projects.
Authorities Fees (LSL)	\$ 1,755,903.66	0.25% of construction only
Plant & Equipment (item B)	\$ 384,750,000.00	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	\$ 29,073,967.88	Contingency included based on benchmark against projects of a similar risk profile
Escalation	\$ 38,048,901.18	Escalation included on construction and plant @3.5%
TOTAL EDC (EXCL. GST) for SSD/SSI	\$ 1,177,672,175.14	
GST	\$ 117,767,217.51	
TOTAL EDC (INCL. GST) for NON-SSD/SSI	\$ 1,295,439,392.65	

GROSS BUILDING AREA	ITEM	METHODOLOGY – PRACTICE NOTE
GBA m2	57,269 m2	Excl. roof area.
Construction Cost Only \$/m2 GBA	\$12,264 /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 120 MVA data centre with a maximum building height of 40m (from natural ground level) and total gross floor area of approximately 26,052m² 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, three (3) data halls on levels one and two (2) data halls on level three.
 - Secure entrance lobby on ground level and ancillary office space on each level and mezzanine level,
- Provision of required plant and utilities, including:
 - Six (6) 33kV switch rooms on ground level
 - 1,172,000L above ground diesel storage tanks,
 - 5,125kL above ground water storage tanks,
 - 72 diesel generators
- Acoustic screen parapet,
- Vehicle access provided via Gardeners Road and Ricketty Street.

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.

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

Yours sincerely,

A handwritten signature in black ink, appearing to read "Brian Coyle".

Signed:

Date: 16 May 2025

Name: Brian Coyle -MRICS

RICS Number: 6831552

Position: Regional Director

Contact Number: 02 8278 9500

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