



16 September 2020
For the attention of:- Lucy Guerin

Associate Project Manager
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Dear Lucy

713414 – Confidential Client – DC01, DC02, DC03

DEVELOPMENT APPLICATION CAPITAL INVESTMENT VALUE (CIV) ESTIMATE

Linesight has been requested by our Confidential Client to prepare a Development Application Capital Investment Value (CIV) estimate for their new Development at 757-769 Mambre Road, Kemps Creek, NSW 2178, Australia.

Our estimate is based on the following Development Application documents:

		Rev	Rev Date
A010	SITE PLAN	2	03.09.20
A100	GENERAL ARRANGEMENT - LEVEL 01 FLOOR PLAN	3	03.09.20
A101	GENERAL ARRANGEMENT DIAGRAMATIC PLANS (PHASES DC1, DC2, DC3)	2	03.09.20
A110	GENERAL ARRANGEMENT - LEVEL 02 FLOOR AND ROOF PLAN	3	03.09.20
A150	GENERAL ARRANGEMENT ELEVATIONS	1	03.09.20
A160	GENERAL ARRANGEMENT ELEVATION -TYPICAL FACADE TREATMENT	2	03.09.20
A200	GENERAL ARRANGEMENT SECTIONS	2	03.09.20

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

- Confidential Client – DC01, DC02, DC03 Development Application = **\$302,333,200 (Excl. GST)** or **\$332,566,520 (Incl. GST)**

Please see overleaf 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

Cost (applicant's genuine estimate)	
Demolition works (including cost of removal from site and disposal)	\$2,599,837
Site preparation (e.g. clearing vegetation, decontamination or remediation)	\$5,199,674
Excavation or dredging including shoring, tanking, filling and waterproofing	\$11,049,308
Preliminaries (e.g. scaffolding, hoarding, fencing, site sheds, delivery of materials, waste management)	\$40,097,241
Building construction and engineering costs <ul style="list-style-type: none"> • concrete, brickwork, plastering • steelwork/metal works • carpentry/joinery • windows and doors 	\$175,586,505
Internal services (e.g. plumbing, electrics, air conditioning, mechanical, fire protection, plant, lifts)	\$26,301,455
Internal fit out (e.g. flooring, wall finishing, fittings, fixtures, bathrooms, and equipment)	\$23,371,386
Other structures (e.g. landscaping, retaining walls, driveways, parking, boating facilities, loading area, pools)	Incl.
External services (e.g. gas, telecommunications, water, sewerage, drains, electricity to mains)	\$6,499,593
Professional fees (e.g. architects and consultant fees, excluding fees associated with non-construction components)	\$11,628,200
Other (specify)	\$0.00
Parking / garaging area	Incl.
TOTAL (Excl. GST)	\$302,333,200
GST	\$30,233,320
TOTAL (Incl. GST)	\$332,566,520

Please see below list of inclusions and exclusion for the above CIV estimate:

Inclusions

- Site Preparation Costs
- Shell and Core Costs for Data Halls and Office
- Cold Shell Fit-out for Data Halls
- Warm Shell Fit-out for Offices
- External Works including site services
- Preliminaries and Margin for Main Contractor
- Professional / Design Fees
- Goods and Services Tax (GST)

Exclusions:

- Cost of Land
- Data Hall Fit outs
- Loose furniture, fitments and equipment
- Land, Legal, Finance and Holding costs
- Infrastructure and Headworks costs outside site boundary
- Substation
- 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: *Diarmaid Connolly*

Name: Diarmaid Connolly

Position: Associate Director

Date: 16 September 2020

Contract Number: 0468 682 536

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

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

Your sincerely,

Diarmaid Connolly

Diarmaid Connolly

MRICS, MAIQS

Associate Director

Linesight