

South Morang Data Centres - SM2

Functional Area Estimate No. 2

12 JUNE 2026

This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

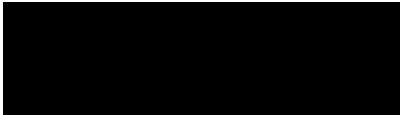
**ADVERTISED
PLAN**

Empowering
growth.



This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

12 June 2026



Hawthorn, VIC, 3122



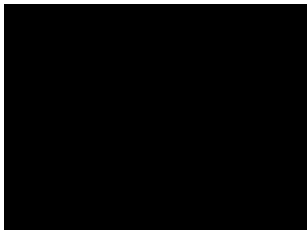
Dear Jack

**SOUTH MORANG DATA CENTRES - SM2
FUNCTIONAL AREA ESTIMATE NO. 2**

Please find attached our Functional Area Estimate Report No. 2 for the above project.

Should you have any queries regarding our report or require any further information, please do not hesitate to contact Jack Bainger or the undersigned.

Yours sincerely



WT

PR-022755-12 PVAC Data Centre South Morang SM2 FA Est.2

**ADVERTISED
PLAN**





Contents

1.	Estimate Summary	1
2.	Project Definition	1
3.	Schedule of Areas	4
4.	Documentation	5
5.	Key Risks	5
6.	Specific Inclusions	6
7.	Specific Exclusions	7
8.	Estimates Provided By Others	8
9.	Estimate Reconciliation	8
10.	Conclusion / Disclaimer	8

Appendices

Appendix A Functional Area Estimate No. 2

**ADVERTISED
PLAN**

**This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright**

WT acknowledges the Traditional Custodians of Country throughout Australia and their continuing connection to land, sea and community. We pay our respects to them, their cultures and to their Elders, past and present.



Contact

Detail	Description
Name of Company/Trading Name	WTP Australia Pty Ltd
ABN	69 605 212 182
Name of Representative	
Position	National Director
Head Office Address	L21, 2 Southbank Boulevard, Southbank VIC 3006
Telephone	03 9867 3677
Mobile	
Email	

Document Status	Name	Date
Prepared By		10 June 2026
Reviewed By		12 June 2026
E-Signature Approved		12 June 2026

Revision No.	Revision Date	Draft/Final
0	12 June 2026	Final

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED
PLAN



1. Estimate Summary

We estimate the cost of construction in the amount of \$2,678,433,000 (Excl GST) at current day rates.

The Estimate No. 2 is summarised as follows:

	MW	(\$/MW)	\$ (EXCL GST)
Base Build and Fit Out	192	3,413,135	655,322,000
Data Halls (Services)			2,005,211,000
External Works and Services			17,900,000
Preliminaries and Margin			Incl.
Subtotal	192	13,950,172/MW	2,678,433,000
Design & Construction Contingency			Incl.
Authority Fees			Excl.
Escalation			Excl.
TOTAL ESTIMATE (EXCL GST)	192 MW	13,950,172/MW	\$2,678,433,000

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

We highlight that this estimate could vary +/- 10% during Design Development.

Our estimate is based on rates current to tendering market dated June 2026 and take into consideration a construction duration of 24 months.

2. Project Definition

2.1 Scope of works

The project comprises the construction of a data centre at 165 Williamsons Road, South Morang with the following details:

- 1 Basement level with Storage
- Ground Floor with office areas and data halls
- Level 1-2 with data halls and services
- Data hall IT load of 192MW
- WT understands the full 192MW IT Capacity proposed development will be progressed under the one SSD Application.

ADVERTISED PLAN



- WT has used benchmarking information and data from recently returned tender information and historical pricing information to inform rates priced in this estimate.
- The costs presented in this report are inclusive of all enabling works, substructure, superstructure and the base build fit out 23 data halls as White Spaces to enable an assumed 192MW IT Capacity. These costs include office fit out works within the building.
- There has been no provision made to allow for a separate enabling or early works contract.
- No allowances have been included for below ground discoveries or the removal of below ground obstructions or structures.
- WT have allowed for a total of 23 Data Halls.
- This estimate has been prepared under the assumption the works will be procured through a design & build, single source negotiated tender with a preferred contractor arrangement. Allowances for design and premiums due to the single source nature of the arrangement have been incorporated into the costs.
- Please refer to the attached Estimate in Appendix A, for further information and the scope of works included. All costs are reported exclusive of Goods and Services Tax.

2.2 Key Assumptions

Structure

- WT structural works cost estimate assumes a concrete structure with suspended slabs and beams and concrete columns.
- Piling has been assumed for substructure foundations.
- The superstructure is consisting of PT slabs and band beams with concrete columns.
- Plant enclosure is consisting of structural steel columns and beams with a lightweight metal sheet roofing.
- The roof slabs are of similar construction to the on-floor slabs. Additional allowances are built into the rates for waterproofing, plinths, web forge platforms and soffit insulation.
- No requirement for underpinning works to adjacent properties or land banks

Site

- The site is currently clear of any buildings or structures and does not require detailed demolition works.
- No allowance has been made for any site preparation and excavation or removal and disposal of rocks from site. No Geotech Report has been provided to advise of the soil conditions on site.
- Road and infrastructure work to Council and VicRoads Road Reserve are excluded from this estimate as it is unclear if any works form part of this development.
- Site infrastructure and landscaping works to Council and VicRoads Road Reserve is excluded.

Facade

- WT have allowed for a façade profile with curtain wall, louvres, precast concrete walls, and perforated screens.
- WT have measured the priced the façade based on the Design Presentation Documentation and have made assumptions about the extent of each type of façade.
- WT have allowed for roof plant screens to roof top plant enclosure.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



Architectural Fit-Out:

- WT have allowed for warm-shell fitout to office spaces and included fixture and fittings.
- WT have made an allowance for loose furniture items and loose white goods.
- WT have allowed for a total of 4no. passenger lifts and 2no. of goods lifts.

Engineering Services

- 138 no. power and distribution strings inclusive of HV RMU, TX, static UPS 1.2MVA, generator 2.75MVA and LV switchboards.
- 46 no. cooling strings inclusive of 3,800kW cooling towers, plate heat exchangers, chilled water pumps, condensing water pumps and CRAC units.
- White space data hall fit out including spine busduct, general lighting, OAPs, gas suppression and MASD as well as the CSMS panels, sensors, and security services.
- Bulk fuel, industrial water, and fire water tanks are assumed to serve approximately 23 no. of Data Halls.

Free-Issue Equipment

- Based on the number of data halls designed, WT have included the following items as free-issue Electrical Equipment that will be supplied by the client to the Principal Contractor:

DESCRIPTION	QUANTITY	SPECIFICATION
LV IT Diesel Generator	138	400V 2.2MW/2.75MVA
Mechanical LV Diesel Generator	46	400V 2.2MW/2.75MVA
Static UPS w/ Lithium-Ion Batteries IT Load	270	400V 1.2MW/1.2MVA
Static UPS w/ Lithium-Ion Batteries - Mech Load	92	400V 250kW/250kVA
Pre Fab Distribution Transformer / RMU - Dry Type	184	22kV/415V 2.5MVA AN
22kV Switchboard	46	22kV 2500A / 25kA/3sec

- WT have included the following items as free-issue Mechanical Equipment that will be supplied by the client to the Principal Contractor based on the data halls designed:

DESCRIPTION	QUANTITY	SPECIFICATION
Water Cooled Chillers	92	3300kW
Fan Wall Units	598	495kW

External Works / Services

- External works included across the site including civil road works, internal pavements and paving in addition to soft landscaping.
- External services included across the site including electrical/communication conduits, pits, pipe reticulation (fire water, cold water, stormwater, sewer).



3. Schedule of Areas

The estimate is based on the following schedule of areas and functions.

The Gross Floor Area is made up as follows:

	m ²
Basement 1	18,098
Ground Floor	18,098
First Floor	18,098
Level 2	18,098
Level 3 Plant	16,382
TOTAL	88,774 m²

	Unit
Data Centre Capacity	192 MW
Data Halls	23 No.

3.1 Data Hall Area Analysis

Site Area 18,098m²

	m ²
FECA	16,101
UCA	0
TOTAL	16,101 m²

**ADVERTISED
PLAN**



Other Relevant Areas

	m ²
External Areas	22,326

WTP Australia Pty Ltd (WT) has calculated the Gross Floor Area (GFA) as defined by the Australian Institute of Quantity Surveyors (AIQS) Australian Cost Management Manual. This convention provides consistency of the measurement process and assists benchmarking of comparable projects.

WT's GFA differs from the Property Council of Australia's Gross Floor Area and the City of Melbourne Planning Scheme Amendment C262 Gross Floor Area definitions which are used for the calculation of the Site Plot Ratio. Such areas should be quantified separately as per the required authority's definitions where required.

Refer Appendix A for detailed schedule of areas.

4. Documentation

This Estimate Is Based on the Following Documentation:

- Architectural Drawings List as issued to WT by Legacy Project Management via email on the 22 May 2026.

5. Key Risks

WT has identified the following risks associated with the project at this stage of the preliminary design documentation:

- WT has based this indicative estimate on a preliminary package of drawings; design is yet to be developed. While a contingency allowance is included, we make no assurances to the appropriateness and recommend a risk assessment associated with this estimate is undertaken.
- Encountering rock and rock hardness during excavation, thus resulting in potential program delays and associated cost impacts.
- Incoming HV infrastructure availability.
- Undertaking any works within the existing Electricity Transmission Easement
- Authority works with upstream transmission augmentation
- Global economic volatility impacting equipment supply and install prices.
- Encountering water level table upon excavation of the basement.
- Inclement weather risk to the facility during construction.
- If an early works contract is proposed, the demarcation for an Early Works Contract and including scope of work for items such as tanks, fuel tanks and services may limit the tender competitiveness for the main contract works at a later stage.
- An early works contract that is in delay could lead to cost over runs for site running costs until signing of the main contract works.

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



- Unforeseen project delays which may result in the principal contractor being unable to receive Client free issue equipment within the allotted timeframe which may result in the need for storage warehousing for the equipment and associated costs.
- Seismic steel requirements to seismically brace equipment in data halls.
- Risks associated with the DA approval process, currently at this stage of the estimate we have based preliminaries on a percentage bases, delays with DA's / Stage DA's may have a significant impact on the preliminaries.

6. Specific Inclusions

The Estimate assumes competitive lump sum tender for the whole of the Works from suitably qualified contractors.

The Estimate is inclusive of the following scope items. Please review and confirm our understanding of the scope.

- 192MW Data Centre Fitout
- Fitout to Office
- On grade carparking
- Hybrid Hall Enabled, Direct to Chip & Fan Wall Cooling

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright



This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

7. Specific Exclusions

The estimate excludes the following:

- Piling including Pile Caps and Pile Design
- Retaining Walls
- Roof Plant Rooms including Structural framing
- Roof Platforms metal roofing
- Security turnstiles
- Earthworks including site preparation and excavation in excess of allowances noted
- Demolition of existing buildings or fencing
- Rock removal and excavation including disposal in excess of allowances noted
- Hazardous materials
- Underpinning of existing foundations
- Removal of trees and shrubs
- Works to existing power feeders of other utilities
- Solar Panels
- Future cost escalation in construction prices beyond June 2026
- Our estimate is based on rates current to tendering market dated June 2026 and take into consideration a construction duration of 24 months
- Archaeological Dig
- Contamination, removal of Hazardous Materials and Site Remediation unless specifically noted
- Abnormal and unforeseen ground conditions (e.g. Rock Excavation, Piling etc.)
- Cut and fill requirements to existing site – assume site is required to levels
- Water table issues
- Hydrostatic slab
- Works outside boundary
- ESD initiatives other than specifically noted in the Estimate
- Adjoining owner issues
- Artwork and sculptures
- Security barriers to entrance
- Site access restrictions
- Infrastructure Services other than identified in this Estimate
- Staging the works / work out of normal working hours
- Negotiated contracts / Construction Management
- Consultant Fees
- Authority fees, charges and headworks
- Client or Financier Contingency
- Delay and prolongation allowances
- Financing Costs

**ADVERTISED
PLAN**



- GST
- This cost estimate does not include any cost impacts arising from the current conflict and instability in the Middle East, including (but not limited to) delays to the manufacture, procurement or delivery of plant, equipment or materials, substitution costs, supply chain and logistics disruption, increased fuel costs, and impacts of government directions, sanctions, or trade restrictions.
- Financing Costs
- Land / Legal and Holding Costs
- Marketing / Leasing and Pre-Opening Expenses

8. Estimates Provided By Others

We highlight that we have not received any estimates from Third parties.

9. Estimate Reconciliation

The Estimate No. 3 compares with previous Estimate No.2 as follows:

	\$ Excl. GST
Functional Area Estimate No.1	2,581,420,000
Increase: Escalation	97,013,000
TOTAL	2,678,433,000

10. Conclusion / Disclaimer

We highlight that due to the preliminary nature of the documentation, our Estimate should be viewed as indicative and a preliminary opinion of the probable order of cost based on a concept without definition of design scope or quality.

Where WT has not been provided with sufficient information, we have made assumptions and allowances which will require detailed review once the design is developed.

Please review the detail of our Estimate, in particular the many assumptions as to scope, quality, performance and finishes of the current design intent to ensure it generally reflects your requirements.

The estimate has been prepared expressly for Legacy Project Management for the purpose of preparing a Budget or Feasibility and is not to be used for any other purpose or distributed to any third party.

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

Appendix A

Functional Area Estimate No. 2

This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

ESTIMATE SUMMARY

PR-022755 - PVAC Data Centre, South Morang
 PR-022755 - PVAC Data Centre, South Morang
 PVAC Data Centre SM2 - Functional R2 May 2026

ADVERTISED PLAN



Job No:
 Cost Base Date:
 GFA (m2): 0.00

Date Printed: 9/06/2026

Section		Unit	Quantity	Rate	Cost (\$)
<u>PROJECT DETAILS</u>					
<u>DAY FINAL</u>					
1	BUILDINGS	no	1		
2	LEVELS (TOTAL)	Lvls	5		
3	GFA	m2	88,774		
4	DATA CENTRE CAPACITY (MW IT)	MW	192		
5	DATA HALLS	no	23		
6	DATA HALL GFA	m2	16,101		
7	OFFICE GFA	m2	1,294		
<u>INDICATIVE PROJECT COST</u>		<u>UNIT</u>	<u>IT LOAD</u>	<u>\$/MW</u>	<u>TOTAL</u>
8	BUILDING A (BASE BUILD + FITOUT)	m2	88,774	7,000	655,322,000
9	DATA HALLS (FITOUT & SERVICES)	m2	16,101	125,000	2,005,211,000
10	EXTERNAL WORKS & SERVICES	m2	22,326	802	17,900,000
SUBTOTAL PROJECT COST		MW	192.0	13,950,172	2,678,433,000
<u>INDIRECT COSTS</u>					
11	SUBSTATION AUTHORITY WORKS	note			Excluded
12	OWNERS COMMISSIONING COSTS	note			Excluded
13	CLIENT CONTINGENCY	note			Excluded
14	AUTHORITY FEES	note			Excluded
15	CONSULTANT FEES	note			Excluded
16	AV/IT	note			Excluded
17	MARKETING AND LEGAL	note			Excluded
18	DEVELOPMENT COSTS	note			Excluded
19	CLIENT COSTS	note			Excluded
20	LAND ACQUISITION	note			Excluded
21	TEMPORARY POWER TO SITE	note			Excluded

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright.

ESTIMATE SUMMARY



PR-022755 - PVAC Data Centre, South Morang
PR-022755 - PVAC Data Centre, South Morang
PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
Cost Base Date:
GFA (m2): 0.00

Date Printed: 9/06/2026

	Section	Unit	Quantity	Rate	Cost (\$)
22	POWER AUTHORITY - EXISTING POWER LINES	note			Excluded
23	AUSNET FEES (as per AusNet Feasibility Studies Agreement dated 28 May 2025)	note			Excluded
	TOTAL PROJECT COST	MW	192.0	13,950,172	2,678,433,000
24	ESCALATION	note			Excluded
	TOTAL PROJECT COST	MW	192.0	13,950,172	2,678,433,000
<div><p>This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright</p></div> <div><p>ADVERTISED PLAN</p></div>					

ESTIMATE DETAIL



PR-022755 - PVAC Data Centre, South Morang
 PR-022755 - PVAC Data Centre, South Morang
 PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
 Cost Base Date:
 GFA (m2): 0.00

Date Printed: 9/06/2026

Item	Section	Unit	Qty	Rate	Cost \$
1 BUILDING A (BASE BUILD + FITOUT)					
SM2 PVAC DATA CENTRE SOUTH MORANG - CONCEPT DESIGN					
<u>DAY FINAL ESTIMATE - BUILDING</u>					
1.1	Facade Area	m2	14,868		
1.2	GBA	m2	88,774		
1.3	IT LOAD (MW)	MW	192		
1.4	DATA HALLS QTY	no	23		
1.5	DATA HALL GFA	m2	16,101		
<u>BASE BUILDING WORKS</u>					
1.6	SITE PREPARATION (INCLUDES DEMOLITION)	note			Refer to External Works
1.7	SITE REMEDIATION	note			Excluded
1.8	SUBSTRUCTURE	m2	18,098	1,751	31,688,297
1.9	SUPERSTRUCTURE	m2	54,294	2,415	131,144,859
1.10	ROOF	m2	16,382	3,191	52,272,167
1.11	EXTERNAL WALLS	m2	14,868	3,406	50,642,355
1.12	EXTERNAL DOORS	m2	88,774	55	4,885,930
1.13	INTERNAL DOORS	m2	88,774	124	11,019,331
1.14	INTERNAL WALLS	m2	88,774	834	74,007,465
1.15	FLOOR FINISHES	m2	88,774	348	30,909,371
1.16	CEILING FINISHES	m2	88,774	334	29,643,563
1.17	WALL FINISHES	m2	88,774	158	14,038,669

This copied document to be made available
 for the sole purpose of enabling
 its consideration and review as
 part of a planning process under the
 Planning and Environment Act 1987.
 The document must not be used for any
 purpose which may breach any
 copyright

**ADVERTISED
 PLAN**

ESTIMATE DETAIL



PR-022755 - PVAC Data Centre, South Morang
PR-022755 - PVAC Data Centre, South Morang
PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
Cost Base Date:
GFA (m2): 0.00

Date Printed: 9/06/2026

Item	Section	Unit	Qty	Rate	Cost \$
1	BUILDING A (BASE BUILD + FITOUT)				<i>(Continued)</i>
1.18	FITMENTS	m2	88,774	57	5,016,874
1.19	SPECIAL EQUIPMENT	m2	88,774	105	9,278,430
1.20	EXTERNAL WORKS / CIVIL / LANDSCAPING	note			Refer to External Works
1.21	SIGNAGE	no	4	607,903	2,431,610
1.22	VERTICAL TRANSPORTATION	no	6	383,333	2,300,000
	CONTRACTOR PRELIMINARIES AND MARGIN				
1.23	Contractor preliminaries	%	20	449,278,922	89,855,784
1.24	Contractor design fees	%	5	539,134,706	26,956,735
1.25	Contractor margin	%	5	566,091,441	28,304,572
1.26	Design Contingency	%	5	594,396,013	29,719,801
1.27	Contractor contingency	%	5	624,115,814	31,205,791
	<u>TOTAL PRINCIPAL CONTRACTOR WORKS</u>	m2	88,774	7,382	655,321,605
	SUBTOTAL PER ELEMENT				
1.28	Building Works	m2	88,624	0	N/A
1.29	Prelims	MW IT	192	0	N/A
1.30	Contingency	MW IT	192	0	N/A

655,322,000

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

ESTIMATE DETAIL



PR-022755 - PVAC Data Centre, South Morang
PR-022755 - PVAC Data Centre, South Morang
PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
Cost Base Date:
GFA (m2): 0.00

Date Printed: 9/06/2026

Item	Section	Unit	Qty	Rate	Cost \$
2 DATA HALLS (FITOUT & SERVICES)					
SM2 PVAC DATA CENTRE SOUTH MORANG - CONCEPT DESIGN					
<u>DAY FINAL ESTIMATE - BUILDING</u>					
2.1	Facade Area	m2	14,868		
2.2	GBA	m2	88,774		
2.3	IT LOAD (MW)	MW	192		
2.4	DATA HALLS QTY	no	23		
2.5	DATA HALL GFA	m2	16,101		
<u>UPFRONT - SERVICES</u>					
2.6	ELECTRICAL	MW/IT	146	6,110,221.61	893,069,990
2.7	SPECIALIST LIGHTING	DH	23	17,374,205	399,606,715
2.8	HYDRAULIC	note			Included
2.9	HYDRAULIC - INDUSTRIAL	note			Included
2.10	MECHANICAL	CS	46	2,961,635	136,235,187
2.11	SECURITY	DH	23	728,536	16,756,328
2.12	FIRE	DH	23	4,791,682	110,208,686
2.13	FUEL	DH	23	4,679,136	107,620,128
2.14	CSMS	DH	23	2,451,220	56,378,060
2.15	COMMUNICATIONS	note			Included
2.16	VERTICAL TRANSPORTATION	note			Included
2.17	BWIC WITH SERVICES - BASE BUILD	note			Included

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

ESTIMATE DETAIL



PR-022755 - PVAC Data Centre, South Morang
PR-022755 - PVAC Data Centre, South Morang
PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
Cost Base Date:
GFA (m2): 0.00

Date Printed: 9/06/2026

Item	Section	Unit	Qty	Rate	Cost \$
2	DATA HALLS (FITOUT & SERVICES)				<i>(Continued)</i>
	CONTRACTOR PRELIMINARIES AND MARGIN				
2.18	Contractor preliminaries	%	20	893,069,990	178,613,998
2.19	Contractor design fees	%	5	1,071,683,988	53,584,199
2.20	Contractor margin	%	5	1,125,268,187	56,263,409
2.21	Design Contingency	%	5	1,181,531,597	59,076,580
2.22	Contractor contingency	%	5	1,240,608,177	62,030,409
	TOTAL PRINCIPAL CONTRACTOR WORKS	m2	88,774	14,674	1,302,638,585
	FREE-ISSUED EQUIPMENT (FIE)				
	ELECTRICAL (EXCL CONTINGENCY)				
2.23	EQUIPMENT - BY CLIENT	DH	23	19,885,034	475,456,000
	MECHANICAL (EXCL CONTINGENCY)				
2.24	EQUIPMENT - BY CLIENT	DH	23	6,444,025	193,660,000
2.25	FIE CONTINGENCY - 5%	%	5	669,116,000	33,455,800
	SUBTOTAL				702,571,800
	SUBTOTAL PER ELEMENT				
2.26	Services	MW IT	192	0	N/A
2.27	Services FIE	MW IT	192	0	N/A
2.28	Prelims	MW IT	192	0	N/A
2.29	Contingency	MW IT	192	0	N/A

2,005,211,000

ESTIMATE DETAIL



PR-022755 - PVAC Data Centre, South Morang
PR-022755 - PVAC Data Centre, South Morang
PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
Cost Base Date:
GFA (m2): 0.00

Date Printed: 9/06/2026

Item	Section	Unit	Qty	Rate	Cost \$
3 EXTERNAL WORKS & SERVICES					
<u>Site Services</u>					
3.1	Allowance for inground electrical services	m2	22,326	70	1,562,820
3.2	Allowance for inground fire services	m2	22,326	40	893,040
3.3	Allowance for inground hydraulic services	m2	22,326	25	558,150
3.4	Allowance for sundry	m2	22,326	10	223,260
<u>Other Items</u>					
3.5	EV Chargers	note			Excluded
3.6	External Street Lighting	note			Excluded
3.7	Solar Panels	note			Excluded
<u>Site Preparation</u>					
3.8	Allowance for general site preparation works	note			Excluded
3.9	Allowance for subgrade preparation works	note			Excluded
<u>Bulk Earthworks</u>					
3.10	Allowance for bulk excavation and disposal	note			Excluded
3.11	Allowance for imported fill to make up levels	note			Excluded
3.12	Allowance for removal of Hazardous Material	note			Excluded
3.13	Allowance for working around / underpinning existing foundations	note			Excluded
3.14	Provisional allowance for rock excavation, removal and disposal	note			Excluded
<u>Site Demolition</u>					
3.15	Allowance for removal of trees and shrubs	note			Excluded

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

ESTIMATE DETAIL



PR-022755 - PVAC Data Centre, South Morang
 PR-022755 - PVAC Data Centre, South Morang
 PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
 Cost Base Date:
 GFA (m2): 0.00

Date Printed: 9/06/2026

Item	Section	Unit	Qty	Rate	Cost \$
3 EXTERNAL WORKS & SERVICES					<i>(Continued)</i>
3.16	Assume no demolition of buildings or fencing, etc.	note			Excluded
	External Works				
3.17	Allowance for landscaping	m2	3,733	125	466,625
3.18	Allowance for perimeter fencing - assume crash rated palisade fencing	m	670	5,000	3,352,150
3.19	Allowance for internal fencing - assume security mesh fencing	m	652	3,000	1,955,370
3.20	Allowance for Sliding Gate	no	4	50,000	200,000
3.21	Allowance for Boom Gate (assumed to security trap)	no	4	20,000	80,000
3.22	Allowance for paving for internal road and parking	m2	15,024	300	4,507,194
3.23	Allowance for paving for pedestrian paths (assume 15% coverage of site)	m2	14,176	220	3,118,661
3.24	Allowance for crossovers	no	2	50,000	100,000
3.25	Allowance for concrete hardstands to Fire Pumps and Water Tanks (assume max 250m2)	m2	420	600	252,000
3.26	Allowance for street pole lighting to carpark and internal road (assume 1no per 30m)	note			Excluded
3.27	Allowance for other external lighting on site	note			Excluded
	External Furniture				
3.28	Allowance for external traffic signage	note			Excluded
3.29	Allowance for external signage including footings and framing (assume 2no of signs)	note			Excluded
3.30	Allowance for wheel stoppers	note			Excluded
3.31	Allowance for bike racks (assume 30 no.)	note			Excluded
3.32	Allowance for bollards	note			Excluded
	Standalone Buildings				

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

**ADVERTISED
PLAN**

ESTIMATE DETAIL



PR-022755 - PVAC Data Centre, South Morang
 PR-022755 - PVAC Data Centre, South Morang
 PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
 Cost Base Date:
 GFA (m2): 0.00

Date Printed: 9/06/2026

Item	Section	Unit	Qty	Rate	Cost \$
3 EXTERNAL WORKS & SERVICES					(Continued)
	<u>Allowance for footings, structures, roofing, services, etc. to below standalone buildings</u>				
3.33	Security Hut	note			Excluded
3.34	Standalone Switchrooms	note			Excluded
	Substation Builders Works				
3.35	Allowance for benching to Substation	note			Excluded
3.36	Allowance for proprietary panellised fencing system with mesh infill panels to Substation	note			Excluded
3.37	Allowance for vehicle gate to Substation	note			Excluded
3.38	Allowance for pedestrian gate to Substation	note			Excluded
3.39	Substation building and services by others	note			Excluded
	Dewatering				
3.40	General De-watering	note			Excluded
	Miscellaneous				
3.41	Allowance for maintenance for 12 months	note			Excluded
3.42	Allowance for sundry	note			Excluded
3.43	Existing discontinued electrical tower - to remain with no works	note			Excluded
3.44	Existing power water easements - to remain with no works	note			Excluded
	<u>Principal Contractor On-Costs</u>				

This copied document to be made available
 for the sole purpose of enabling
 its consideration and review as
 part of a planning process under the
 Planning and Environment Act 1987
 The document must not be used for any
 purpose which may breach any
 copyright

ADVERTISED
 PLAN

ESTIMATE DETAIL



PR-022755 - PVAC Data Centre, South Morang
PR-022755 - PVAC Data Centre, South Morang
PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
Cost Base Date:
GFA (m2): 0.00

Date Printed: 9/06/2026

Item	Section	Unit	Qty	Rate	Cost \$
3	EXTERNAL WORKS & SERVICES				<i>(Continued)</i>
3.45	Contractor Preliminary Costs	%	20	17,269,270	345,385
3.46	Contractor Design	%	3	17,614,655	52,844
3.47	Contractor Margin	%	5	17,667,499	88,337
3.48	Design Contingency	%	5	17,755,837	88,779
3.49	Contractor Contingency	%	3	17,844,616	53,534
					17,900,000

**ADVERTISED
PLAN**

This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

SECTION ANALYSIS



PR-022755 - PVAC Data Centre, South Morang
 PR-022755 - PVAC Data Centre, South Morang
 PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
 Cost Base Date:

Date Printed: 9/06/2026

Item	SECTION	Unit	Qty	Rate \$	Cost \$
BUILDING A (BASE BUILD + FITOUT)					
<u>SUBSTRUCTURE</u>					
<u>PILING</u>					
Allowance for piles and pile caps		m2	3,173	1,100	3,490,300
Formation for Piling Platform		note			Included
Allowance to prepare pile heads		note			Included
Allowance for stockpiling spoil (indicative allowance)		note			Included
Allowance for rig mobilisation (indicative allowance)		note			Included
Removal of Spoil		note			Included
Excavation for pile caps		note			Included
Allow for piling design		note			Included
Allowance for dewatering		note			Excluded
<u>Shotcrete</u>					
Allowance for 150thk Shotcrete Walls to Basement		m2	3,173	375	1,189,875
<u>Capping Beam</u>					
Allowance for Capping Beam		m	577	525	302,873
<u>Core Slabs</u>					
Allowance for 2400mm deep Core Raft Slab		m3	452	4,200	1,898,400
<u>BASEMENT SLAB</u>					
Allowance for 450mm thk basement slab on ground		m2	18,081	625	11,300,625
<u>RETAINING WALLS</u>					
Allowance for retaining walls - assume upto max height of 2m		m2	18,081	474	8,570,394
<u>OTHERS</u>					
Sundry Items		%	3	26,752,467	802,574
Sub-contractor preliminaries		%	15	27,555,040	4,133,256

This copied document to be made available
 for the sole purpose of enabling
 its consideration and review as
 part of a planning process under the
 Planning and Environment Act 1987.
 The document must not be used for any
 purpose which may breach any
 copyright

SECTION ANALYSIS

PR-022755 - PVAC Data Centre, South Morang
 PR-022755 - PVAC Data Centre, South Morang
 PVAC Data Centre SM2 - Functional R2 May 2026

ADVERTISED PLAN



Job No:
 Cost Base Date:

Date Printed: 9/06/2026

Item	SECTION	Unit	Qty	Rate \$	Cost \$
BUILDING A (BASE BUILD + FITOUT)					(Continued)
<u>SUBSTRUCTURE</u>					(Continued)
					<u>31,688,297</u>
<u>SUPERSTRUCTURE</u>					
<u>SLAB AND BEAM</u>					
Allowance for upper floor band beams		m2	54,243	550	29,833,650
Allowance for upper floor suspended slabs		m2	54,243	950	51,530,850
<u>COLUMNS</u>					
Allowance for concrete columns		m2	54,243	220	11,933,460
<u>INTERNAL WALLS</u>					
Allowance for internal precast walls		m2	24,883	1,200	29,859,600
<u>STAIRS</u>					
Allowance for internal concrete stairs (assume 3 internal stairs)		m/rise	93	12,000	1,116,000
<u>OTHERS</u>					
Allowance to set up Jump Form		note			Excluded
Extra Over for Access Equipment		Item	1	1,500,000	1,500,000
Allowance for sundry items		%	2	124,273,560.00	2,485,471
Sub-contractor preliminary costs		%	15	19,238,854.68	2,885,828
					<u>131,144,859</u>
<u>ROOF</u>					
<u>STRUCTURAL STEEL</u>					
Allowance for structural steel framing for roof plant room		m2	16,382	350	5,733,700
Allowance for secondary steel framing		m2	16,382	250	4,095,500
<u>SLAB AND BEAM</u>					
Allowance for suspended concrete slab to Level 3		m2	16,382	950	15,562,900

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

SECTION ANALYSIS

PR-022755 - PVAC Data Centre, South Morang
PR-022755 - PVAC Data Centre, South Morang
PVAC Data Centre SM2 - Functional R2 May 2026

ADVERTISED PLAN



Job No:
Cost Base Date:

Date Printed: 9/06/2026

Item	SECTION	Unit	Qty	Rate \$	Cost \$
BUILDING A (BASE BUILD + FITOUT)					(Continued)
<u>ROOF</u>					(Continued)
Allowance for concrete band beam to Level 3		m2	16,382	550	9,010,100
<u>WALLS</u>					
Allowance for internal lightweight roof plant walls		m2	16,382	150	2,457,300
<u>ROOFING</u>					
Allowance for metal sheet roofing to Plant Room		m2	16,382	210	3,440,220
Allowance for metal sheet roofing to Fire Pump Room		m2	420	210	88,200
Allowance for roof safety system		m2	16,382	65	1,064,830
Allowance for waterproofing		m2	16,382	60	982,920
Allowance for plant plinths		m2	16,382	20	327,640
Allowance for webforge walkways		m2	16,382	40	655,280
Allowance for gutters and downpipes		m2	16,382	10	163,820
OTHERS					
Extra Over for Access Equipment		Item	1	1,000,000	1,000,000
Sundry items		%	2	43,582,410.00	871,648
Sub-Contractor prelims		%	15	45,454,058.20	6,818,109
					52,272,167
<u>EXTERNAL WALLS</u>					
<u>EXTERNAL WALLS</u>					
Allowance for solid external walls		m2	10,507	1,700	17,861,900
Allowance for glazed walls		m2	919	3,500	3,216,500
Allowance for parapet walls		m2	597	200	119,400
Extra over for perforated screens (assume to entire facade)		m2	12,180	1,000	12,180,000
Extra over Powdercoated (assume all Louvres)		m2	12,180	110	1,339,800

SECTION ANALYSIS

PR-022755 - PVAC Data Centre, South Morang
 PR-022755 - PVAC Data Centre, South Morang
 PVAC Data Centre SM2 - Functional R2 May 2026

ADVERTISED PLAN



Job No:
 Cost Base Date:

Date Printed: 9/06/2026

Item	SECTION	Unit	Qty	Rate \$	Cost \$
BUILDING A (BASE BUILD + FITOUT)					(Continued)
<u>EXTERNAL WALLS</u>					(Continued)
Allowance for Render to Blockwork		m2	455	120	54,600
Roof plant screens		m2	4,729	400	1,891,600
<u>Security Measures</u>					
Allowance for forcible attack resistance mesh/film to external walls		m2	12,180	400	4,872,000
Allowance for privacy film or graphics to external glazing		m2	919	150	137,850
<u>Allowances</u>					
Allowance for Bird Proofing		m2	12,180	20.00	243,600
<u>Sub-contractor costs</u>					
Extra Over for Access Equipment		Item	1	1,000,000	1,000,000
Allowance for sundry items		%	3	42,917,250.00	1,287,518
Allowance for sub-contractor preliminaries		%	15	42,917,250.00	6,437,588
					50,642,355
<u>EXTERNAL DOORS</u>					
<u>EXTERNAL DOORS</u>					
Allowance for external doors		m2	88,624	47	4,165,328
<u>Sub-contractor costs</u>					
Allowance for sundry items		%	2	4,165,328	83,307
Allowance for sub-contractor preliminaries		%	15	4,248,635	637,295
					4,885,930
<u>INTERNAL DOORS</u>					
<u>INTERNAL DOORS</u>					
Allowance for internal doors		m2	88,624	100	8,862,400
<u>Sundries</u>					
Allowance for Master Keying		%	6	8,862,400.00	531,744

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

SECTION ANALYSIS



PR-022755 - PVAC Data Centre, South Morang
 PR-022755 - PVAC Data Centre, South Morang
 PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
 Cost Base Date:

Date Printed: 9/06/2026

Item	SECTION	Unit	Qty	Rate \$	Cost \$
BUILDING A (BASE BUILD + FITOUT)					(Continued)
<u>INTERNAL DOORS</u>					(Continued)
Allowance for sundry items		%	2	9,394,144	187,883
Allowance for sub-contractor preliminaries		%	15	9,582,027	1,437,304
					11,019,331
<u>INTERNAL WALLS</u>					
<u>INTERNAL WALLS</u>					
Allowance for internal partition walls		m2	88,624	375	33,234,000
Allowance for blockwork walls		m2	88,624	300	26,587,200
Extra over for security zone		m2	88,624	30	2,658,720
<u>Sub-contractor costs</u>					
Allowance for sundry items		%	3	62,479,920	1,874,398
Allowance for sub-contractor preliminaries		%	15	64,354,318	9,653,148
					74,007,465
<u>FLOOR FINISHES</u>					
<u>FLOORING</u>					
Data Centre Flooring		m2	22,693	400	9,077,200
Office Flooring		m2	1,294	230	297,620
Plant Flooring		m2	64,785	190	12,309,150
<u>OTHERS</u>					
Technical clean		DH	23	40,000	920,000
Allowance for waterproof bunding to data halls		m2	16,101	150	2,415,150
Allowance for floor preparation		m2	88,772	15	1,331,580
<u>Sub-contractor costs</u>					
Allowance for sundry items		%	2	26,350,700	527,014
Allowance for sub-contractor preliminaries		%	15	26,877,714	4,031,657
					30,909,371

**ADVERTISED
PLAN**

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

SECTION ANALYSIS



PR-022755 - PVAC Data Centre, South Morang
 PR-022755 - PVAC Data Centre, South Morang
 PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
 Cost Base Date:

Date Printed: 9/06/2026

Item	SECTION	Unit	Qty	Rate \$	Cost \$
BUILDING A (BASE BUILD + FITOUT)					<i>(Continued)</i>
<u>CEILING FINISHES</u>					
<u>CEILING</u>					
Data Centre		m2	22,693	600	13,615,800
Office		m2	1,294	200	258,800
Plant		m2	64,785	80	5,182,800
Extra over for acoustic baffles		m2	88,774	50	4,438,700
Extra over for feature ceilings		m2	88,774	20	1,775,480
<u>Sub-contractor costs</u>					
Allowance for sundry items		%	2	25,271,580	505,432
Allowance for sub-contractor preliminaries		%	15	25,777,012	3,866,552
					29,643,563
<u>WALL FINISHES</u>					
<u>WALL FINISHES</u>					
Allowance for wall finishes to office		m2	1,294	250	323,500
Allowance for wall finishes to Data Centre		m2	22,693	400	9,077,200
Allowance for wall finishes to Plant		m2	64,785	35	2,267,475
Extra over for acoustic treatments		item	1	300,000	300,000
<u>Sub-contractor costs</u>					
Allowance for sundry items		%	2	11,968,175	239,364
Allowance for sub-contractor preliminaries		%	15	12,207,539	1,831,131
					14,038,669
<u>FITMENTS</u>					
<u>FITMENTS & FIXTURES</u>					
Allowance for fitments		m2	88,774	25	2,219,350
Allowance for metalworks		m2	88,774	15	1,331,610
Allowance for office loose furniture		m2	968	750	726,000

**ADVERTISED
PLAN**

This copied document to be made available
 for the sole purpose of enabling
 its consideration and review as
 part of a planning process under the
 Planning and Environment Act 1987.
 The document must not be used for any
 purpose which may breach any
 copyright

SECTION ANALYSIS

PR-022755 - PVAC Data Centre, South Morang
PR-022755 - PVAC Data Centre, South Morang
PVAC Data Centre SM2 - Functional R2 May 2026

ADVERTISED PLAN



Job No:
Cost Base Date:

Date Printed: 9/06/2026

Item	SECTION	Unit	Qty	Rate \$	Cost \$
BUILDING A (BASE BUILD + FITOUT)					(Continued)
<u>FITMENTS</u>					(Continued)
<u>Sub-contractor costs</u>					
Allowance for sundry items		%	2	4,276,960	85,539
Allowance for sub-contractor preliminaries		%	15	4,362,499	654,375
					5,016,874
<u>SPECIAL EQUIPMENT</u>					
<u>Special Equipment</u>					
Allowance for security turnstiles (assume not required)		note			Excluded
Allowance for Gunabo to Data Halls (as per plan)		item	1	2,000,000	2,000,000
Dock Leveller rated at 4,000kg each		no	2	250,000.00	500,000
Wheel stops for Loading Dock		item	1	10,000	10,000
Allowance for other equipment		item	1	800,000.00	800,000
Hot Aisle Containment		DH	23	200,000.00	4,600,000
<u>Sub-contractor costs</u>					
Allowance for sundry items		%	2	7,910,000	158,200
Allowance for sub-contractor preliminaries		%	15	8,068,200	1,210,230
					9,278,430
<u>SIGNAGE</u>					
<u>SIGNAGE</u>					
Allowance for facade signage		item	1	1,100,000	1,100,000
Allowance for wayfinding and room Signage		m2	88,774	15	1,331,610
Tenant Signage - EXCLUDED		note			Excluded
					2,431,610
<u>VERTICAL TRANSPORTATION</u>					
<u>LIFTS</u>					

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

SECTION ANALYSIS



PR-022755 - PVAC Data Centre, South Morang
PR-022755 - PVAC Data Centre, South Morang
PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
Cost Base Date:

Date Printed: 9/06/2026

Item	SECTION	Unit	Qty	Rate \$	Cost \$
BUILDING A (BASE BUILD + FITOUT)					<i>(Continued)</i>
<u>VERTICAL TRANSPORTATION</u>					<i>(Continued)</i>
	Allowance for Goods Lifts - 4 levels	no	2	550,000	1,100,000
	Allowance for Passenger Lifts - 4 levels	no	4	300,000	1,200,000
					<u>2,300,000</u>
					655,322,000

**ADVERTISED
PLAN**

This copied document to be made available
for the sole purpose of enabling
its consideration and review as
part of a planning process under the
Planning and Environment Act 1987.
The document must not be used for any
purpose which may breach any
copyright

SECTION ANALYSIS

PR-022755 - PVAC Data Centre, South Morang
 PR-022755 - PVAC Data Centre, South Morang
 PVAC Data Centre SM2 - Functional R2 May 2026

**ADVERTISED
PLAN**



Job No:
 Cost Base Date:

Date Printed: 9/06/2026

Item	SECTION	Unit	Qty	Rate \$	Cost \$
DATA HALLS (FITOUT & SERVICES)					
<u>ELECTRICAL</u>					
Allowance for electrical services		DH	23	17,374,205	399,606,715
					<u>399,606,715</u>
<u>HYDRAULIC</u>					
Allowance for hydraulic services		DH	23	2,881,082	66,264,886
					<u>66,264,886</u>
<u>MECHANICAL</u>					
Allowance for mechanical services and equipment		CS	46	2,082,395	95,790,170
Extra over for design contingency		%	10	95,790,170	9,579,017
Cooling Tower		No	46	500,000	23,000,000
CRAC		No	92	55,000	5,060,000
Extra over for design contingency		%	10	28,060,000	2,806,000
					<u>136,235,187</u>
<u>SECURITY</u>					
Allowance for security services		DH	23	728,536	16,756,328
					<u>16,756,328</u>
<u>FIRE</u>					
Allowance for fire services		DH	23	4,791,682	110,208,686
					<u>110,208,686</u>
<u>FUEL</u>					
Allowance for fuel services		PS	138	779,856	107,620,128
					<u>107,620,128</u>
<u>CSMS</u>					

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

SECTION ANALYSIS



PR-022755 - PVAC Data Centre, South Morang
 PR-022755 - PVAC Data Centre, South Morang
 PVAC Data Centre SM2 - Functional R2 May 2026

Job No:
 Cost Base Date:

Date Printed: 9/06/2026

Item	SECTION	Unit	Qty	Rate \$	Cost \$
DATA HALLS (FITOUT & SERVICES)					(Continued)
<u>CSMS</u>					(Continued)
Allowance for CSMS		DH	23	2,451,220	56,378,060
					<u>56,378,060</u>
<u>EQUIPMENT – BY CLIENT</u>					
LV IT Diesel Generator		No	138	1,000,000	138,000,000
Mechanical LV Diesel Generator		No	46	1,000,000	46,000,000
Static UPS w/ Lithium Ion Batteries (min TBC) - IT Load		No	276	370,000	102,120,000
Static UPS w/ Lithium Ion Batteries (min TBC) - Mech Load		No	92	78,000	7,176,000
Pre Fab Distribution Transformer / RMU - Dry Type		No	138	690,000	95,220,000
Pre Fab Distribution Transformer / RMU - Dry Type		No	46	690,000	31,740,000
22kV Switchboard (in dedicated indoor switchrooms)		No	46	1,200,000	55,200,000
					<u>475,456,00</u>
					<u>0</u>
<u>EQUIPMENT – BY CLIENT</u>					
Water cooled chillers		No	92	1,000,000	92,000,000
FWUs for Data Hall		No	598	170,000	101,660,000
					<u>193,660,00</u>
					<u>0</u>
					2,005,211,00

This copied document to be made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any copyright

ADVERTISED
 PLAN