

7th May 2026

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For the attention of - Department of Planning, Housing and Infrastructure

Goodman - Project Atlas - 10 Roberts Rd Eastern Creek NSW 2766 - Lot 553 DP71110447 - Estimated Development Cost

To whom it may concern,

Turner & Townsend has prepared the Estimated Development Cost (EDC) report for the development at 10 Roberts Rd Eastern Creek NSW 2766 to meet the Secretary's Environmental Assessment Requirements (SEARs) and the Environmental Impact Statement (EIS) for State Significant Development.

The Estimated Development Cost of **\$5,536,389,811 AUD (Excl. GST)** has been calculated in accordance with the following guidelines and standards:

- Planning Circular PS-24-002.
- Standard Form of Estimated Development Cost Report dated March 2024
- The Environmental Planning & Assessment (EP&A) Act & Regulations.
- Relevant State Environmental Planning Policies (SEPPs).
- SEARs issued for Major Projects in NSW.
- The AIQS Practice Standard — Construction Cost Assessments for NSW Estimated Development Cost Reports for State Significant Projects.
- The AIQS Australian Cost Management Manual.

The EP&A Regulation defines an EDC to encompass the full scope of the development, including:

- The design and erection of buildings and associated infrastructure.
- The carrying out of works.
- The demolition of buildings or works.
- Substation and any associated works.
- Fixed or mobile plant and equipment.

However, the EDC definition excludes:

- Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2, or a planning agreement.
- Costs relating to a part of the development or project that is the subject of a separate development consent or approval.
- Land costs, including costs of marketing and selling land.

- Costs of the ongoing maintenance or use of the development.
- Goods and Services Tax (GST).

Please refer to the enclosed EDC Report for further details. Should you have any queries, please do not hesitate to contact us.



Yours faithfully,

Charlotte Nichols
Director
Turner & Townsend
Chartered Member of the RICS No. 0856625



7th May 2026

PROJECT ATLAS

Estimated Development Cost (EDC)

10 Roberts Rd Eastern Creek NSW 2766
GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED

making the **difference**

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Rev	Originator	Approved	Date
R0-For Issue	Tony Jiang (Associate)	Simon Kearney (Director)	27/10/2025
R1-For Issue	Tony Jiang (Associate)	Charlotte Nichols (Director)	30/01/2026
R2-For Issue	Tony Jiang (Associate)	Charlotte Nichols (Director)	10/02/2026
R3-For Issue	Tony Jiang (Associate)	Charlotte Nichols (Director)	07/05/2026

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1 Executive Summary

This report encompasses an Estimated Development Cost (EDC) to support the State Significant Development Application (SSDA) of the proposed development also known as **Project Atlas**, located at 10 Roberts Rd Eastern Creek NSW 2766 (Lot 553 DP71110447).

The EDC is an objective calculation of the identified development proposal prepared in accordance with Planning Circular PS-24-002, Standard Form of Estimated Cost Report dated March 2024 and The Environmental Planning & Assessment (EP&A) Regulations.

The EP&A Regulation defines an EDC to encompass the full scope of the development, including:

- The design and erection of buildings and associated infrastructure.
- The carrying out of works.
- The demolition of buildings or works.
- Substation and any associated works.
- Fixed or mobile plant and equipment.

However, the EDC definition excludes:

- Amounts payable, or the cost of land dedicated, or other benefit provided, under a condition imposed under the EP&A Act, Division 7.1 or 7.2, or a planning agreement.
- Costs relating to a part of the development or project that is the subject of a separate development consent or approval.
- Land costs, including costs of marketing and selling land.
- Costs of the ongoing maintenance or use of the development.
- Goods and Services Tax (GST).

In-line with the above, the total Estimated Development Cost is **\$5,536,389,811 AUD (Excl. GST)** comprising of the following:

Table 1: EDC Summary

No.	Description	Data Centre
1	Demolition and Remediation	\$ 33,626,603
2	Construction (Item A)	\$ 3,109,474,178
3	Consultant Fees	\$ 110,008,527
4	Authorities Fees (LSLL)	\$ 7,857,752
5	Plant & Equipment (Item B)	\$ 1,741,450,000
6	Furniture, Fittings & Equipment	Included
7	Contingency	\$ 250,120,854
8	Escalation	\$ 283,851,897
	Total EDC (Excl. GST)	\$ 5,536,389,811

Table 2: EDC Cost Breakdown of Construction Stages

No.	Description	DEMO & DC1	DC2	SUBSTATION
1	Demolition and Remediation	\$ 33,626,603	Refer to S1	Stage 1
2	Construction (Item A)	\$ 1,036,835,770	\$ 1,932,712,306	\$ 139,926,102
3	Consultant Fees	\$ 37,466,183	\$ 67,644,931	\$ 4,897,414
4	Authorities Fees (LSLL)	\$ 2,676,156	\$ 4,831,781	\$ 349,815
5	Plant & Equipment (Item B)	\$ 600,500,000	\$ 1,140,950,000	Included
6	Furniture, Fittings & Equipment	Included	Included	NA
7	Contingency	\$ 85,555,236	\$ 157,306,951	\$ 7,258,667
8	Escalation	\$ 62,527,045	\$ 213,151,593	\$ 8,173,259
	Total EDC (Excl. GST)	\$ 1,859,186,993	\$ 3,516,597,561	\$ 160,605,257

Key project metrics based on the Australian Institute of Quantity Surveyors (AIQS) standard of measurement and in-line with industry benchmarks are henceforth calculated off the EDC as follows:

Table 3: Key Metric \$/M2 Construction Cost (Items A & Item B)

No.	Construction Cost (Item A & B) / GFA	\$/M2
1	Gross Floor Area (AIQS)	231,633
2	Construction Cost \$/m2 GFA	\$ 20,942

Table 4: Key Metric \$/MW total Development Cost

No.	EDC / IT Load	\$/MW
1	Ultimate IT Load MW	348 MW
2	Development Cost (\$/MW)	\$ 15,909,166

Turner & Townsend confirms that the EDC is accurate and comprehensive based on the referenced design documentation and addresses all stages and activities of the development proposal as of the Environmental Impact Statement (EIS) lodgement date.

For any queries in relation to the EDC, please feel free to contact the undersigned.

Yours faithfully,



Charlotte Nichols
 Director
 Turner & Townsend
 MRICS No. 0856625

2 Basis of Preparation

The EDC report has been prepared to accompany the SSDA for Project Atlas located at 10 Roberts Rd Eastern Creek NSW 2766 for the NSW Department of Planning, Housing and Infrastructure.

The report has been prepared to meet the requirements as stipulated by the following documents:

- Secretary's Environmental Assessment Requirements (SEARs) for Major Projects in NSW.
- Environmental Impact Statement (EIS) for State Significant Developments.

And has been prepared in accordance with:

- The Environmental Planning & Assessment (EP&A) Act & Regulations.
- Relevant State Environmental Planning Policies (SEPPs).
- Planning Circular PS24-002.
- SEARs issued for Major Projects in NSW.
- The AIQS Practice Standard — Construction Cost Assessments for NSW Estimated Development Cost Reports for State Significant Projects.
- The AIQS Australian Cost Management Manual.

A list of the design documentation referenced as the basis for the EDC calculation is provided in Appendix B of this report.

Turner & Townsend have read and understood the scope of the project based on the design documentation, please note the following in preparation of the EDC:

- The cost plan depth of detail is appropriate for the level of design available at the time.
- Where information and/or design is unavailable at this stage of the project, Turner & Townsend have endeavored to capture all scope by means of benchmarking and/or reasonable assumptions to maintain the integrity and objectivity of the EDC.
- Certain client specific costs are estimates only, produced from the client derived benchmark data on similar projects.

3 The Site

The site is known as 10 Roberts Rd Eastern Creek NSW 2766 and legally described as Lot 553 DP71110447. The site spans approx. 17 hectares (17,000m²) inclusive of the Building 1, Building 2 and Substation zone.

As shown in the below mapping, the site is bound by dual frontages on Roberts Road and Old Wallgrove Road. The primary frontage of the site is anticipated to be Roberts Road, with two vehicular access points.

The site is located within the Blacktown Local Government Area ("LGA") and zoned E4 General Industrial, Data Centres are permissible. The site currently operates as a commercial warehouse, surrounded by hardstand parking and loading areas. The entire area will be demolished to enable the SSDA development.

Site Overview 1: Map of site location



Site Overview 2: Proposed site layout



4 Proposed Development

The proposal involves the staged construction and operation of a data centre development, comprising:

Site preparation and establishment works for the entire site circa 170,000m²:

- Demolition of existing warehouse (concrete and metal clad);
- Bulk earthworks to create proposed site levels;
- In-ground building services and utility work;
- Clearance of trees and vegetation within the proposed development extent;

Construction and operation of the Data Centre Buildings 1 & 2, comprising:

- DC 1&2 site area circa 145,000m²
- Data Centre Building 1 – 120 megawatt IT load;
 - 10 data halls @ 12MW each
 - Building GFA (AIQS-FECA+UCA) circa 99,270m²
 - 2 levels @ 6.5m floor to floor height + 1 roof plant
 - N+1 Electrical redundancy
 - N+2 Mechanical redundancy liquid cooling
- Data Centre Building 2 – 228 megawatt IT load;
 - 19 data halls @ 12MW each
 - Building GFA (AIQS-FECA+UCA) circa 167,580m²
 - 3 levels @ 6.5m floor to floor height + 1 roof plant
 - N+1 Electrical redundancy
 - N+2 Mechanical redundancy liquid cooling
- 30 diesel fuel storage of and pump delivery station;
- 12 water tanks for HVAC cooling.
- Sprinkler tank(s) total 203,000L;
- Security fencing surrounding the development with controlled entry and exit;
- 170 parking spaces (including accessible and Electric Vehicle);
- Hard and soft landscaping across the subject site;
- Vehicle access for 20m articulated vehicles (semi-trailers);
- Hours of operation being on a 24 hours per day, seven days per week basis.

Construction and operation of the Enabling infrastructure (Substation):

- Substation site area circa 24,600m²
- 500MVA substation, include all switchgear, transformers yard and blast walls.
- Roadways and landscape finished around the HV Substation.
- Client Control Building and Utility Control Building.
- All HV/MV cabling and conduits.

5 Employment – Construction

An estimate of full-time equivalent job for the proposed development is calculated based on the following breakdown, covering on-site and off-site personals.

5.1 Construction – Building 1 Data Centre

Based on the calculations below, Stage 1 will generate 897 full-time jobs for 36 months.

Stage 1 & Data Centre Building 1	Calculation	Unit
Construction cost (Item A & B), refer to table 2.	\$ 1,637,335,770	Excl GST
Labour component @ 65% construction cost @ \$130/hour.	7,095,122	Total hours
Construction calendar months (assumed).	36	Months
Total work hours @ 22 work days per calendar month.	8,958	Hours per mth
Average daily full-time jobs across construction duration (onsite and offsite) @ 10 hrs per day.	896	Full-time job

5.2 Construction – Building 2 Data Centre

Based on the calculations below, Stage 2 will generate 1265 full-time jobs for 48 months.

Stage 2 & Data Centre Building 2	Calculation	Unit
Construction cost (Item A & B), refer to table 2.	\$ 3,073,662,306	Excl GST
Labour component @ 65% construction cost @ \$130/hour.	13,319,203	Total hours
Construction calendar months (assumed).	48	Months
Total work hours @ 22 work days per calendar month.	12,613	Hours per mth
Average daily full-time jobs across construction duration (onsite and offsite) @ 10 hrs per day.	1,261	Full-time job

5.3 Enabling Infrastructure (HVSS & 132kVA Feeders)

Based on the calculations below, HVSS will generate 154 full-time equivalent jobs for 18 months.

HVSS & 132kVA Feeders	Calculation	Unit
Construction cost (Item A & B), refer to table 2.	\$ 140,847,775	Excl GST
Labour component @ 65% construction cost @ \$130/hour.	610,340	Total hours
Construction calendar months (assumed).	18	Months
Total work hours @ 22 work days per calendar month.	1,541	Hours per mth
Average daily full-time jobs across construction duration (onsite and offsite) @ 10 hrs per day.	154	Full-time job

In summary, the SSDA development is expected to **generate 2,311 full-time equivalent jobs** as average across multiple years and stages of the construction period.

6 Employment – Operations

An estimate of operational employments numbers has been provided by the Proponent based on the operative requirements of the Data Centre Campus.

- Data centre 1 & 2 engineering operations: 40 staff per shift @ two (2) shifts per day, plus 6 managers = 92 staff.
- Data centre operations: 70 staff per shift @ one (1) shift per day = 70 staff.
- Based on the above, the total number of operational jobs for this proposal is 162 jobs.

7 Qualifications

Where cost or design information is unavailable, we have made reasonable assumptions to best accommodate the requirements of the EDC:

- Major plant and equipment cost allowances for all buildings are benchmarked against other similar projects in IT capacity and scale.
- Consultant Fees are benchmarked against other similar projects in size and scale.
- Data Centre buildings 1 & 2 will be procured via a traditional competitive tender by Tier 1 General Contractors that are well established and experienced with building in Sydney.
- Anticipated construction programme as advised by the client (Developer):
 - Building 1 construction duration is 3 years, between Q1 2027 - Q4 2029.
 - Building 2 construction duration is 4 years, between Q1 2028 – Q4 2031.
 - Enabling Works (Substation) construction duration is 1.5 years, between Q1 2027 – Q2 2028.
- Long Service Levy has been applied at 0.25% of construction cost.

8 Scope Assumption

- Escalation is applied to forecasted construction commencement date and calculated based on market data range 4-5% per annum.
- Assume achieved 100% design completed at the time of tender.
- Assume competitive bidding with a minimum of 3 capable head contractors.
- Assume guaranteed maximum price contract for construction only, nil design responsibility.
- Assume Tier 2 head contractor delivered the project, note Tier 1 may impact Preliminaries.
- Assume Demolition & Remediation is a separate Early Works contract to Day 1 Main Works.
- Assume the majority of the civil surface work will be completed in Day 1.
- Assume standard pre-cast walls and metal cladding generally for GF-Roof façade.
- Assume louvres supported by structural steel framing on rooftop perimeter up to 6.5m.
- Exclude off-site services and HVSS incomers.
- Day 1 cost includes fitout of Data Hall 1 and associated LLC equipment's for Building 1 & Building 2.

Appendix A – EDC Schedule



Summary

7.Project Atlas R1.SSDA BoD (R4)

Goodman DC - Project Atlas

Goodman DC

Goodman DC

7.Project Atlas R1.SSDA BoD (R4)

Goodman DC - Project Atlas

Item	Description	Quantity	Unit	Rate	Total (AUD)
1	<u>GOODMAN - PROJECT ATLAS</u>				
2	EDC Order of Cost Estimate				Note
3	Base Date: 7th May 2026				Note
4					
5	<u>STAGE 1 - DEMOLITION, CIVIL BULK, SITE SERVICE, BUILDING 1, LANDSCAPE</u>				
6	Demolition & Remediation	72,722	m2	462	33,626,603
7	Site Construction	57,615	m2	1,048	60,401,499
8	Building Construction	74,642	m2	13,082	976,434,270
9	Consultant Fees (3.5%)	3.5%			37,466,183
10	Authorities Fees LS Levy (0.25%)	0.25%			2,676,156
11	Plant & Equipment (10 Data Halls)	120	MW	5,004,167	600,500,000
12	Furniture, Fittings & Equipment	1	Item		Included
13	Contingency (5%)	5	%	1,711,104,712	85,555,236
14	Escalation (Q1 2026 > Q1 2027 Commence)	5.63	%		62,527,045
15		120	MW	15,493,225	1,859,186,993
16		74,642	M2	24,908	TOTAL ABOVE
17					
18	<u>STAGE 2 - CIVIL, SITE SERVICE, BUILDING 2, LANDSCAPE</u>				
19	Demolition & Remediation				Stage 1
20	Site Construction	86,422	m2	1,018	87,969,578
21	Building Construction	156,991	m2	11,751	1,844,742,729
22	Consultant Fees (3.5%)	3.5%			67,644,931
23	Authorities Fees LS Levy (0.25%)	0.25%			4,831,781
24	Plant & Equipment (19 Data Halls)	228	MW	5,004,167	1,140,950,000
25	Furniture, Fittings & Equipment				Included
26	Contingency (5%)	5	%	3,146,139,018	157,306,951
27	Cumulative Escalation (Q1 2026 > Q1 2028 Commence)	10.63	%		213,151,593
28		228	MW	15,423,674	3,516,597,561
29		156,991	M2	22,400	TOTAL ABOVE
30					
31	<u>HVSS (EXCLUDE 132kVA FEEDERS)</u>				

Summary

Goodman DC

7.Project Atlas R1.SSDA BoD (R4)

Goodman DC - Project Atlas

Item	Description	Quantity	Unit	Rate	Total (AUD)
32	Demolition & Remediation				Stage 1
33	Construction	1	Item	139,926,103	139,926,103
34	Consultant Fees (3.5%)	3.5%			4,897,414
35	Authorities Fees LS Levy (0.25%)	0.25%			349,815
36	Plant & Equipment				Included
37	Furniture, Fittings & Equipment				NA
38	Contingency (5%)	5	%	145,173,331	7,258,667
39	Cumulative Escalation (Q1 2026 > Q1 2027 Commence)	5.63	%		8,173,259
40					160,605,257
41					
42	PROEJCT SSDA COST ESTIMATE (EXCL GST)	348	MW	15,909,166	5,536,389,811
43		231,633	M2	23,902	TOTAL ABOVE

Appendix B – Design Documentation

Drawing Title	Rev
Architectural	
ATL-GRM-XXX-XX-DG-AR-SSDA-A00-1001-COVER-SHEET	A
ATL-GRM-XXX-XX-DG-AR-SSDA-A01-0003-DEMOLITION-PLAN	A
ATL-GRM-XXX-XX-DG-AR-SSDA-A02-0003-OFFSITE-INFRASTRUCTURE-PLAN	A
ATL-GRM-XXX-XX-DG-AR-SSDA-A03-0000-GENERAL-ARRANGEMENT-PLAN-GROUND-FLOOR	A
ATL-GRM-XXX-XX-DG-AR-SSDA-A03-0001-GENERAL-ARRANGEMENT-PLAN-LEVEL-1	A
ATL-GRM-XXX-XX-DG-AR-SSDA-A03-0002-GENERAL-ARRANGEMENT-PLAN-LEVEL-2	A
ATL-GRM-XXX-XX-DG-AR-SSDA-A03-0003-GENERAL-ARRANGEMENT-PLAN-LEVEL-3	A
ATL-GRM-XXX-XX-DG-AR-SSDA-A03-0004-GENERAL-ARRANGEMENT-PLAN-ROOF-LEVEL-2	A
ATL-GRM-XXX-XX-DG-AR-SSDA-A06-0006-GENERAL-ARRANGEMENT-ELEVATIONS	A
ATL-GRM-XXX-XX-DG-AR-SSDA-A07-0007-GENERAL-ARRANGEMENT-SECTIONS	A
Landscape Concept Report	N25-013

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