



29 September 2025

Department of Planning, Housing, and Infrastructure (DPHI)
NSW Government
Care of: John Turner of NEXTDC

NEXTDC S5 DATA CENTRE - ESTIMATED DEVELOPMENT COST

This Estimated Development Cost has been prepared by WT Partnership on behalf of NEXTDC Limited to accompany a detailed State Significant Development Application (SSDA) for the S5 data centre development at 269 Lane Cove Road, Macquarie Park. The site is legally described as Lot 3 in Deposited Plan 1129811. This statement has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued for the project (SSD-63168959).

This calculation has been prepared in accordance with ‘The Planning Circular PS-24-002’ *Changes to how development costs are calculated for planning purposes*. The Estimated Development Cost is **\$1,532,941,000 Excluding GST**.

This Estimated Development Cost has been prepared in accordance with the following:

- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular).
- The AIQS practice standard for calculating EDC in NSW.
- Other named guidance that has been used as a basis for calculating the EDC such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

WT confirms this EDC calculation is accurate and address all stages and activities in the identified development proposal, at the date of lodgement of the Environmental Impact Statement.

WT estimate approx. 942 FTE construction jobs per annum, in addition to approx. 490 new operational jobs because of the development.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours Faithfully

WT PARTNERSHIP

AODHGAN MURPHY
Associate
MAIQS, CQS

