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13 November 2025

For the attention of:

Department of Planning, Housing and Infrastructure
12 Darcy Street,
Parramatta
NSW 2150

To whom it may concern,

PROJECT 78 LOCKWOOD ROAD, ERSKINE PARK

ESTIMATED DEVELOPMENT COST (EDC)

Linesight has been requested by STACK to prepare an Estimated Development Cost (EDC) to form part of their application for a new Development at 78 Lockwood Rd, Erskine Park.

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 78 Lockwood Road Development Application = **\$1,502,051,858.30 (Excl. GST)**
or \$1,652,257,044.13 (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 Centre Facility
Project Location	78 Lockwood Rd , Erskine Park
Project Stage	Design
Date of Assessment	11/11/2025

DESCRIPTION	COST (EXCL. GST)	METHODOLOGY – PRACTICE NOTE
Demolition and Remediation	\$ 1,944,600.00	Demolition and site preparation.
Construction	\$ 1,160,006,030.56	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	\$ 25,053,487.84	2.5% of trade works in line with benchmarked projects.
Authorities Fees (LSL)	\$ 2,900,015.08	0.25% of construction only
Plant & Equipment (item B)	\$ 252,000,000.00	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	\$ 24,357,910.61	Contingency included based on benchmark against projects of a similar risk profile
Escalation	\$ 35,789,814.21	Escalation included on construction and plant @3%
TOTAL EDC (EXCL. GST) for SSD/SSI	\$ 1,502,051,858.30	
GST	\$ 150,205,185.83	
TOTAL EDC (INCL. GST) for NON-SSD/SSI	\$ 1,652,257,044.13	

GROSS BUILDING AREA	ITEM	METHODOLOGY – PRACTICE NOTE
GBA m2	130,461.00	Incl. Roof Plant Area
Construction Cost Only \$/m2 GBA	\$ 8,891.59	

Table 2 Project Details

Descriptor	Project Details
Project Area	The data centre development relates to Lot 101 in Deposited Plan 1268632 and comprises an area of approximately 77,241.97sqm.
Proposed Use	Data centre with ancillary office space.
Project Description	- Site preparation and bulk earthworks. - Construction of a three-storey data centre development, with a maximum height of 26.5 metres and a combined total gross floor area (GFA) of approximately 55,651 sqm including technical data halls and data hall fit out, office and administrative areas, and ancillary circulation space. - At grade car park under croft (34 parking spaces) within the building footprint and other onsite parking (44 parking spaces) comprising 78 parking spaces. - Landscaping and associated public domain works. - Generators for backup power. - Extension and augmentation of physical infrastructure and utilities, as required including new on-site substation towards the north of the lot and water storage tanks integrated within the building footprint.
Total Gross Floor Area	55,651 sqm
Building Height	26.5 metres over 3 storeys
Floor Space Ratio	0.72:1
Data Houses	32 data houses
Landscape Area	14,882 sqm (19.26% of site area), including 14,733.80 sqm of deep soil (19.07% of site area)
Car Parking	78 car spaces including 2 DDA spaces
Motorbike Spaces	3
Bicycle Spaces	30
Utilities	Provision of required utilities including: - Diesel generators 23 x water tanks for industrial water. 2 x above-ground water tank for fire water 330/132/11kV switching station

Descriptor	Project Details
Power Consumption	450MW
Operations and Management	The facility will be operated on a 24-hour, 7 day a week basis.
Existing Services and Infrastructure	The site is fully serviced; however, existing services and infrastructure will be extended, adapted and augmented to meet the demands of the project.
Job Numbers	Construction: 1,100 Operational: 200

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,

Signed:

A handwritten signature in dark ink, appearing to read "B. Coyle", written over a light blue horizontal line.

Date: 13 November 2025

Name: Brian Coyle – MRICS

RICS Number: 6831552

Position: Regional Director

Contact Number: 02 8278 9500

Contact Address: L1, 8 Spring Street, Sydney, 2000

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Appendix A - Estimate Design Basis (Development Application Documents)

Drawing Ref	Drawing Description	Rev	Rev Date
N/A	ARCHITECTURAL DESIGN REPORT	Rev.A	08.08.2025
W-A0300	SITE PLAN	Rev.A	08.08.2025
W-A0310	SITE FENCING & MOVEMENT PLAN	Rev.A	08.08.2025
W-A1100	BUILDING- LOWER GROUND	Rev.A	08.08.2025
W-A1110	BUILDING- UPPER GROUND	Rev.A	08.08.2025
W-A1120	BUILDING- LEVEL 1	Rev.A	08.08.2025
W-A1130	BUILDING- ROOF LEVEL	Rev.A	08.08.2025
W-A1140	BUILDING- OFFICE ROOF LEVEL	Rev.A	08.08.2025
W-A1180	BUILDING- OFFICE FLOORS	Rev.A	08.08.2025
W-A1200	GANTRY PLANS	Rev.A	08.08.2025
W-A1300	SUBSTATION- GROUND	Rev.A	08.08.2025
W-A6100	BUILDING- SECTIONS	Rev.A	08.08.2025
W-A6200	GANTRY- SECTIONS	Rev.A	08.08.2025
W-A9300	3D IMAGES	Rev.A	08.08.2025
W-A9301	3D IMAGES	Rev.A	08.08.2025
W-A9302	3D IMAGES	Rev.A	08.08.2025
N/A	SYD01 SCHEME PLANT DETAILS	Rev.A	08.08.2025