



Estimated Development Cost (E DC) Public Copy

Stack

**SYD01,
78 Lockwood Road,
Erskine Park**

Estimated Development Cost (EDC)

20th March 2026

Stack Infrastructure– **Project SYD01 Data Centre, Eriskine Park**
Estimated Development Cost (EDC)

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Revision	Date	Prepared By	Reviewed By	Approved By
Rev.1	11/11/2025	Gwen Guan – Cost Manager	Cameron Baxter - Associate (MRICS)	Brian Felice – Director NSW Cost Management
Rev.2	20/03/2026	John Dunne – Cost Manager Patrick Hyde – Senior Cost Manager	Cameron Baxter – Associate (MRICS)	Brian Coyle – Regional Director, ANZ (MRICS)

1. Executive Summary

This Estimated Development Cost (EDC) has been prepared by Linesight to accompany a State Significant Development Application (SSDA) for the construction and ongoing operation of a data centre facility located on land known as 78 Lockwood Road, Erskine Park. The site is legally described as Lot 101 in Deposited Plan 1268632.

The report has been prepared for the NSW Department of Planning, Housing and Infrastructure as the consent authority, in accordance with relevant NSW planning legislation and guidance for determining development costs for planning purposes. Please refer to Section 2 Basis of Report for further information the report has been prepared in accordance with.

The Estimated Development Cost represents the estimated cost of carrying out the development and includes all works and activities required to complete the development proposal. Please refer to the Section 3 Scope of Estimated Development Cost for further information.

Based on the information available at the time of preparation in accordance with 'The Planning Circular PS-24-002' Changes to how development costs are calculated for planning purposes, the Estimated Development Cost for the development is assessed as:

- **\$3,699,726,631.89 (excluding GST) and \$4,069,699,295.08 (Including GST).**

The report confirms that the calculation of the EDC for the proposed development is accurate and complete and addresses all stages and activities in the identified development proposal, at the date of lodgement of the EIS. The report acknowledges that any changes to the development proposal or the market conditions may affect the EDC and require a revision of the calculation.

2. Basis of Report

This report has been prepared for the NSW Department of Planning, Housing and Infrastructure (DPHI) as part of the Development Application for the proposed project.

The purpose of this report is to provide an objective calculation of the Estimated Development Cost (EDC) of the development proposal based on the available design information and project documentation at the time of preparation.

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-82211208) dated 11 April 2025.

In accordance with the Environmental Planning & Assessment (EP&A) Regulation, the Estimated Development Cost (EDC) represents the estimated cost of carrying out the development, including:

- The design and erection of buildings and associated infrastructure
- The carrying out of works associated with the development
- The demolition of buildings or works where required
- Fixed or mobile plant and equipment required for the development

The report has been prepared in accordance with the following guidance and requirements:

- Legislative and regulatory requirements of the consent authority for calculating the EDC (EP&A Act, EP&A reg, SEPPs, the Planning Circular and SEARs)
- The AIQS practice standard for calculating the EDC for State significant projects 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

The calculation of the Estimated Development Cost has been based on the following documentation and information related to this project:

- EIS with Amended Development & Submission Report (March 2026)
- Development Application with Revised documentation prepared in support of the Development & Submission Report (March 2026)
- Current local market conditions including labour availability, material pricing, supply chains and logistics
- Site conditions and constraints relevant to the development site

Please refer to inclusions and exclusions in Section 3.

The preparation of this report is subject to the following limitations:

- Some elements of the development proposal may be subject to further development of design, scope, specifications, and site conditions
- Certain design information may not be fully available at the time of preparation

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Appropriate allowance has therefore been included for escalation and contingency to account for uncertainties, and unforeseen events that may impact the overall development cost of the project.

This report has been prepared and certified by a Chartered Quantity Surveyor with recent experience in State Significant Development projects in NSW, holding professional accreditation with the Australian Institute of Quantity Surveyors (AIQS) or the Royal Institution of Chartered Surveyors (RICS).

Linesight confirms that it has no financial or professional interest associated with this project that would impair the objectivity of this calculation.

3. Scope of Estimated Development Cost

A State Significant Development Application (SSDA) has been prepared to support a data centre at 78 Lockwood Road, Eriskine Park. The site area is 77,241.97m² and is zoned E4 General Industrial.

Inclusions

The works subject to SSD-82211208 include the following:

- 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 56,506 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.
- Cable works connecting TransGrid Sydney West Substation with the STACK SYD01 onsite substation.
- Extension and augmentation of physical infrastructure and utilities, as required including new on-site substation and water storage tanks integrated within the building footprint.
- Mitigations included in the Environmental Impact Statement (EIS)

The Estimated Development Cost includes all works required to construct and complete the development in accordance with the development application documentation.

Exclusions

The exclusions are consistent with the section 208 of the NSW Environmental Planning and Assessment Regulations 2021 and NSW Government Planning Circular for Calculation of estimated development cost namely:

- Amounts payable on the cost of land including Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Finance cost including costs of finance application fees and mortgage stamp duty
- Land costs including costs of purchasing, holding, selling and marketing
- Ongoing maintenance or use of the development, and
- Goods and Services Tax (GST)

4. The Site

A State Significant Development Application (SSDA) has been prepared in support of a proposed data centre at 78 Lockwood Road, Erskine Park, NSW, 2759.

The site is located in the Penrith Local Government Area (**LGA**) and is approximately 40km west of the Sydney Central Business District (**CBD**), 20km west of the Parramatta CBD, and 10km north-east of the future Western Sydney International Airport.

The site is an irregular shaped 7.7-hectare lot bounded to the north by Lenore Drive and to the east by an E2 Environmental Conservation corridor that follows Ropes Creek. The site relies upon access from a cul-de-sac at the eastern end of Lockwood Road at the site's southern boundary. An aerial photograph is provided at **Figure 1**.

Figure 1 Aerial Photograph of Site



The amended project includes the installation of two HV cables, from STACK SYD01 Switchyard, via road reserve within Lenore Drive. Total route length is approximately 2.1km. The cable route extends across two LGAs, Penrith City Council and Blacktown City Council, Crown land, TfNSW State Road reserve.

An aerial photograph is provided at **Figure 2**.

Associated works required to facilitate the construction of the project, such as potential utility relocations have been considered. No major utility relocations are anticipated and where smaller services may need to be moved to accommodate the transmission cable circuit, this relocation would be restricted to within the project areas assisted in this EIS.

5. Job Creation

Construction Jobs

Linesight has undertaken an analysis (with assistance from the Proponent) of the estimated full-time equivalent jobs created by the proposed development. This desk study has been based on the direct employment impact and has not considered external contributory influences.

Based on the calculations below, the development is estimated to generate **1482** full-time equivalent jobs consistently throughout the lifetime of development build.

Table 3: Estimated FTE Construction Jobs

Construction Jobs Calculations		
Construction cost (excl Escalation & GST)	\$	2,185,680,945.39
Labour component circa 40% construction cost @ \$105/hour		8,326,000 <i>total hrs</i>
Construction duration in calendar months		32 <i>months</i>
Average daily work hours recalculated @ 22 workdays per month		11,800 <i>total hrs/day</i>
Average including onsite and offsite labour @ 8 hrs per day		1482 FTE jobs

Operational Jobs

An estimate of operational employments numbers based on the operative requirements of the Data Centre is 200 people provided by the planning team.

6. Certification

Linesight confirms this EDC calculation has been prepared to accurately reflect all stages and activities associated with the identified development proposal as at the date the Environmental Impact Statement (EIS) was lodged.

Please do not hesitate to contact us should you require any additional information or wish to discuss any aspect of the attached documentation.

Yours faithfully



Brian Coyle

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A. Appendix – Design Information

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Drawing Ref	Drawing Description	Rev	Rev Date
A000	COVER SHEET	Rev.B	16.03.2026
A001	SITE LOCATION PLAN	Rev.B	16.03.2026
A002	SITE SURVEY PLAN	Rev.B	16.03.2026
A003	SITE ANALYSIS PLAN	Rev.B	16.03.2026
A005	SITE PLAN	Rev.B	16.03.2026
A006	SITE PLAN – SITE GROUND PLAN	Rev.B	16.03.2026
A007	SITE PLAN – DEMOLITION PLAN	Rev.B	16.03.2026
A10	SHADOW DIAGRAMS	Rev.B	16.03.2026
A101	SITE STAGING DIAGRAMS	Rev.B	16.03.2026
A105	GFA PLANS & SCHEDULE	Rev.B	16.03.2026
A200	GENERAL ARRANGEMENT PLAN – LOWER GROUND	Rev.B	16.03.2026
A201	GENERAL ARRANGEMENT PLAN – UPPER GROUND	Rev.B	16.03.2026
A202	GENERAL ARRANGEMENT PLAN – LEVEL 1	Rev.B	16.03.2026
A203	GENERAL ARRANGEMENT PLAN – LEVEL 2 & OFFICE ROOF	Rev.B	16.03.2026
A205	GENERAL ARRANGEMENT PLAN – ROOF LEVEL	Rev.B	16.03.2026
A206	GENERAL ARRANGEMENT PLAN – TOP OF SCREEN LEVEL	Rev.B	16.03.2026
A300	ELEVATIONS – SITE	Rev.B	16.03.2026
A301	ELEVATIONS – EAST BUILDING – SHEET 1	Rev.B	16.03.2026
A302	ELEVATIONS – EAST BUILDING – SHEET 2	Rev.B	16.03.2026
A303	ELEVATIONS – WEST BUILDING – SHEET 1	Rev.B	16.03.2026
A304	ELEVATIONS – WEST BUILDING – SHEET 2	Rev.B	16.03.2026
A400	SECTIONS - SITE	Rev.B	16.03.2026
A401	SECTIONS – EAST BUILDING – SHEET 1	Rev.B	16.03.2026
A402	SECTIONS – EAST BUILDING – SHEET 2	Rev.B	16.03.2026
A403	SECTIONS – WEST BUILDING – SHEET 1	Rev.B	16.03.2026
A404	SECTIONS – WEST BUILDING – SHEET 2	Rev.B	16.03.2026
A500	RENDERS – SHEET 1	Rev.B	16.03.2026
A501	RENDERS – SHEET 2	Rev.B	16.03.2026
N/A	SYD01 SCHEME PLANT DETAILS	Rev.A	08.08.2025
N/A	ERSKINE PARK DATA CENTRE – 330Kv UG CABLE CONNECTION – Cable Route Assessment Concept Report	Rev.1	
DC-SKT 1	CAB-ERSKINE PARK DC-SKT 1	Rev.A	10.03.2026
DC-SKT 2	CAB-ERSKINE PARK DC-SKT 2	Rev.0	11.03.2026
DC-SKT 3	CAB-ERSKINE PARK DC-SKT 3	Rev.0	11.03.2026
DC-SKT 4	CAB-ERSKINE PARK DC-SKT 4	Rev.0	11.03.2026
N/A	SEARS COMPLIANCE TABLE	N/A	N/A
N/A	STATUTORY COMPLIANCE	N/A	N/A
N/A	PROPOSED MITIGATION MEASURES	N/A	N/A
N/A	ENGAGEMENT SUMMARY TABLE	N/A	N/A
N/A	ARCHITECTURAL DRAWINGS	Rev.B	16.03.2026
N/A	ARCHITECTURAL DESIGN REPORT	Rev.B	16.03.2026
N/A	SURVEY PLAN	Rev.A	08.08.2026
N/A	BCA REPORT	Rev.3	18.03.2026
N/A	ACCESS CAPABILITY REPORT	Rev.4	20.03.2026

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Drawing Ref	Drawing Description	Rev	Rev Date
N/A	LANDSCAPE DESIGN REPORT	Rev.J	09.03.2026
N/A	AIR QUALITY IMPACT ASSESSMENT	Rev.2	18.03.2026
N/A	NOISE & VIBRATION IMPACT ASSESSMENT	Rev.9	19.03.2026
N/A	INFRASTRUCTURE REQUIREMENTS REPORT	Rev.5	17.03.2026
N/A	BACKUP POWER REPORT	Rev.4	10.03.2026
N/A	SOCIAL IMPACT ASSESSMENT	Rev.A	18.03.2026
N/A	DETAILED SITE INVESTIGATION	Rev.3	19.03.2026
N/A	GROUNDWATER IMPACT ASSESSMENT	Rev.3	10.03.2026
N/A	SALINITY MANAGEMENT PLAN	Rev.3	10.03.2026
N/A	GEOTECHNICAL REPORT	Rev.3	10.03.2026
N/A	TRANSPORT IMPACT ASSESSMENT	Rev.7	19.03.2026
N/A	CONSTRUCTION TRAFFIC MANAGEMENT PLAN	Rev.F	19.03.2026
N/A	GREEN TRAVEL PLAN	Rev.7	10.03.2026
N/A	OPERATIONAL WASTE MANAGEMENT PLAN	Rev.3	10.03.2026
N/A	CONSTRUCTION WASTE MANAGEMENT PLAN	Rev.3	10.03.2026
N/A	ACHAR	Rev.2	17.03.2026
N/A	BDAR WAIVER REQUEST	Rev.3	19.03.2026
N/A	COMMUNITY ENGAGEMENT AND CONSULTATION OUTCOMES REPORT	N/A	18.03.2026
N/A	FLOOD IMPACT STATEMENT	Rev.5	10.03.2026
N/A	ESD REPORT	Rev.F	19.03.2026
N/A	HAZARDS AND RISK SCREENING REPORT	Rev.J	19.03.2026
N/A	DANGEROUS GOODS REPORT	Rev.K	19.03.2026
N/A	VISUAL IMPACT ASSESSMENT	Rev.D	18.03.2026
N/A	GREENHOUSE GAS ASSESSMENT	Rev.F	11.03.2026
N/A	CIVIL ENGINEERING PLANS	Rev.2	09.03.2026
N/A	INTEGRATED WATER MANAGEMENT PLAN	Rev.6	19.03.2026
N/A	EMBODIED EMISSIONS MATERIAL FORM	Rev.2	20.03.2026
N/A	HV ROUTE SUPPLEMENTARY INFRASTRUCTURE REQUIREMENTS REPORT	Rev.C	20.03.2026
N/A	HV ROUTE SUPPLEMENTARY NOISE & VIB ASSESSMENT	Rev.1	20.03.2026
N/A	HV ROUTE SUPPLEMENTARY AIR QUALITY ASSESSMENT	Rev.2	18.03.2026
N/A	HV ROUTE SUPPLEMENTARY CTMB	Rev.2	19.03.2026
N/A	HV ROUTE EXTERNAL HV PLANS	Rev.A	11.03.2026
N/A	HV ROUTE SUPPLEMENTARY ARBORICULTURAL ASSESSMENT	Rev.2	20.03.2026
N/A	HV ROUTE ACHAR ADDENDUM LETTER	Rev.2	20.03.2026
N/A	HV ROUTE CONTAMINATION SURVEY & UNEXPECTED FINDS PROTOCOL	Rev.1	20.03.2026
N/A	HV ROUTE PRELIM GROUNDWATER IMPACT ASSESSMENT	Rev.1	20.03.2026

