

## Master Planning and Planning Approval Services for a Data Centre Site Development in Victoria – Quantity Surveying Report

<b>Date:</b>	12 May 2026	Level 13
<b>Project name:</b>	Master Planning and Planning Approval Services for a Data Centre Site Development in Victoria	452 Flinders Street Melbourne, VIC 3000 Australia
<b>Project no:</b>	IA355900	www.jacobs.com
<b>Attention:</b>	Vish Kunjur	
<b>Company:</b>	Stockland Corporation Limited	
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<b>Reviewed by:</b>	Gary Van Rensburg	
<b>Document no:</b>	IA355900-JAC-00-00-MEM-QS-0001_BDC (Rev02)	
<b>Revision no:</b>	5.1 (Rev02)	
<b>Copies to:</b>	Tanay Swarupam, Christopher Suttor	

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### Executive Summary

Jacobs Pty Ltd (Jacobs) has developed the Concept Design (CD) Cost Plan Report for the proposed New 144MW Data Centre Project comprising Building and Civil Infrastructure located at 413 Francis Street, Brooklyn, Melbourne, VIC.

This is an update of the costs initially provided as a Rough Order of Magnitude (ROM) Estimate in November 2025.

The purpose of the CD Cost Plan Report is to detail the estimated Direct Costs of the Buildings and Civil Infrastructure scope portion of the project.

The total Direct Costs at the estimate Base Date of the 12<sup>th</sup> of May 2026 is circa **\$935 Million**. Refer to Appendix A for the detailed cost estimate.

**Table 1: Brooklyn Lane Data Centre – Cost Plan Summary (\$AUD)**

Brooklyn Lane Data Centre Melbourne	Total AUD\$
<b>DIRECT COSTS</b>	
Data Hall Building 1 and 2	\$787,558,000
Admin Block 1 and 2	\$81,702,000
Guard House	\$520,000
External Site Works – within the site boundary	\$57,869,000
External Site Works – outside the site boundary	\$1,396,000
Demolition	\$6,366,000
OFCI Equipment Supply	Excluded
<b>CONTRACTOR INDIRECT COSTS</b> (On-site and Off-Site Overheads & Profit)	<b>Excluded</b>
<b>TOTAL</b>	<b>\$935,411,000</b>
Client Costs	Excluded
Contingency (Deterministic)	Excluded
Escalation	Excluded
Professional Fees	Excluded

## 1. Introduction

### 1.1 Project Background and Overview

This document has been prepared on behalf of Stockland Development Pty Ltd in support of the planning permit application relating to the land at 413 Francis Steet, Brooklyn (the site). The application seeks approval for the use and development of the land for a data centre (the Project).

The project seeks to make a significant contribution to the State of Victoria by providing additional cloud computing ability through the proposed maximum capacity of a 144MW data centre.

The project construction is planned to start in Q1 2027 and be completed in Q3 2029.

### 1.2 Purpose

The purpose of this Cost Plan is to provide a cost estimate of the Direct Costs of the Civil Infrastructure, Buildings and associated fit-out scope of the facility. This cost plan will serve to support the lodgement of the planning permit application and MPL certificate.

## 2. Scope & Basis of Estimate

### 2.1 Project Scope of Work

Jacobs has developed the Concept Design Cost Plan for the proposed New Brooklyn Lane Data Centre which comprises the following facilities:

- Construction of two (2) double-storey data centre buildings, with each building comprising the following main functions;
  - Data Halls comprising the data rack area (racks by others), mechanical and electrical rooms
  - Administration Block comprising administrative functions, store rooms, service areas, lobby, break room, internal courtyard, circulation and loading dock
  - Generator area
  - Tank area
  - Chiller Plant located on the roof.
- Guard House.
- External Site Works comprising bulk earthworks, internal roads and footpaths, hard stands, boundary fencing and gates, landscaping and all external services such as stormwater, sewer, potable water, fire, electrical Low Voltage and High Voltage, communications and special services.
- Demolition of existing buildings and soft and hard landscaping.

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### 2.2 Basis of Estimate

Jacobs has prepared the Concept Design Cost Plan using raw construction costs that are likely to be incurred by the contractor to carry out the works. This cost plan is based on quantities measured from design documentation to which unit rates have been applied. These unit rates represent our estimate of the current state of Victoria rates which are based on a combination of Jacobs's cost databases, benchmarked / historic rates, our professional opinion of current rates, cost intelligence, and including some preliminary advice solicited from the market for select trade items, and Jacobs's cost estimating experience.

The rates and prices within this cost plan reflect the relative construction prices for the first quarter (Q1) of 2026. We have excluded any allowance for escalation of current market rates and pricing for the current proposed programme for the works.

All estimated costs are in Australian Dollars (AUD\$) and do not include Goods and Services Tax (GST).

### 2.2.1 Base Date of the Estimate

The base date for the Cost Plan is Q1 2026.

### 2.2.2 Main Contractors Preliminaries & Margin (Indirect Costs)

Indirect costs have been excluded from this estimate.

All Trade Costs include Sub-Contractor Preliminaries and Margins within the rates, unless shown separately, such as for the services trades.

### 2.2.3 Risk Provision

Risk contingency has been excluded from this estimate.

### 2.2.4 Escalation

Escalation has been excluded from this estimate.

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### 2.2.5 Professional Fees

Professional fees have been excluded from this estimate.

## 3. Key Assumptions, Clarifications and Exclusions

### 3.1 Assumptions and Clarifications

The following assumptions have been made when preparing this cost plan. This is not exhaustive and covers the key assumptions only:

#### General

- The project will be undertaken by a first-tier level contractor,
- The procurement strategy has not yet been determined, however the preliminaries are based on the assumption that the project will be procured under a traditional lump sum competitive tender arrangement where 100% design documentation is used during the tender stage,
- The works will be completed during normal daytime working hours over a five-day week,
- Appropriate planning will be in place to hand the site over to the nominated contractor in order to fulfil the proposed scope from start to finish without intermittent delays or standdowns,
- The site will have 144MW ICT capacity over two independent buildings. Each building will have 2 storeys of data halls with 4 data halls on each floor level,
- Each data hall has an approximate ICT capacity of 9MW,
- Each data hall has six (6) electrical MV/LV blocks,
- Data hall fit-out will be limited to infrastructure services,
- Containerised diesel generators with 3MW capacity will be adopted for system redundancy.

- Air-cooled chiller system with fan wall units will be the primary cooling to the data halls,
- All existing outbuildings and structures will be demolished without the necessity for any relocation or diversion works,
- Rainwater collection and re-use system,
- Other scope-specific assumptions are noted within the estimate,
- We have assumed driven pile foundations 450mm diameter, 18.5m deep below each column location,
- Ground slabs 250mm thick, one ground beam attached to pile caps,
- Building framing to be precast concrete columns, beams and double-tee suspended slabs,
- External Generator support structure supported by Structural Steel columns,
- Project site completion around Q3 2029,
- Due to the nature and the design limitations at this stage, we have used benchmark cost data where applicable to inform the cost plan.

## 3.2 Exclusions

In addition to the above clarifications, the following items are EXCLUDED from the CD Cost Plan:

- OFCI Equipment Supply Costs,
- Main Contractors Preliminaries and Margin (Indirect Costs),
- Design and Consultant Fees,
- Client costs,
- Development costs,
- Statutory charges,
- Headworks fees, connection charges, utility permit/ fees etc,
- ESD/ ESG allowances,
- Risk Contingency/ Quantitative Risk Assessment (QRA),
- Escalation,
- Land/ property acquisition costs,
- Sunk costs,
- Operational costs,
- Substation package, including associated electrical equipment and utility connections is to be procured under a separate package and excluded from this exercise,
- Any works outside the extent of the works shown on the design documents,
- Relocation of major existing in-ground utility services and other existing critical services,
- Data hall fit out (customer data racks, passive and active ICT equipment),
- Battery energy storage system (BESS),

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- Solar PV system,
- Compressed air system,
- Fire gas suppression system,
- Excavations in hard rock,
- Dewatering,
- Removal of Contaminated material (except to retention tank area),
- Asbestos,
- Air freight for OFCI equipment,
- Unforeseen future implications of future pandemics,
- Total Cost of Ownership costs – Operation and Maintenance (O&M) costs of the facilities,
- Radio Frequency (RF) survey,
- Radio Frequency Interference (RFI) works or mitigation works,
- Items noted "Excluded" or "N/A" in the cost plan,
- Heritage associated works, if any,
- Impacts of foreign exchange from the Base Date of the cost plan,
- Impacts of copper pricing,
- Changes to the current programme,
- Operation expenses or expenditure (OPEX),
- Capital Spare Parts or Attic stock,
- Operator training,
- Financing costs,
- Legal costs, land holding costs, stamp duty etc,
- Delay costs,
- Wet weather delay costs,
- Force majeure, and
- Goods and Services Tax (GST).

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## 4. Cost Estimate

### 4.1 Cost Estimate Summary

The estimated direct costs of the proposed Brooklyn Lane Data Centre is circa AUD **\$935 Million**. This is further shown in Table 2 below, refer to Appendix A for the detailed cost estimate.

This estimate excludes Owner-Furnished Contractor-Installed (OFCI) equipment supply costs, indirect costs, client costs, contingency, escalation and professional fees.

**Table 2: Cost Estimate Summary**

Brooklyn Lane Data Centre Melbourne	Total AUD\$
<b>DIRECT COSTS</b>	
Data Hall Building 1 and 2	\$787,558,000
Admin Block 1 and 2	\$81,702,000
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<b>CONTRACTOR INDIRECT COSTS</b> (On-site and Off-Site Overheads & Profit)	<b>Excluded</b>
<b>TOTAL</b>	<b>\$935,411,000</b>
Client Costs	Excluded
Contingency (Deterministic)	Excluded
Escalation	Excluded
Professional Fees	Excluded

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## 5. Cost Plan Reconciliation

We refer you to Appendix B for the detailed cost reconciliation, which highlights and provides commentary on the cost differences between the Rough Order of Magnitude (ROM) estimate produced by Jacobs for Stockland in November 2025 and this Concept Design Cost Plan.

## 6. Documentation Used

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Documentation used to prepare the CD Cost Plan is as follows:

Table 3: Documentation Used

Drawing Number	Drawing Title/ File Name	Revision	Received Date	Remark
<b>ARCHITECTURAL</b>				
A001	COVER SHEET & LOCATION PLAN	-	15/02/2026	-
A100	SITE PLAN - EXISTING	-	15/02/2026	-
A101	SITE PLAN - OPPORTUNITIES AND CONSTRAINTS	-	15/02/2026	-
A102	SITE PLAN - PROJECT SCOPE	-	15/02/2026	-
A103	SITE PLAN - DEMOLITION	-	15/02/2026	-
A104	SITE PLAN - MASTERPLAN	-	15/02/2026	-
A106	SHADOW ANALYSIS	-	15/02/2026	-
A120	OVERALL GROUND FLOOR PLAN (CLDC)	B	25/02/2026	Assume the buildings are identical to CLDC, except for the additional acoustic louvre and extended column length on the DC Hall roof
A121	OVERALL FIRST FLOOR PLAN (CLDC)	B	25/02/2026	
A123	OVERALL LOWER ROOF PLAN (CLDC)	B	20/02/2026	
A124	OVERALL UPPER ROOF PLAN (CLDC)	B	25/02/2026	
A150	BUILDING 1- GROUND FLOOR PLAN (CLDC)	B	20/02/2026	
A151	BUILDING 1 - FIRST FLOOR PLAN (CLDC)	B	20/02/2026	
A160	BUILDING 2- GROUND FLOOR PLAN (CLDC)	B	20/02/2026	
A161	BUILDING 2- FIRST FLOOR PLAN (CLDC)	B	20/02/2026	
A200	OVERALL BUILDING SECTIONS (CLDC)	B	25/02/2026	
A300	OVERALL BUILDING ELEVATIONS (CLDC)	B	20/02/2026	
A310	ELEVATIONS - BUILDING 1 (CLDC)	-	15/02/2026	
A320	ELEVATIONS - BUILDING 2 (CLDC)	-	15/02/2026	
A330	ELEVATIONS (CLDC)	B	20/02/2026	
A400	ANCILLARY BUILDING & FENCING DETAILS (CLDC)	B	20/02/2026	
A701	MATERIAL SCHEDULE (CLDC)	B	20/02/2026	
A900	AERIAL PERSPECTIVE (CLDC)	B	20/02/2026	
A902	AERIAL PERSPECTIVE (CLDC)	B	20/02/2026	
A950	3D SITE VIEW (CLDC)	B	20/02/2026	
-	3D MODEL (CLDC)	-	25/02/2026	
<b>LANDSCAPING</b>				
-	LANDSCAPE DESIGN REPORT	C	24/02/2026	Assume the layout will be similar between BDC and CLDC
<b>STRUCTURAL</b>				
-	BDC Masterplan - STR	A	15/12/2025	-
<b>MECHANICAL</b>				
-	Stockland Brooklyn Chiller Acoustics 07.05.2026 reduced size	-	07/05/2026	-

Drawing Number	Drawing Title/ File Name	Revision	Received Date	Remark
-	Revised Chiller Acoustics design sketch – received via Teams	-	12/5/2026	-
<b>STORMWATER</b>				
IA335900-JAC-CDC-SW-RPT-001	Stormwater Management Plan	-	6/03/2026	-

## 7. Limitations

The sole purpose of the estimates in this report is to provide a project cost estimate in accordance with the scope of services set out in the contract between Jacobs and Stockland. The scope of services, as described in this report, was developed with the Client.

In preparing this report, Jacobs has relied upon, and presumed accurate, any information (or confirmation of the absence thereof) provided by the Client and/or from other sources. Except as otherwise stated in the report, Jacobs has not attempted to verify the accuracy or completeness of any such information. If the information is subsequently determined to be false, inaccurate or incomplete then it is possible that our estimated values and conclusions as expressed in this report may change.

The passage of time, the manifestation of latent conditions or impacts of future events may require further examination of the project and subsequent data analysis, and re-evaluation of the data, findings, observations and conclusions expressed in this report. Jacobs has prepared this report in accordance with the usual care and thoroughness of the consulting profession, for the sole purpose described above and by reference to applicable standards, guidelines, procedures and practices at the date of issue of this report. For the reasons outlined above, however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this report, to the extent permitted by law.

The CD Cost Plan is prepared solely to assist in the master planning and planning approval process only for the purposes of the Development Facilitation Program (DFP) for the State of Victoria. The CD Cost Plan is not intended for setting preliminary budget or feasibility budget for the project. We recommend that a proper feasibility estimate is prepared in conjunction with the DA submission process for the project

This report should be read in full, and no excerpts are to be taken as representative of the findings. No responsibility is accepted by Jacobs for use of any part of this report in any other context.

This report is strictly indicative only and includes indicative estimated quantities, rates, values, etc. for various items. The report does not provide a guarantee that the indicative prices, quantities, or rates (individual or groups) will be required/ obtained or that the break-down provided will match those submitted by Contractors/ Sub-contractors, etc.

The Client acknowledges and accepts that the information provided is not a complete design and as such, the cost estimate may differ from the final design and costs.

The Client acknowledges and accepts that the estimate is based on current cost estimates and that the Consultant has no control over cost fluctuations in labour or materials to be ultimately used in the project.

This report has been prepared on behalf of, and for the exclusive use of, Stockland, and is subject to, and issued in accordance with, the provisions of the contract between Jacobs and the Client. Jacobs accepts no liability or responsibility whatsoever for, or in respect of, any use of, or reliance upon, this report by any third party.

### **Additional Limitation – Geopolitical, Energy and Shipping Market Volatility**

Without limiting any of the foregoing, Stockland Corporation Limited acknowledges that the estimates within this report are subject to additional and heightened uncertainty arising from ongoing geopolitical instability and related impacts on global energy and shipping markets.

Escalation of regional conflict, disruption to oil production, refining, or transportation (including key shipping routes and ports), or broader economic responses may result in oil shortages, increased fuel prices, and significant volatility in freight, shipping, insurance, and logistics costs. Such conditions may materially affect the cost, availability, and lead times associated with labour, materials, plant, equipment, transportation, and other energy- or shipping-dependent inputs.

Jacobs has made no allowance for extreme market disruption, prolonged supply-chain interruptions, port closures, re-routing of shipping, increased maritime security costs, government intervention, sanctions, or other extraordinary events arising from such geopolitical developments. Accordingly, actual costs may differ materially from the estimates provided, and no representation or assurance is given that the estimated prices or freight costs will be maintained for the duration of the project.

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## 8. Cost Plan Accuracy

Jacobs classifies cost plans and estimates, based on the amount and quality of information available at the time the estimate is developed. The amount of time available and effort expended to prepare the estimate has a significant bearing on the expected accuracy range.

As such, the level of accuracy, in this case, is based on a **Class 5 Estimate** thus leading to an **Expected Estimate range in the region of -30%, +50%**, according to the AACE International Recommended Practice (Table 56R-08).

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## Appendix A. Concept Design Cost Plan

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## ESTIMATE DETAILS

**Client:** Stockland

**Details:** Concept Design Estimate - 12 May 2026

**Project:** Master Planning and Planning Approval Services for Brooklyn Data Centre Site Development - Victoria

Ref	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
<b>DATA HALL BUILDING 1 AND 2</b>							
	<b>Data Hall - Building 1</b>						
	<b>Area</b>	<b>38,047</b>	<b>m2</b>				
	<b>Base build</b>						
	Substructure	22,309	m2	877	19,565,074		19,565,000
	Columns	38,276	m2	201	7,680,667		7,681,000
	Upper Floors	15,949	m2	767	12,227,399		12,227,000
	Staircases	210	m/r	5,000	1,050,000		1,050,000
	Roof	35,955	m2	1,483	53,310,048		53,310,000
	External Walls & Windows	18,638	m2	846	15,759,904		15,760,000
	External Doors	152	no	9,829	1,493,730		1,494,000
	Internal Walls & Screens	47,534	m2	471	22,381,962		22,382,000
	Internal Doors	270	No	6,000	1,620,360		1,620,000
	Wall Finishes	108,777	m2	35	3,807,195		3,807,000
	Floor Finishes	38,047	m2	120	4,565,640		4,566,000
	Ceiling Finishes	26,815	m2	120	3,217,800		3,218,000
	Fitments	38,047	m2	25	951,175		951,000
	FFE Group 1 & 2				N/A		N/A
	Special Equipment				N/A		N/A
	Hydraulic Services	38,047	m2	148	5,640,731		5,641,000
	Mechanical Services	38,047	m2	1,489	56,636,344		56,636,000
	Gas Services				N/A		N/A
	Fire Services	38,047	m2	272	10,348,784		10,349,000
	Electrical Services	38,047	m2	2,488	94,663,440		94,663,000
	Communication Services	38,047	m2	162	6,163,614		6,164,000
	Transportation Systems				N/A		N/A
	Special Services	38,047	m2	96	3,652,512		3,653,000
	Fuel System	38,047	m2	339.29	12,909,000		12,909,000
	BWIC @ 2%	38,047	m2	100	3,800,000		3,800,000
	<b>Data Hall Fitout</b>	<b>11,755</b>	<b>m2</b>				
	Data Hall Architectural Fitout	11,755	m2	950.00	11,167,250		11,167,000
	Hydraulics Services	11,755	m2	161.00	1,892,555		1,893,000
	Fire Services	11,755	m2	477.00	5,607,135		5,607,000
	Electrical Services	11,755	m2	1,660.00	19,513,300		19,513,000
	Mechanical Services	11,755	m2	992.00	11,660,960		11,661,000
	Communications Services (cable trays only)	11,755	m2	212.00	2,492,060		2,492,000
	Security Services	11,755	m2		Excluded		Excluded
	<b>Direct Cost - SubTotal</b>	<b>38,047</b>	<b>m2</b>	<b>10,350</b>	<b>393,778,638</b>		<b>393,779,000</b>
	<b>DATA HALL BUILDING 1 AND 2</b>						<b>787,558,000</b>

**Client:** Stockland

**Details:** Concept Design Estimate - 12 May 2026

**Project:** Master Planning and Planning Approval Services for Brooklyn Data Centre Site Development - Victoria

Ref	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
<b>ADMIN BLOCK 1 AND 2</b>							
	<b>Admin Block 1</b>						
	<b>Area</b>	<b>4,920</b>	<b>m2</b>				
	Substructure	2,510	m2	803	2,015,603		2,016,000
	Columns	4,977	m2	187	929,198		929,000
	Upper Floors	2,246	m2	797	1,791,250		1,791,000
	Staircases	36	m/r	4,500	162,000		162,000
	Roof	2,602	m2	1,001	2,603,751		2,604,000
	External Walls & Windows	1,255	m2	3,080	3,865,299		3,865,000
	External Doors	13	no	6,538	84,565		85,000
	Internal Walls & Screens	11,972	m2	590	7,067,800		7,068,000
	Internal Doors	73	No	6,493	473,760		474,000
	Wall Finishes	24,548	m2	39	949,091		949,000
	Floor Finishes	4,244	m2	125	528,667		529,000
	Ceiling Finishes	4,551	m2	200	910,200		910,000
	Fitments	4,920	m2	150	736,285		736,000
	FFE Group 1 & 2	4,920	m2	300	1,477,300		1,477,000
	Special Equipment	4,920	m2	250	1,230,000		1,230,000
	Hydraulic Services	4,920	m2	234	1,152,756		1,153,000
	Mechanical Services	4,920	m2	1,065	5,239,800		5,240,000
	Gas				N/A		N/A
	Fire Services	4,920	m2	298	1,467,144		1,467,000
	Electrical Services	4,920	m2	905	4,453,830		4,454,000
	Communication Services	4,920	m2	320	1,571,940		1,572,000
	Transportation Systems	4,920	m2	211	1,040,000		1,040,000
	Special Services	4,920	m2	160	785,970		786,000
	BWIC @ 2%	4,920	m2	64	314,000		314,000
	<b>Direct Cost - SubTotal</b>	<b>4,920</b>	<b>m2</b>	<b>8,303</b>	<b>40,850,210</b>		<b>40,851,000</b>
	<b>ADMIN BLOCK 1 AND 2</b>						<b>81,702,000</b>

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Client: Stockland

Details: Concept Design Estimate - 12 May 2026

Project Master Planning and Planning Approval Services for Brooklyn Data Centre Site Development - Victoria

Ref	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
<b>EXTERNAL SITE WORKS - WITHIN SITE BOUNDARY</b>							
	<b>External Site Works - within site boundary</b>	<b>110,480</b>	<b>m2</b>				
	Site Preparation - Surcharge		m2 site		N/A		N/A
	Site Preparation - Enabling works	110,480	m2 site	25.00	2,762,000		2,762,000
	Roads, Footpaths & Paved Areas	25,939	m2 element	203.32	5,273,958		5,274,000
	Boundary Walls, Fencing & Gates	110,480	m2 site	17.28	1,909,405		1,909,000
	Outbuildings & Covered Ways				N/A		N/A
	Landscaping & Improvements	29,291	m2 soft/hard	108.66	3,182,901		3,182,901
	External Stormwater Drainage	110,480	m2 site	30.00	3,314,400		3,314,000
	External Sewer Drainage	110,480	m2 site	18.00	1,989,000		1,989,000
	External Water Supply	110,480	m2 site	15.54	1,717,000		1,717,000
	External Gas				N/A		N/A
	External Fire Protection	110,480	m2 site	58.92	6,510,000		6,510,000
	External HV Supply	110,480	m2 site	185.35	20,477,000		20,477,000
	External LV Supply	110,480	m2 site	53.56	5,917,000		5,917,000
	External Communications	110,480	m2 site	19.06	2,106,000		2,106,000
	External Special Services	110,480	m2 site	14.54	1,606,000		1,606,000
	External Special Services - Fuel System				Included in Building		Included in Building
	External Alterations & Renovations (Demolitions)	110,480	m2 site		Shown elsewhere		Shown elsewhere
	Special Provisions (Signage)	110,480	m2 site	10.00	1,104,800		1,105,000
	<b>Direct Cost - SubTotal</b>	<b>110,480</b>	<b>m2</b>	<b>524</b>	<b>57,868,901</b>		<b>57,868,901</b>
<b>EXTERNAL SITE WORKS - WITHIN SITE BOUNDARY</b>							<b>57,869,000</b>

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**Client:** Stockland

**Details:** Concept Design Estimate - 12 May 2026

**Project** Master Planning and Planning Approval Services for Brooklyn Data Centre Site Development - Victoria

Ref	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
<b>EXTERNAL SITE WORKS - OUTSIDE SITE BOUNDARY</b>							
	<b>External Site Works - outside site boundary</b>	2,539	m2				
	Site Preparation - Enabling works	2,539	m2 site	25.00	63,475		63,000
	Roads, Footpaths & Paved Areas	2,539	m2 element	500.00	1,269,500		1,270,000
	Boundary Walls, Fencing & Gates						N/A
	Outbuildings & Covered Ways						N/A
	Landscaping & Improvements						N/A
	External Stormwater Drainage	2,539	m2 site	25.00	63,475		63,000
	External Sewer Drainage						N/A
	External Water Supply						N/A
	External Gas						N/A
	External Fire Protection						N/A
	External HV Supply						N/A
	External LV Supply						N/A
	External Communications						N/A
	External Special Services						N/A
	External Alterations & Renovations						N/A
	Special Provisions (Signage)						N/A
	<b>Direct Cost - SubTotal</b>	<b>2,539</b>	<b>m2</b>	<b>550</b>	<b>1,396,450</b>		<b>1,396,000</b>
<b>EXTERNAL SITE WORKS - OUTSIDE SITE BOUNDARY</b>							<b>1,396,000</b>

**ADVERTISED PLAN**

**Client:** Stockland

**Details:** Concept Design Estimate - 12 May 2026

**Project:** Master Planning and Planning Approval Services for Brooklyn Data Centre Site Development - Victoria

Ref	Description	Quantity	Unit	Rate	Subtotal	Factor	Total
<b>DEMOLITION</b>							
	<b>DEMOLITION</b>						
	Disconnect and cap existing services	1	Item				
	Allow for removal of redundant services	1	Item				
	Allow for removal of miscellaneous fitments	1	Item				
	Demolish building - single storey, high height warehouse type building	67,248	m2	70.00	4,707,362		4,707,362
	Demolish concrete hardstand and access road, including carpark	36,174	m2	45.00	1,627,830		1,627,830
	Demolish soft landscaping area, including strip topsoil	3,674	m2	5.00	18,371		18,371
	Demolish existing trees	36	No	250.00	9,000		9,000
	Retain existing trees	21	No	150.00	3,150		3,150
	<b>DEMOLITION</b>						<b>6,366,000</b>

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## Appendix B. Detailed Cost Plan Reconciliation

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BDC - REV 5.1 (12 May 2026)					BDC - REV 4				DIFF	Summary	Reason for Variances (All amount are based on per building)	Category (qty, rate, scope definition, assumptions)
Buildings	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total	Total	Total		
<b>Data Hall - Building 1</b>												
Area	38,047	m2			38,761	m2						
<b>Base Build</b>												
Substructure	22,309	m2	877	19,565,000	22,888	m2	1,000	22,888,000	(3,323,000)		Elemental rate r4 ROM vs r5 Concept Design detailed build-up based on assumptions and direction from the design team and design development	Assumption
Columns	38,276	m2	201	7,681,000	38,761	m2	80	3,100,880	4,580,120			Scope Definition
Upper Floors	15,949	m2	767	12,227,000	15,873	m2	1,250	19,841,250	(7,614,250)			Scope Definition
Staircases	210	m/r	5,000	1,050,000	28	m/r	10,000	280,000	770,000			Scope Definition
Roof	35,955	m2	1,483	53,310,000	22,888	m2	850	19,454,800	33,855,200		Additional steel structure supporting chillers on roof never envisaged previously, plus 8.5m high Acoustic Louvre circa \$22m	Scope Definition
External Walls & Windows	18,638	m2	846	15,760,000	8,988	m2	550	4,943,400	10,816,600			Scope Definition
External Doors	152	no	9,829	1,494,000	12	no	50,000	600,000	894,000			Quantity
Internal Walls & Screens	47,534	m2	471	22,382,000	25,227	m2	400	10,090,800	12,291,200		Elemental rate r4 ROM vs r5 Concept Design detailed build-up based on assumptions and direction from the design team and design development	Quantity
Internal Doors	270	No	6,000	1,620,000	60	No	5,000	300,000	1,320,000			Quantity
Wall Finishes	108,777	m2	35	3,807,000	33,662	m2	35	1,178,170	2,628,830			Quantity
Floor Finishes	38,047	m2	120	4,566,000	38,761	m2	250	9,690,250	(5,124,250)		Reduced average rate based on better understanding of the design	Scope Definition
Ceiling Finishes	26,815	m2	120	3,218,000	31,747	m2	77	2,451,430	766,570		Better understanding of the design based on concept design development over feasibility design	Scope Definition
Fitments	38,047	m2	25	951,000	38,761	m2	25	969,025	(18,025)			
FFE Group 1 & 2				N/A				N/A				
Special Equipment				N/A				N/A				
Hydraulic Services	38,047	m2	148	5,641,000	38,761	m2	160	5,500,200	140,800			Quantity
Mechanical Services	38,047	m2	1,489	56,636,000	38,761	m2	811	31,433,604	25,202,396		Variance associated with: 1. New chiller discharge duct; +\$3.4m 2. Update rates to generator exhaust system: +\$2.2m 3. Update to equipment installation cost (MV CRACs and CDUs); +\$2.2m 4. Increase mech-electrical supplies relevant to equipment installation; +\$1.1m 5. \$7m for acoustic discharge ducting between chiller fans and roof above chillers	Scope Definition
Gas Services				N/A				N/A				
Fire Services	38,047	m2	272	10,349,000	38,761	m2	260	10,077,860	271,140		Minor variance due to GFA update.	Quantity
Electrical Services	38,047	m2	2,488	94,663,000	38,761	m2	2,338	90,626,739	4,036,261		Variance associated with: 1. Equipment installation; -\$3.7m 2. Busduct distribution, 6 MSB per Hall x 2 BD system per MSB; +\$5.8m 3. Chiller roof area lighting and power; +\$1.2m 4. Commissioning fuel; -\$0.4m 5. LV electrical distributio; -\$2.9m 6. Variance to T&C and trade prelims, chnage T&C from 5 to 3% and Prelims from 15% to 12%; -\$4.0m	Scope Definition
Communication Services	38,047	m2	162	6,164,000	38,761	m2	175	6,783,175	(619,175)		Rate review	Rate
Transportation Systems				N/A				N/A				
Special Services	38,047	m2	96	3,653,000	38,761	m2	90	3,488,490	164,510		Minor variance due to GFA update.	Quantity
Fuel System	38,047	m2	339	12,909,000					12,909,000		No detail available in pre-planning. Updates to fuel system including increase in vol from 800kL allowed in pre-planning to 3.2ML for the current design. +\$6.8M per building.	Assumption
BWIC @ 2%	38,047	m2	100	3,800,000	38,761	m2	134	5,177,000	(1,377,000)		Variance driven by MEP trade costs. Review of % from 3.5 to 2%.	Quantity
<b>Data Hall Fitout</b>	11,755	m2			12,344	m2						

**ADVERTISED PLAN**

BDC - REV 5.1 (12 May 2026)					BDC - REV 4				DIFF	Summary	Reason for Variances (All amount are based on per building)	Category (qty, rate, scope definition, assumptions)	
Buildings	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total	Total	Total			
<b>Data Hall - Building 1</b>													
Data Hall Architectural Fitout	11,755	m2	950	11,167,000	12,344	m2		Excluded	11,167,000			Pre-planning cost plan exclude DH fitout items like hot aisle containments, internal doors, etc. Design to be developed.	Assumption
Hydraulics Services	11,755	m2	161	1,893,000	12,344	m2	120	1,481,280	411,720			Review of rate relevant to scope and latest available benchmarking data.	Scope Definition
Fire Services	11,755	m2	477	5,607,000	12,344	m2	550	6,789,200	(1,182,200)			Review of rate relevant to scope and latest available benchmarking data.	Scope Definition
Electrical Services	11,755	m2	1,660	19,513,000	12,344	m2	800	9,875,200	9,637,800			Review of rate around busduct distribution from MV Block to data hall via 2 x BD feed per MSB.	Scope Definition
Mechanical Services	11,755	m2	992	11,661,000	12,344	m2	600	7,406,400	4,254,600			Review of rate for piping distribution and final installation of FWUs and CDUs.	Scope Definition
Communications Services (cable trays only)	11,755	m2	212	2,492,000	12,344	m2	90	1,110,960	1,381,040			Review of rate relevant to scope and latest available benchmarking data.	Rate
Security Services	11,755	m2		Excluded	12,344	m2		Excluded					
<b>Direct Cost - SubTotal</b>	<b>38,047</b>	<b>m2</b>	<b>10,350</b>	<b>393,779,000</b>	<b>38,761</b>	<b>m2</b>	<b>7,109</b>	<b>275,538,113</b>	<b>118,240,887</b>				
									2				
									<b>236,481,774</b>				

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