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# **Estimated Development Cost (EDC) Report**

**For**

**Junee Battery Energy Storage  
System (BESS)**

**Marinna NSW**

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**Prepared by Hollis Partners Quantity Surveyors  
Suite 3, 1 Ashley Street, Hornsby 2077**

**Proponent: Metlen Energy & Metals.**

**Application Number:**

**Rev. 1  
18<sup>th</sup> March, 2025**

## 1. EXECUTIVE SUMMARY

Hollis Partners has been requested by Metlen Energy & Metals to prepare an Estimated Development Cost (EDC) for the proposed Junee Battery Energy Storage System (BESS) located at 346 Old Sydney Road and 38 Millbank Road, Marinna NSW.

In summary, the proposed BESS facility is an extra component of a previously submitted application (DA2018/11 - 11.4) for the solar farm and includes the following project scope: -

- Site establishment & earthworks
- Fencing
- Combined Service Routes (CSR) & Containment
- Stormwater Management
- Electrical (LV) & Comms, security & access control
- Lightning Protection & HV/MV Earthing
- BESS & PCS structures
- Landscaping & signage
- BESS & HV/MV fitout installation, commission & connection for 17.6MW/35.2MWh facility

The remaining associated components are part of the previous applications.

Hollis Partners has prepared an Estimated Development Cost (EDC) dated 18/03/2025 of **\$19,031,838 (excl. GST)**. A summary of the EDC is below. The proponent has requested that the build up of the EDC be treated as confidential and does not wish it to be disclosed to the public.

<b>Civil &amp; Construction Works</b>	
Trade Costs	\$1,223,525
Contractor Preliminaries	\$269,176
Contractor Overheads & Margin	\$149,271
Design, Authority Fees/Chargers (incl. LSL), Certification, Client Project Management	\$98,519
Contingencies	\$178,401
Escalation	\$127,047
<b>Subtotal: Civil &amp; Construction Works</b>	<b>\$2,045,939</b>
<b>BESS &amp; MV/HV Design, Supply, Installation, Commission &amp; Connection</b>	
BESS & MV/HV Design, Supply, Installation, Commission & Connection	\$15,172,500
Contingencies	\$758,625
Escalation	\$1,054,774
<b>Subtotal: BESS &amp; MV/HV Design, Supply, Installation, Commission &amp; Connection</b>	<b>\$16,985,899</b>
<b>Estimated Development Cost (excl. GST)</b>	<b>\$19,031,838</b>
GST	\$1,903,184
<b>Estimated Development Cost (incl. GST)</b>	<b>\$20,935,022</b>

## 2. ESTIMATED DEVELOPMENT COSTS (EDC)

This Estimated Development Cost (EDC) Report has been prepared for the consent authority, Junee Shire Council.

The EDC is calculated in accordance with NSW Department of Planning, Industry and Environment Planning Circular PS 24-002 dated 27 February 2024, that provides: -

*“the estimated cost of carrying out the development, including the following:*

- *the design and erection of a building and associated infrastructure*
- *the carrying out of a work*
- *the demolition of a building or work*
- *fixed or mobile plant and equipment.*

*but does not include:*

- 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*
- GST.*

*The EDC of a proposed development must be based on a genuine estimate of the cost of carrying out the development. The following matters should be considered when deciding what costs to include as part of the EDC:*

- Cost estimates should cover the full scope of works that the applicant is seeking consent or approval for within the application. Where the estimate is prepared by someone other than the applicant (for example a quantity surveyor), advice should be sought by the quantity surveyor from the person preparing the application to clarify the scope of the development for which approval is being sought.*
- If the development has an ongoing use beyond completion, the cost estimate should include all costs necessary to bring the development to a point where it is ready for use, but should not include the ongoing costs of operating or maintaining the development once the use commences. For example, a cost estimate for a proposed hotel accommodation development would capture all costs necessary to ready the development for use as a hotel, which would include construction of the building and preparation of the building for operation. However, the cost of operating the hotel, such as maintenance, utilities and replacement of plant and equipment over time should not be included.*
- All costs necessary to operate at the maximum capacity or extent of the use described in the application should be included. For example, a cost estimate for the carrying out of an energy generation development would be based on the establishment costs to prepare the energy development for operating at its maximum intended capacity.”*

Further, the EDC has been prepared in accordance with the AIQS Practice Standard 'Construction Cost Assessments for NSW Estimated Development Cost Reports', 1<sup>st</sup> edition dated March 2024.

### **3. BASIS OF THE ESTIMATE**

The EDC is based on the following documents provided to me: -

- Statement of Environmental Effects by Mecone Rev. V1 dated 1 October, 2024.
- SEE Figure 3: Site Layout Plan by Mytilineos Version R02 dated 20/02/2023.
- SEE Figure 4: BESS layout Plan by Mytilineos Version R02 dated 20/02/2023
- Noise & vibration Impact Assessment by AMG Version R1 dated 18/12/2017
- Preliminary Hazard Analysis from Riskcon Engineering Document No. RCE-24016\_Junee\_PHA\_Draft\_25Jul24\_Rev(A) dated 25/07/2024
- BESS & HV/MV Design, Supply, Installation, Commission & Connection costs are based on costs provided to me, refer to Metlen Energy & Metals email dated 24 February 2025 for 17.6MW/35.2MWh facility (note, we have applied an escalation).

The following is excluded from the EDC: -

- GST.
- Costs subject to a separate consent or approval.
- Development contributions.
- Finance costs.
- Land costs.
- Operational costs including programmed maintenance, life cycle costs, accident & damage repairs, and the like.

- Decommission, demolition & site rehabilitation costs, as these are not development costs.

The EDC is based on the following assumptions: -

- It is assumed that the Civil & Construction works will be competitively tendered and contracted to a suitable & experienced contractor as a single works package. As such, the estimate includes appropriate allowances for Contractor preliminaries, overheads & margin.
- Assume works will be undertaken during normal time, no allowance for out of hours.
- Advised that all internal site access roads to be compacted gravel type, no edging.
- Assume conventional trenching methods (i.e. no under bores or HDD).
- An allowance has been made for Design, Authority Fees/Chargers (incl. LSL), Certification, Client Project Management for the Civil & Construction works.
- BESS & HV/MV Design, Supply, Installation, Commission & Connection works will be self-managed by Metlen Energy & Minerals.

We have allowed an inherent risk contingency of 5% and a site risk contingency of 5% to the civil and construction costs as appropriate and reasonable.

We have allowed an inherent risk contingency of 5% to the BESS HV/MV fitout costs as appropriate and reasonable.

The EDC allows for escalation from current date to the following anticipated commencement and completion dates provided to me: -

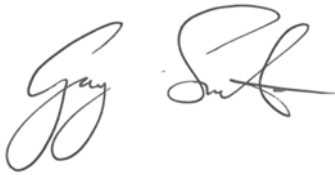
- Civil and construction, BESS & HV/MV equipment and fitout works will commence on site about Q2 2026 and completion about Q4 2026.

#### 4. STATEMENT

This Estimated Development Cost (EDC) report has been prepared by Greg Smith, an AIQS Quantity Surveyor.

In my opinion, this EDC is calculated accurately and covers the full scope of the works identified in the development proposal.

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A handwritten signature in black ink, appearing to read 'Greg Smith', with a stylized flourish at the end.

Greg Smith (AAIQS, #3115)  
Director, Hollis Partners