

Cover Letter

Tuesday, 21 January 2025

Glen Innes Severn Council
265 Grey Street
Glen Innes, NSW 2370

Re: Estimated Development Cost Plan - 409 Gwydir Highway, Glen Innes NSW 2370

Dear Sir / Madam,

This Estimated Development Cost Plan is prepared for the certifying authority on behalf of the property owners and not in any other capacity.

The development consists of the construction of a solar farm and battery energy storage system

The development consists of 1 Stage. All Stages have been included in this Estimated Construction Cost Plan.

The development consists of a total site area of 147,024 square metres.

The Estimated Development Cost is \$5,802,037 excluding GST and \$6,382,241 including GST.

Once again, thank you for doing business with MCG Quantity Surveyors. We look forward to dealing with you in the future and will be happy to assist you with any further matters. If you have any questions regarding the report, please do not hesitate to contact one of our friendly Quantity Surveyors on 1300 795 170.

Kind Regards,



Marty Sadlier B. Con. Mgmt. (Build)

Martin Sadlier (CQS, FAIQS, MRICS) Director - Senior Quantity Surveyor (Fellow Member of the Australian Institute of Quantity Surveyors - AAIQS - 9374)



**MCG QUANTITY
SURVEYORS**

ESTIMATED DEVELOPMENT COST PLAN

YOUR PROPERTY / OUR EXPERTISE

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Executive Summary

Tuesday, 21 January 2025

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Glen Innes, NSW 2370

Re: Estimated Development Cost Plan - 409 Gwydir Highway, Glen Innes NSW 2370

Dear Sir / Madam,

This Estimated Development Cost Plan is prepared for the certifying authority on behalf of the property owners and not in any other capacity.

As per section 6 of the EP&A Regulation, the Estimated Development Cost of proposed development means 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
- Goods and Services Tax (GST).

This report accurately reflects the costs of the development and is achieved objectively and impartially. MCG Quantity Surveyors have completed this report in accordance with this AIQS Practice Standard for Estimating Development Costs as well as the NSW Government Department of Planning, Housing and Infrastructure - Planning Circular PS 24-002 issued 27th February 2024.

Development Summary	
Project Address:	409 Gwydir Highway, Glen Innes NSW 2370
Project Description:	The development consists of the construction of a solar farm and battery energy storage system
Site Area:	The development consists of a site area of 147,024 square metres.
Development Category:	Local Council Development (LCD)

Executive Summary

Table 1 - EDC Report Summary

Project Description:	Solar Farm
Project Location:	409 Gwydir Highway, Glen Innes NSW 2370
Project Stage:	1
Date Of Assessment:	21/01/2025

Item	Cost (Excl GST)	Methodology - Practice Note
Demolition	\$0	
Construction (Item A)	\$5,432,924	Elemental measure and rates build up
Mitigation of Impact Items	\$0	
Consultant Fees	\$54,329	
Authorities Fees (LSLL)	\$13,582	0.25% of Construction
Plant & Equipment (item B)	\$24,914	To Maximise operational and/or extraction capacity
Furniture, Fittings & Equipment	\$0	
Contingency	\$165,772	
Cost Escalation	\$110,515	Escalation to the proposed commencement date of construction on site
Total EDC (Excl GST) for SSD / SSI	\$5,802,037	
GST	\$580,204	
Total EDC (Incl GST) for Non-SSD / SSI	\$6,382,241	
Site Area	Item / m2	Methodology - Practice Note
Site Area m2	147,024	
Construction Cost only \$/m2 Site Area	\$37	Assessed based on Construction Cost and Plant and Equipment Only — items A & B above

MCG Quantity Surveyors hereby certify that the Estimated Development Cost calculation is accurate and covers the full scope of works, including all Stages and activities, in the identified development proposal, at the date of development application submission or at the date of the Environmental Impact Statement lodgement for State Significant projects.

Once again, thank you for doing business with MCG Quantity Surveyors. We look forward to dealing with you in the future and will be happy to assist you with any further matters. If you have any questions regarding the report, please do not hesitate to contact one of our friendly Quantity Surveyors on 1300 795 170.

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1.0 Report Summary

Development Summary	
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MCG Quantity Surveyors hereby certify that the Estimated Development Cost calculation is accurate and covers the full scope of works, including all Stages and activities, in the identified development proposal, at the date of development application submission or at the date of the Environmental Impact Statement lodgement for State Significant projects.

This report accurately reflects the costs of the development and is achieved objectively and impartially. MCG Quantity Surveyors have completed this report in accordance with this AIQS Practice Standard for Estimating Development Costs as well as the NSW Government Department of Planning, Housing and Infrastructure - Planning Circular PS 24-002 issued 27th February 2024.

2.0 Basis of Report Preparation

This report has been prepared for the consent authority on behalf of the property owner / developer.

This report has been prepared as a requirement of the Environmental Planning and Assessment Act 1979 No203 (NSW), Environmental Planning and Assessment Regulation 2021 (NSW), State Environmental Planning Policies, the Department of Planning, Housing and Infrastructure 2024, 'Changes to how development costs are calculated for planning purposes' Planning Circular PS 24-002 (NSW) and Secretary's Environmental Assessment Requirements (SEARs) issued for Major Projects in NSW).

This report has been prepared in accordance with:

- a) Legislative and regulatory requirements of the consent authority for estimating the EDC, including EP&A Act, EP&A Regulations, SEPPs, the Planning Circular and SEARs
- b) The AIQS Practice Standard — Construction Cost Assessments for NSW Estimated Development Cost Reports for State Significant projects.
- c) The AS1181-1982 Method of Measurement of Civil Engineering Works and Associated Building Works).

The attached Detailed Calculation Schedule has been prepared in accordance with the AIQS Australian Cost Management Manual including detailed measurement and pricing of the elemental detailed items as identified in Section 1.8 'Definition of Elements'.

This report has been prepared, certified and signed by an AIQS Certified Quantity Surveyor. The Certified Quantity Surveyor has proficient experience in project construction costs in NSW.

As at the date of this report, there are no known matters that may impair the objectivity of the Detailed Cost Calculation within this Estimated Development Cost Plan.

Please note that for Government development applications, a P90 risk assessment (90% of probable risks have been addressed) must be completed and provided to the Quantity Surveyor.

■ 3.0 Development Proposal Documents

- Written and verbal information provided by the client / client representative
- Statement of Environmental Effects Dated December 2014 as prepared by Chris Smitt & Associates.
- Civil Drawings - Job Number: NSW-158; Sheet Number: 1; Revision: E; Dated: 30th August 2024; Sheet
- Statement of Environmental Effects dated December 2024 as prepared by Chris Smith & Associates.

4.0 Report Limitations

Please note that the following limitations that could influence the accuracy of the calculation of the Estimated Development Cost are:

- ° Documentation that forms part of the Development Application submission has not been provided.
- ° Construction Programme Schedule has not been provided.
- ° Construction start date has not been provided.

5.0 Scope of the Calculation of the EDC

The calculation of the estimated development cost has been prepared in relation to the development proposal at 409 Gwydir Highway, Glen Innes NSW 2370 on behalf of Green Gold Energy.

The development consists of the construction of a solar farm and battery energy storage system

Scope of Work

- The development proposal consists of 1 Stage. All Stages have been included in this Estimated Construction Cost Plan.
- The development consists of the construction of a solar farm and battery energy storage system

A 'subject matter expert' is not required to confirm the scope of work for the preparation of the EDC report for this project. If so notify the client and state in the report whether this occurred or not.

If an EIS has been provided (see Section 3.0) then the Certified Quantity Surveyor preparing this report has read and understood the scope of the project as defined by the EIS.

Construction Program and Start Date

MCG Quantity Surveyors have requested but have not received an official construction programme schedule from the property owner / developer, therefore MCG Quantity Surveyors have made the following assumptions:

- MCG Quantity Surveyors anticipate a construction period of 4 month to be appropriate for the construction of a development of this scope and nature.
- MCG Quantity Surveyors have assumed a construction start date of Thursday, 01/05/2025 to be appropriate for this development.

5.0 Scope of the Calculation of the EDC

Assumptions

Provisions

- Provisions for uncertainty such as cost escalation and contingency have been included in the cost calculation.
- A Location Factor Provision of 0% has been applied to the calculation given the location of the development.
- A Site Conditions Provision of 0% has been applied to the calculation given the existing site conditions of the development.
- A Construction Methods Provision of 0% has been applied to the calculation given the design of the development.
- A Project Complexity Provision of 0% has been applied to the calculation given the nature of the development.
- A Market Conditions Provision of 0% has been applied to the calculation given the current nature of the market.
- Cost changes beyond the assumed construction start date of Thursday, 01/05/2025 have not been included in the cost calculation.

6.0 Detailed Cost Calculation Schedule

Element	Cost (Excluding GST)
Demolition, excavation and site preparation Includes clearing vegetation, demolition, excavation and remediation, as well as disposal of any material	\$0
Substructure, columns, external walls and upper floors Substructure is the structurally sound and watertight base upon which to build. Substructure includes all work up to but excluding the lowest floor finish. Columns include internal and external columns from tops to bases, column casings and all protective non-decorative coatings. External walls include structural walls, basement walls, glazed screen walls, any balcony walls and balustrades. Upper floors are the floor structures above the lowest level.	\$0
Staircases Structural connections between two or more floor levels or to roof, plant rooms and motor rooms together with associated finishes	\$0
Roof The structurally sound and watertight covering over the building	\$0
Windows, internal walls, doors and screens	\$0
Surface finishes Finishes and decoration applied to internal and external surfaces such as walls, floors and ceilings (e.g., painting, cladding, rendering, carpeting, etc)	\$0
Fitments Includes built-up fitments and fixed items (e.g., joinery, benches, plaques, mirrors, etc). Loose furniture and finishes are not included	\$0
Special equipment Special equipment is fixed equipment that is necessary to the use for which consent is sought	\$24,914
Design & Construction / Structure & Infrastructure	\$5,432,924
External works Works external to the building other than external building services (e.g., soft landscaping, footpaths, decks, retaining walls, etc)	\$0
Professional fees Professional service fees associated with the design and construction of a development (e.g., architect, project manager, town planning consultant, etc)	\$54,329
Miscellaneous Contingency, cost escalation, mitigation of impact items and Long Service Leave Levy	\$289,870
Estimated Development Cost (Excl GST)	\$5,802,037
GST	\$580,204
Estimated Development Cost (Incl GST)	\$6,382,241

* Estimated development cost excludes GST, pursuant to Section 6 of the Environmental Planning and Assessment Regulation 2021

* The above Calculation Schedule is not to be used for State Significant Developments, State Significant Infrastructure projects or projects over \$3m in value.

Detailed Cost Calculation Schedule

Development Type: Solar Farm
 Development Address: 409 Gwydir Highway, Glen Innes NSW 2370
 Site Area: 147,024 m²

No	Element Description	% Job	Cost (\$/m ²)	Total Cost Excl GST	Total Cost Incl GST
1	Preliminaries	8.70	0.08	472,664	519,931
2	Substructure	-	-	-	-
	Superstructure	-	-	-	-
3	Columns	-	-	-	-
4	Upper Floors	-	-	-	-
5	Staircases	-	-	-	-
6	Roof	-	-	-	-
7	External Walls & Windows	-	-	-	-
8	External Doors	-	-	-	-
9	Internal Walls	-	-	-	-
10	Internal Screens	-	-	-	-
11	Internal Doors	-	-	-	-
	Finishes	-	-	-	-
12	Wall	-	-	-	-
13	Floor	-	-	-	-
14	Ceiling	-	-	-	-
	Fittings	-	-	-	-
15	Fitments	-	-	-	-
	Services	-	-	-	-
16	Plumbing	-	-	-	-
17	Mechanical	-	-	-	-
18	Fire	-	-	-	-
19	Construction / Infrastructure	91.30	0.80	4,960,260	5,456,286
20	Transportation	-	-	-	-
	Sub Total	100.00	1	5,432,924	5,976,216
21	Excavation		0.00	-	-
22	External Works		0.00	-	-
23	Demolition		0.00	-	-
24	Remediation		0.00	-	-
	Total Construction Cost			5,432,924	5,976,216
25	Mitigation of Impact Items	0.00%	0.00	-	-
26	Consultant Fees	1.00%	0.01	54,329	59,762
27	Authority Fees (LSLL)	0.25%	0.00	13,582	14,941
28	Plant & Equipment	0.46%	0.00	24,914	27,406
29	Furniture, Fittings & Equipment	0.00%	0.00	-	-
30	Contingency	3.00%	0.03	165,772	182,350
31	Cost Escalation	2.00%	0.02	110,515	121,566
	Total Development Cost		1	5,802,037	6,382,241

7.0 Inclusions

- Excavation
- Construction or erection of infrastructure
- Fixed and mobile plant and equipment
- Authority's fees (Long Service Leave Levy)
- Consultant design and project management fees
- External Works
- Contingency
- Cost Escalation

8.0 Exclusions

- 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
- Land costs including costs of purchasing, holding and marketing
- Ongoing maintenance or use of the development
- GST
- Finance Costs
- Legal Costs
- Cost changes beyond January 21, 2025
- Unknown ground conditions and rock excavation (unless stated in the 'Inclusions')
- Removal of hazardous materials and contaminated soils (unless stated in the 'Inclusions')
- Delay Costs
- Works not clearly noted on the provided plan documentation
- Heritage Work if applicable (unless stated in the 'Inclusions')
- Electrical Sub Station (unless stated in the 'Inclusions')
- Work related to a separate development approval

9.0 Schedule of Finishes

- ° Excavation
- ° System DC capacity: approx. 6.19Mdc
- ° Battery type: Lithium-ion batteries
- ° Cabling, electrical connections and switchgear
- ° Construction of internal driveway and carpark
- ° Chain-link wire security fence up to 2.35 metres in height; and
- ° Specific native vegetation screening
- ° See Appendix A for detailed components and assumptions for each cost category
- ° Single Axis tracking solar arrays

10.0 Disclaimer and Conclusion

Disclaimer

MCG Quantity Surveyors have prepared this report on the basis of information supplied by Green Gold Energy. MCG Quantity Surveyors provides certification that the information provided in this report is accurate at the date of preparation.

Please note this report is provided for the purposes of the named party only and must not be used by any third party for any other purpose whatsoever without the prior written consent of MCG Quantity Surveyors. This report has been prepared from documentation and/or information provided to MCG Quantity Surveyors by third parties in circumstances where MCG Quantity Surveyors:

- a) has not performed our own independent investigations in order to ascertain the veracity and/or accuracy of the documentation and/or information so provided; and
- b) do not, in any way, warrant the veracity and/or accuracy of the said documentation and/or information; and
- c) do not, in any way, adopt the said documentation and/or information as our own.

MCG Quantity Surveyors note this report is an expression of opinion based upon the documentation and/or information provided by third parties and MCG Quantity Surveyors expressly disclaims any liability to the named party and any third parties where the documentation and/or information is found to be untrue and/or inaccurate in any way.

MCG Quantity Surveyors does not accept any contractual, tortious or any other form of liability for any consequences, loss or damage as a result of any other party acting upon or using this report.

Report Conclusion

It is the recommendation of MCG Quantity Surveyors that the contents of the aforementioned report be treated as advice on the likely construction cost of the development, and is not a reflection of the current market sales valuation of the development.

Please do not hesitate to contact our office should you have any further queries.

Yours Sincerely,



Marty Sadlier

Marty Sadlier (CQS, FAIQS, MRICS) Director - Senior Quantity Surveyor (Fellow Member of the Australian Institute of Quantity Surveyors - AAIQS - 9374)
MCG Quantity Surveyors

11.0 Definitions

AIQS	The Australian Institute of Quantity Surveyors
Authorities Fees	Long Service Leave Levy (LSLL)
CDC	Complying Development Certificate
Consent Authority	NSW State or Local Government Authority
Contingency	Provision for design development, construction stage scope changes, latent conditions and potential risk issues — definition of calculation varies between private and government applicants/clients.
EDC	Estimated Development Costs — refer to Executive Summary for Estimated Development Cost (EDC) Definition
EIS	Environmental Impact Statement referred to in the NSW EP&A Act, sections 4.12, 5.7 or 5.16
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EP&A Regulation	NSW Environmental Planning and Assessment Regulation 2021
Cost Escalation	Forecast cost movements from current day to anticipated construction commencement date
FF&E	Furniture Fittings and Equipment
Gross Floor Area (AIQS)	In accordance with the AIQS Australian Cost Management Manual Volume 1
GST	Goods and Services Tax
OSE	Operating, Supplies and Equipment
RICS	Royal Institution of Chartered Surveyors
RSD	Regionally Significant Development
SEARs	Secretary's Environmental Assessment Requirements
SEE	Statement of Environmental Effects
SSD	State Significant Development
SSI	State Significant Infrastructure

12.0 References

Key reference documents include:

- Department of Planning, Housing and Infrastructure 2024, 'Changes to how development costs are calculated for planning purposes', Planning Circular, PS 24-002 (NSW).
- Environmental Planning and Assessment Act 1979 No 203 (NSW).
- Environmental Planning and Assessment Regulation 2021 (NSW).
- Royal Institution of Chartered Surveyors 2021, Rules of Conduct, RICS, London.
- The Australian Institute of Quantity Surveyors 2022, Australian Cost Management Manual, Vol. 1, 3rd edn., AIQS, Sydney.
- The Australian Institute of Quantity Surveyors 2022, Australian Cost Management Manual, Vol. 2, 3rd edn., AIQS, Sydney.
- The Australian Institute of Quantity Surveyors 2022, Code of Conduct, AIQS, Sydney.

■ 13.0 About MCG Quantity Surveyors

MCG Quantity Surveyors are experts in the field of cost planning, property tax depreciation and insurance replacement cost estimates. Our staff have prepared thousands of reports on all property sectors for clients Australia wide. If you have any questions about this report, please don't hesitate to contact one of our quantity surveyors on 1300 795 170 or visit the website at www.mcgqs.com.au.