

**MCG** QUANTITY  
SURVEYORS

# DEVELOPMENT APPLICATION COST PLAN REPORT

**YOUR PROPERTY OUR EXPERTISE**

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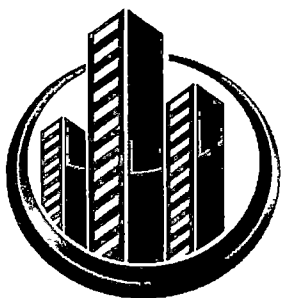
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# MCG QUANTITY SURVEYORS

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**January 30, 2018**

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Earth Connect

m

0431 908 620

1/5 Arunga Drive

**Beresfield New South Wales 2322**

**RE: Development Application Cost Plan - Wills Hill Road, Cessnock NSW 2325**

Dear Darcy,

MCG Quantity Surveyors have prepared the following Development Application Cost Plan for Earth Connect, and not in any other capacity

## **1.0 Development Location**

Development Type                      Commercial Development

Client Details                              Earth Connect

Address                                      Wills Hill Road

Suburb                                        Cessnock NSW 2325

## **1.1 Development Summary**

The development consists of a large scale commercial solar farm

Please note the attached Indicative Development Application Cost Plan has been calculated from the total development costs. Therefore this only provides a broad indication of the likely percentages of the total development cost against each of the projects trade elements



## 2.0 Financial Summary

MCG Quantity Surveyors believe that the attached Development Application Cost Plan and subsequent development cost, reflects a fair and competitive cost to complete the proposed development, based on the material provided to our offices

The MCG Quantity Surveyors Development Application Cost Plan for construction costs totals \$9,164,746 exclusive of GST or \$10,081,221 inclusive of GST, with a further \$293,272 payable in consultants fees.

MCG Quantity Surveyors note that contingency allowances have been excluded from the proposed development costs.

| Trade                   | Total GST Exclusive | Total GST Inclusive |
|-------------------------|---------------------|---------------------|
| Total Construction Cost | 9,164,746           | 10,081,221          |
| Consultant Fees         | 293,272             | 322,599             |
| <b>Total</b>            | <b>9,458,018</b>    | <b>10,403,820</b>   |

The development consists of a total gross floor area (fully enclosed and unenclosed covered area) of 66,458 square metres.

## 3.0 Construction Program

MCG Quantity Surveyors anticipate a period of 6 months to be appropriate for the construction of a development of this scope and nature.

## 4.0 Descriptive Summary

The development involves the construction of a Commercial Development located at Wills Hill Road, Cessnock NSW 2325

An appropriate level of finishes and quality has been allocated to the development.

Please refer to attached Schedule of Finishes and Assumptions which have been included for within the MCG Quantity Surveyors Development Application Cost Plan.

The development construction cost per square metre of gross floor area (fully enclosed covered area and unenclosed covered area) is \$142 exclusive of GST or \$157 inclusive of GST.



## 5.0 Disclaimer

MCG Quantity Surveyors have prepared this report on the basis of information supplied by Earth Connect

Whilst all professional care and skill have been exercised to ensure the accuracy of this report, MCG Quantity Surveyors are unable to provide any guarantee on any estimates relying on information provided by the client or other third party, and will not be liable to any party for any loss arising as a result of any such information subsequently being found to be inaccurate or lacking authenticity

## 6.0 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 valuation of the development

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

Yours Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Highland'.

Matthew Highland

Estimator

MCG Quantity Surveyors



# Schedule of Finishes

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The following is a schedule of the finishes assumed by MCG Quantity Surveyors in the preparation of the Development Application Cost Plan.

- Metal post and rail fencing
- Riparian planting as required
- Electrical cabling, inverters, array tables, etc as required
- Use of existing on site services when possible



# Schedule of Information

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The following is a schedule of the information used by MCG Quantity Surveyors in the preparation of the Development Application Cost Plan

- ° Written and verbal information provided by Earth Connect
- ° Documentation - Project Reference 20182251, Figure Number 11, dated 4th of January 2018, as prepared by Earthconnect



# Schedule of Exclusions

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The following is a schedule of the exclusions within the MCG Quantity Surveyors preparation of the Development Application Cost Plan.

- ° Design contingency
- ° Land and legal costs
- ° Rise and fall
- ° Holding costs and interest charges
- ° Unknown ground conditions
- ° Goods and services tax
- ° Leasing and marketing costs
- ° Finance costs
- ° Removal of hazardous materials and contaminated soils
- ° Staging, phasing or delay costs
- ° Cost increase beyond January 2018
- ° Works not clearly noted on the provided plan documentation
- ° All authority fees



# **Indicative Development Application Cost Plan**

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## Indicative Development Application Cost Plan

Development Type: Commercial Development  
Development Address: Wills Hill Road, Cessnock NSW 2325  
Gross Floor Area: 66,458 m2

| No | Trade<br>Description     | %<br>Job      | Cost<br>(\$/m2) | Total Cost<br>Excl GST | Total Cost<br>Incl GST |
|----|--------------------------|---------------|-----------------|------------------------|------------------------|
|    | <b>Trade Breakup</b>     |               |                 |                        |                        |
| 1  | Preliminaries            | 10.00         | 13 79           | 916,475                | 1,008,122              |
| 2  | Substructure             | 7.00          | 9 65            | 641,532                | 705,685                |
|    | <b>Superstructure</b>    |               |                 |                        |                        |
| 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           |               |                 | -                      | -                      |
|    | <b>Finishes</b>          |               |                 |                        |                        |
| 12 | Wall                     |               |                 | -                      | -                      |
| 13 | Floor                    |               |                 | -                      | -                      |
| 14 | Ceiling                  |               |                 | -                      | -                      |
|    | <b>Fittings</b>          |               |                 |                        |                        |
| 15 | Fitments                 |               |                 | -                      | -                      |
|    | <b>Services</b>          |               |                 |                        |                        |
| 16 | Mechanical               |               |                 | -                      | -                      |
| 17 | Solar Panels & Array     | 38.70         | 53.37           | 3,546,757              | 3,901,432              |
| 18 | Civil                    | 3.50          | 4.83            | 320,766                | 352,843                |
| 19 | Electrical               | 37.50         | 51 71           | 3,436,780              | 3,780,458              |
| 20 | Site Works               | 2 40          | 3 31            | 219,954                | 241,949                |
| 21 | Fencing                  | 0.90          | 1 24            | 82,483                 | 90,731                 |
|    | <b>Sub Total</b>         | <b>100.00</b> | <b>138</b>      | <b>9,164,746</b>       | <b>10,081,221</b>      |
|    | Consultant Fees          | 2 91          | 4 41            | 293,272                | 322,599                |
|    | Contingency              |               |                 | -                      | -                      |
|    | <b>Totals</b>            |               | <b>142</b>      | <b>9,458,018</b>       | <b>10,403,820</b>      |



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## Indicative Development Application Cost Plan

Development Type: Commercial Development  
Development Address: Wills Hill Road, Cessnock NSW 2325  
Gross Floor Area: 66,458 m2

| Trade Description                                         | Total Cost<br>Excl GST | Total Cost<br>Incl GST |
|-----------------------------------------------------------|------------------------|------------------------|
| <b>Demolition &amp; Site Prep</b>                         | 25,000                 | 27,500                 |
| Demolition & Site Prep (Cost per m2 Site Area)            | 0 06                   | 0 07                   |
| <b>Excavation</b>                                         | 35,000                 | 38,500                 |
| Excavation (Cost per m2 Site Area)                        | 0 09                   | 0 09                   |
| <b>Construction - Commercial</b>                          | -                      | -                      |
| Construction - Commercial (Cost per m2 Commercial Area)   | -                      | -                      |
| <b>Construction - Residential</b>                         | -                      | -                      |
| Construction - Residential (Cost per m2 Residential Area) | -                      | -                      |
| <b>Construction - Retail</b>                              | -                      | -                      |
| Construction - Retail (Cost per m2 Retail Area)           | -                      | -                      |
| <b>Construction - Car Park</b>                            | -                      | -                      |
| Construction - Car Park (Cost per m2 Site Area)           | -                      | -                      |
| Cost per space                                            | -                      | -                      |
| <b>Fit Out - Commercial</b>                               | 9,104,746              | 10,015,221             |
| Fit Out - Commercial (Cost per m2 Commercial Area)        | 137 00                 | 150.70                 |
| <b>Fit Out - Residential</b>                              | -                      | -                      |
| Fit Out - Residential (Cost per m2 Residential Area)      | -                      | -                      |
| <b>Fit Out - Retail</b>                                   | -                      | -                      |
| Fit Out - Retail (Cost per m2 Retail Area)                | -                      | -                      |
| <b>Sub Total</b>                                          | <b>9,164,746</b>       | <b>10,081,221</b>      |
| <b>Consultant Fees</b>                                    | <b>293,272</b>         | <b>322,599</b>         |
| % of Construction Cost                                    |                        | 3 20%                  |
| % of Development Cost                                     |                        | 3 10%                  |
| <b>Totals</b>                                             | <b>9,458,018</b>       | <b>10,403,820</b>      |
| <b>Total GST</b>                                          |                        | <b>945,802</b>         |

Marty Sadlier

Director - Senior Quantity Surveyor (Associate Member of the Australian Institute of Quantity Surveyors - AAIQS - 9374)

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