



**MCG QUANTITY  
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# DEVELOPMENT APPLICATION COST PLAN

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# MCG QUANTITY SURVEYORS

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**April 15, 2021**

Jane Bai  
ACEnergy Pty Ltd  
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Camberwell, 3124, VIC

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**RE: Development Application Cost Plan - 1207 Donald Ross Road, Coleambally NSW 2707**

Dear Jane,

MCG Quantity Surveyors have prepared the following Development Application Cost Plan for ACEnergy Pty Ltd, and not in any other capacity.

## **1.0 Development Location**

Development Type: Solar Farm Development  
Client Details: ACEnergy Pty Ltd  
Address: 1207 Donald Ross Road  
Suburb: Coleambally NSW 2707

## **1.1 Development Summary**

The development consists of the construction of a solar farm including solar panels and associated infrastructure, solar trackers, battery, converter, an inverter station, security fencing, road works and landscaping.

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 \$6,240,525 exclusive of GST or \$6,864,578 inclusive of GST, with a further \$218,418 payable in consultants fees.

Trade	Total GST Exclusive	Total GST Inclusive
Total Construction Cost	6,240,525	6,864,578
Consultant Fees	218,418	240,260
<b>Total</b>	<b>6,458,943</b>	<b>7,104,838</b>

The development consists of a total site area of 2,390,245 square metres.

## 3.0 Construction Program

MCG Quantity Surveyors anticipate a period of 9 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 Solar Farm Development located at 1207 Donald Ross Road, Coleambally NSW 2707.

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 watt is \$1.30 exclusive of GST or \$1.44 inclusive of GST.

## **5.0 Disclaimer**

MCG Quantity Surveyors have prepared this report on the basis of information supplied by ACEnergy Pty Ltd.

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,



Steve Weeks  
Quantity Surveyor  
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.

- ° Boundary security fencing
- ° Landscaping
- ° Unsealed entry road and carpark
- ° Excavation
- ° Inverter station
- ° Power conversion unit
- ° Solar panels and infrastructure

# 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 ACEnergy Pty Ltd
- ° Site Plans - Job Number: 1205, Drawing Number: G-1.0\_001205 , A, 5 April 2021; as prepared by: ACENERGY
- ° Location Diagram: Job Number: 1205, Drawing Number: G-2.0\_0001205, A. 5 April 2021; as prepared by ACENERGY

## 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, interest charges and finance costs
- ° Unknown ground conditions and rock excavation
- ° Goods and services tax
- ° Leasing and marketing costs
- ° Removal of hazardous materials and contaminated soils
- ° Staging, phasing or delay costs
- ° Cost increase beyond April 15, 2021
- ° Works not clearly noted on the provided plan documentation
- ° All authority fees
- ° Heritage Work if applicable

# Indicative Development Application Cost Plan

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## Indicative Development Application Cost Plan

**Development Type:** Solar Farm Development  
**Development Address:** 1207 Donald Ross Road, Coleambally NSW 2707  
**Watts:** 4,950,000 watts

No	Trade Description	% Job	Cost (\$/m2)	Total Cost Excl GST	Total Cost Incl GST
	<b>Trade Breakup</b>				
1	Preliminaries	5.60	0.07	349,469	384,416
2	Substructure		0.00	-	-
	<b>Superstructure</b>				
3	Columns		0.00	-	-
4	Upper Floors		0.00	-	-
5	Staircases		0.00	-	-
6	Roof		0.00	-	-
7	External Walls & Windows		0.00	-	-
8	External Doors		0.00	-	-
9	Internal Walls		0.00	-	-
10	Internal Screens		0.00	-	-
11	Internal Doors		0.00	-	-
	<b>Finishes</b>				
12	Wall		0.00	-	-
13	Floor		0.00	-	-
14	Ceiling		0.00	-	-
	<b>Fittings</b>				
15	Fitments		0.00	-	-
	<b>Services</b>				
16	Plumbing		0.00	-	-
17	Mechanical		0.00	-	-
18	Fire		0.00	-	-
19	Electrical	89.40	1.13	5,579,029	6,136,932
20	Transportation		0.00	-	-
21	External Works	5.00	0.06	312,026	343,229
	<b>Sub Total</b>	<b>100.00</b>	<b>1</b>	<b>6,240,525</b>	<b>6,864,578</b>
	Consultant Fees	3.18	0.04	218,418	240,260
	Contingency			-	-
	<b>Totals</b>		<b>1</b>	<b>6,458,943</b>	<b>7,104,838</b>

## Indicative Development Application Cost Plan

**Development Type:** Solar Farm Development  
**Development Address:** 1207 Donald Ross Road, Coleambally NSW 2707  
**Watts:** 4,950,000 watts

Trade Description	Total Cost Excl GST	Total Cost Incl GST
<b>Demolition &amp; Site Prep</b> Demolition & Site Prep (Cost per m2 Site Area)	- -	- -
<b>Excavation</b> Excavation (Cost per m2 Site Area)	90,071 0.04	99,078 0.04
<b>Construction - Commercial</b> Construction - Commercial (Cost per watt)	5,940,000 1.20	6,534,000 1.32
<b>Construction - Residential</b> Construction - Residential (Cost per m2 Residential Area)		
<b>Construction - Retail</b> Construction - Retail (Cost per m2 Retail Area)		
<b>Construction - Site Works</b> Construction - Site Works (Cost per m2 Site Area)	210,454 0.09	231,499 0.10
<b>Fit Out - Commercial</b> Fit Out - Commercial (Cost per m2 Commercial Area)		
<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>6,240,525</b>	<b>6,864,578</b>
<b>Consultant Fees</b> % of Construction Cost % of Development Cost	218,418	240,260 3.50% 3.38%
<b>Totals</b>	<b>6,458,943</b>	<b>7,104,838</b>
<b>Total GST</b>		<b>645,894</b>



Marty Sadlier

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

MCG Quantity Surveyors