

21st October 2025

Department of Planning, Housing, and Infrastructure
4 Parramatta Square,
12 Darcy Street,
Parramatta NSW 2150

Dear Sir/Madam,

RE: SSD-58801472 TANGARATTA FEED MILL
ESTIMATED DEVELOPMENT COST (EDC) CALCULATION REPORT
QUANTITY SURVEYORS CERTIFICATE

This Estimated Development Cost Report has been prepared by Nathan Towill (Director of Wilde and Woollard Sydney) on behalf of PSA Consulting to accompany a detailed State Significant Development Application (SSDA) for the Tangaratta Feed Mill (the site). This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-58801472).

This report has been prepared in accordance with 'The Planning Circular PS-24-002' Changes to how development costs are calculated for planning purposes. The Estimated Development Cost is **\$80,982,674.00 Excluding GST**.

This Estimated Development Cost report has been prepared in accordance with the following:

- Ø Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular).
- Ø The AIQS practice standard for calculating EDC in NSW.
- Ø Other named guidance that has been used as a basis for calculating the EDC such as AS1181- 1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

Wilde and Woollard confirms EDC calculation is accurate and address all stages and activities in the identified development proposal, at the date of lodgement of the Environmental Impact Statement.

This report captures the following:

1. Executive summary and including EDC definition.
2. Basis of report preparation.
3. Scope of the calculation of the EDC.
4. Detailed calculation schedule that supports the EDC (Appendix 1).

Objectivity of our Calculation:

- The LGPM Development Plans referred to in our report, provide high level concept elevations and site plans, that do not allow detailed measures for Civil, Structure, Services and Architectural. Wilde and Woollard have prepared our estimate based on building and area types e.g. Warehouse, Workshop, Office and Amenities etc. with \$/m2 market rates applied for similar base building and fit-out areas.

The construction and operation of the Feed Mill will result in an investment of approximately \$80.98m. Throughout the pre-construction period and client-side management (Project Managers) the Feed Mill project will create approximately 1.28 full-time equivalent jobs in engineering, design, Project Management, and other Construction Professional Disciplines.

Through-out Construction the project will create up to 123 FTE jobs in construction with a large portion of this being around the manufacture and installation of the plant and equipment, Civil works, building construction etc.

The new buildings will require 21 fulltime jobs for the operation of the buildings.

We trust the enclosed is in accordance with your requirements should you have any further queries in relation to same please do not hesitate to contact the undersigned.

Yours faithfully,



Nathan Towill

Director
MAIQS Reg # 6530, CQS

**Tangaratta Stock Feeds Pty
Ltd C/O PSA Consulting
(Australia)**



Tangaratta Feed Mill

ESTIMATED DEVELOPMENT COST (EDC)

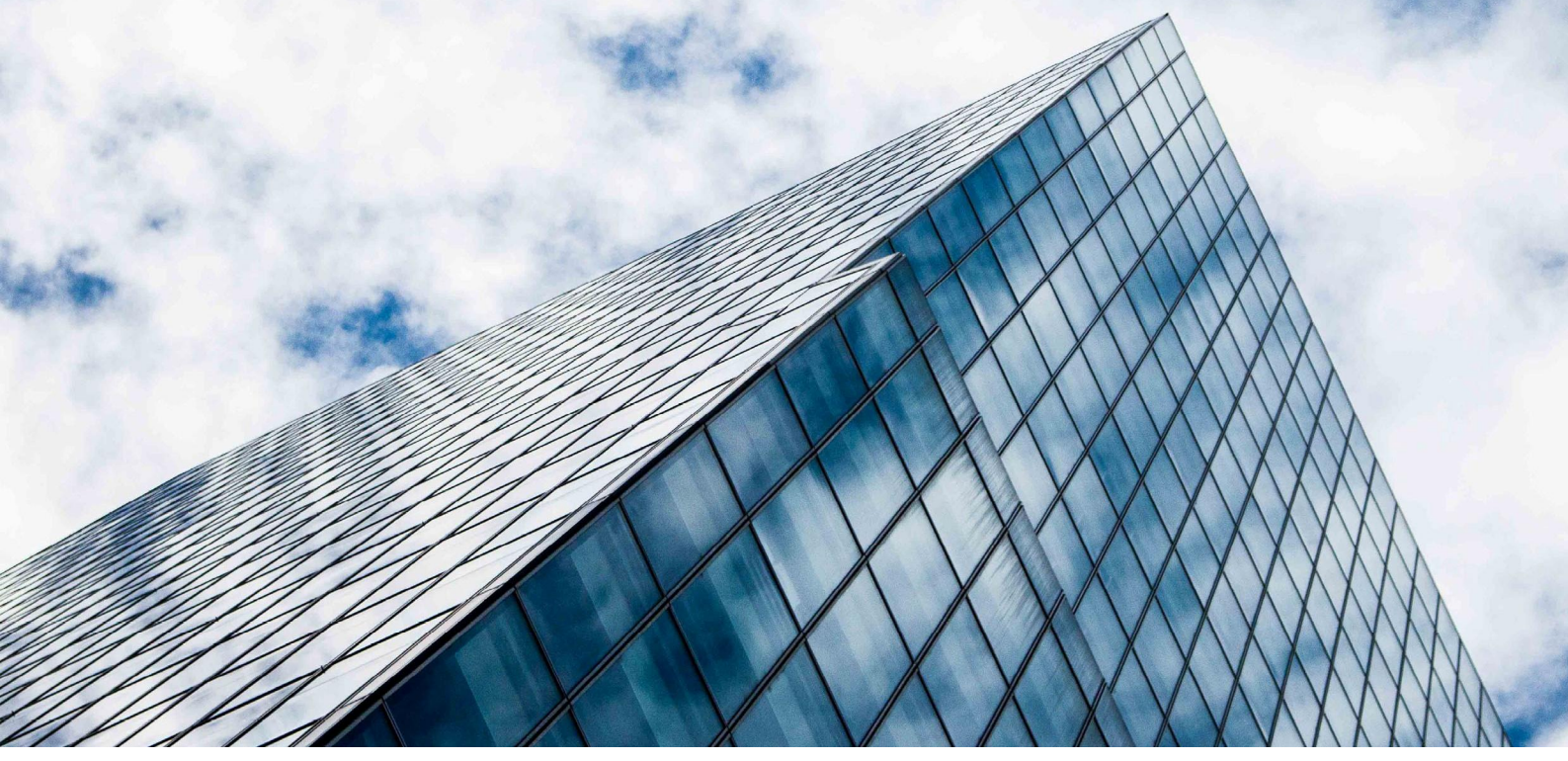
Issue 6

21st October 2025

Level 8
67 Albert Avenue
Chatswood NSW 2067
T +61 2 9411 2777
E mail@wwsydney.com

www.wildeandwoollard.com

Use of Use of the Wilde and Woollard name and logo is under Licence
from Wilde and Woollard Australia Pty Ltd



DOCUMENT ISSUE SHEET

Issue No	Document	Issue Date	Prepared By	Checked By
1	EDC SSD	16 th April 2024	JR	NT
2	EDC SSD	21 st June 2024	JR	NT
3	EDC SSD	30 th Aug 2024	JR	NT
4	EDC SSD	24 th July 2025	CV	NT
5	EDC SSD	30 th July 2025	CV	NT
6	EDC SSD	21 st Oct 2025	CV	NT

Commercial in Confidence

1.0 EXECUTIVE SUMMARY

1.1 Executive Summary

This Estimated Development Cost Report has been prepared by Nathan Towill (Director at Wilde and Woollard Sydney) on behalf of PSA Consulting to accompany a detailed State Significant Development Application (SSDA) for the Tangaratta Feed Mill (the site). This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-58801472).

This report has been prepared in accordance with 'The Planning Circular PS-24-002' Changes to how development costs are calculated for planning purposes. The Estimated Development Cost is \$80,982,674.00 Excluding GST.

This EDC report has been prepared in accordance with the following:

- Ø Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular).
- Ø The AIQS practice standard for calculating EDC in NSW.
- Ø Other named guidance that has been used as a basis for calculating the EDC such as AS1181- 1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

Wilde and Woollard confirms EDC calculation is accurate and address all stages and activities in the identified development proposal, at the date of lodgement of the Environmental Impact Statement.

Per section 6 of the EP&A Regulation, the EDC, of the proposed development means:

The estimated cost of carrying out the development, including the following:

- Ø The design and erection of a building and associated infrastructure.
- Ø The carrying out of a work.
- Ø The demolition of a building or work.
- Ø Fixed or mobile plant and equipment.

But does not include:

- Ø 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.
- Ø Costs relating to a part of the development or project that is the subject of a separate development consent or approval.
- Ø Land costs, including costs of marketing and selling land.
- Ø Costs of the ongoing maintenance or use of the development
- Ø GST

1.2 Jobs

The Project will create jobs through different phases as detailed and calculated below:

- a) Through-out the pre-construction period and client-side management the project will create approximately 1.28 full-time equivalent jobs in design, engineering, project management, and other professional disciplines.
- b) Throughout Construction, the project will create up to 123 full-time equivalent jobs in construction with a large portion of this being around the manufacture and installation of the plant and equipment, civil works, building construction etc.

Total Non Construction Fees	\$ 1,212,428.00
Based upon 85% Labour Component	\$ 1,030,563.80
Average rate per hour	\$ 150.00
Total hours created	6,870
Total hrs/employee - 33 months	5,358
Approx F/T jobs across 33 months	1.28
Total Construction Value	\$79,770,246.00
Based upon 45:55 Labour :Materials	\$35,896,610.70
Average rate per hour	\$ 75.00
Total hours created	478,621
Total hrs/employee - 24 months	3,897
Approx F/T jobs across 24 months	122.82

It is important to note that the following is not an estimate of all the jobs that will be created as not every tradesperson will be involved on this project full time, it is simply an estimate of the full-time equivalent this development will create.

* NOTE: FTE is defined as full-time equivalent.

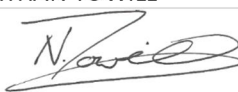
- c) Operation of the new buildings will require 21 fulltime staff. The Mill will operate 24 hours x 6 days a week.

- § 1 x Mill Manager.
- § 1 x Production Manager
- § 2 x Maintenance
- § 12 x Production
- § 1 x Cleaning (Hygiene)
- § 2 x Weighbridge
- § 1 x Inventory
- § 1 x Compliance

1.3 Scope of Calculation of the EDC

The development proposal proponent is identified as the following:

- Ø The development proposal proponent is \$80,982,674.00 [Excl.GST].

PROJECT DESCRIPTION	Construction and operation of a feedmill with the capacity to produce up to 14,000 tonnes of poultry feed per week		
PROJECT LOCATION	771 Wallamore Road, Wallamore (Lot 4 DP578865 and Lot 1, DP1077646)		
PROJECT STAGE	Single Stage		
DATE OF ASSESSMENT	21st Oct 2025		
NAME OF QUANTITY SURVEYOR	NATHAN TOWILL		
SIGNATURE OF QUANTITY SURVEYOR			
ITEM	COST (EXCL. GST)	METHODOLOGY – PRACTICE NOTE	
Demolition and Remediation	Included	Green field site. No requirement for Demolition. Allowance included for stripping site and excavation to reduced level [INCL in Construction Item 'A']	
Construction (item A)	\$ 23,089,278	Areas and rates build up per Budget Estimate attached. Design currently does not allow for a detailed Cost Plan	
Mitigation of Impact Items	\$ 96,580	Acoustic wall / mound in the western corner per Reverb Acoustics Report No. 23-2874-R1	
Consultant Fees	\$ 1,154,464	5% of Construction or as otherwise justified	
Authorities Fees (LSLL)	\$ 57,965	0.25% of Construction	
Plant & Equipment (item B)	\$ 54,803,079	To Maximise operational and/or extraction capacity	
Furniture, Fittings & Equipment	Included	Included with Office and Amenities Calculation	
Contingency	\$ 1,159,293	5% Contingency is reasonable considering this is a green field site with minimal risk of contamination in-ground (as identified in SMK Consultant Report March 2024) and is selective of our allowances for similar industrial projects. 15% Contingency has already been included in the Equipment Price.	
Escalation	\$ 622,015	Escalation allowance to June 26 equates to approx. 2.7%	
TOTAL EDC (EXCL. GST) for SSD/SSI	\$ 80,982,674		
GST	\$ 8,098,267		
TOTAL EDC (INCL. GST) for NON-SSD/SSI	\$ 89,080,941		
GROSS FLOOR AREA (AIQS)	ITEM	METHODOLOGY – PRACTICE NOTE	
GFA m ² (AIQS)	5,783 m ²		
Construction Cost Only \$/m ² GFA (AIQS)	\$ 13,469.20	Assessed based on Construction Cost and Plant and Equipment Only — items A & B above	
Circular	PS 24-002		
Issued	16-Apr-24		
Related	Replaces PS 21-020 and PS 21-022		

1.4 Basis of Report

This report has been prepared to accompany a detailed SSDA for the proposed for the Tangaratta Feed Mill Development (SSD-58801472).

Specifically, the Project comprises the development of the site as summarised below:

- § Two weighbridges for both incoming and outgoing product.
- § An intake building for transfer of ingredients from trucks to storage silos.
- § Storage Silos allowing holding grain and other ingredients prior to processing.
- § A mill tower operating 6 days x 24 hours incorporating all processing equipment required to create palletised feed products.
- § Out loading bins and buffer storage for holding feed prior and dispatch into trucks.
- § Warehouse incorporating workshop, administration office and amenities.
- § Boiler house.
- § Weighbridge office
- § Storage silos for bulk storage of grain.
- § Supporting Infrastructure.
- § Driveways, parking and manoeuvring areas and truck wash.

This report has been prepared in response to the requirements contained within the Secretary's Environmental Assessment Requirements (SEARs) for the SSDA (SSD-58801472).

This Estimated Development Cost report has been prepared in accordance with the following:

- Ø Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular).
- Ø The AIQS practice standard for calculating EDC in NSW.
- Ø Other named guidance that has been used as a basis for calculating the EDC such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

The site is located at 771 Wallamore Road, Wallamore (Lot 4 DP578865 and Lot 1, DP1077646) it is approximately 34,658 m² in size.

1.5 Information Used

The following is a list of the development proposal documents upon which the calculation has been based:

Environmental Impact Statement Documents: -

- PSA EIS Report V6 15th August 2024
- SEARS Response Table_240523
- Development Plans
- Statutory Compliance Table_240523
- Mitigation Measures_240523
- Existing Consent
- Existing EPL
- Title and Easement Documents
- Community Engagement Report
- Site Survey
- Contaminated Site investigation

- Biodiversity Report
- ACHAR
- Stormwater Report
- Air Quality Assessment
- Noise Impact Assessment
- Traffic Impact Assessment
- Preliminary Hazard's Assessment
- DRAFT BUSHFIRE
- Economic Impact Assessment
- Social Impact Assessment
- OEMP
- LUCRA

LGPM Design Documents: -

nt Proposed Design

-  2752-0001-002 (J) 1_3 - OVERALL SITE
-  2752-0001-002 (J) 2_3 - NEW MILL OVERVIEW
-  2752-0001-002 (J) 3_3 - CLEARANCE ZONES
-  2752-0001-006 (D) 1_8 - MAIN VIEWS
-  2752-0001-006 (D) 3_8 - OVERALL ISO VIEWS

Builders Quote Plant and Equipment: -

Andritz Budget Estimate for Milling Equipment Supply – REF#4175095

Kotzur Quotation for Intake and Silo Equipment – REF#Q14158 REVA

WW Benchmarking of historical projects relating to Baida Developments

SEARs application SSD-58801472

1.6 Limitations

Wilde and Woollard note the following statements and cost considerations that could influence the accuracy of the calculation of the ESD:

- Ø Level of design is at the Design Development Stage, hence pricing has been drafted from site plans and elevations. However, WW believe contingency carried within the estimate will mitigate this issue.

1.7 Statement and Qualifications

I, Nathan Towill (Director WW Sydney), AIQS, CQS have proficient experience (20 years) encompassing all aspects of Quantity Surveying services including estimating, cost planning, bills of quantities, schedule of quantities and post contract management services on a large range of project types. I've been involved in cost planning and post contract work for many projects including education projects such as schools, universities, and TAFE facilities. Nathan has also gained experience with councils, aged care, commercial, industrial, residential, and retail sectors.

1.8 Scope of Work and Staging

The Construction of Main Works is one stage and the proposed works is expected to take 24 months.

1.9 Schedule of Key Exclusions

The estimate excludes allowances for the following main items in relation to the EDC calculation:

- Ø 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.
- Ø Costs relating to a part of the development or project that is the subject of a separate development consent or approval.
- Ø Land costs, including costs of marketing and selling land.
- Ø Costs of the ongoing maintenance or use of the development.
- Ø GST.

1.10 Certification

This report has been reviewed and certified by Nathan Towill, AAIQS #6530, CQS.



Nathan Towill

Director

2.0 APPENDIX A – BUDGET ESTIMATE

Commercial in Confidence

WILDE AND WOOLLARD

ROOM	
IT BRIDGE OFFICE	
HOUSE	
& AMENITIES BUILDING (WITHIN WAREHOUSE) EXTRA OVER COST	
SHOP (WITHIN WAREHOUSE) EXTRA OVER COST	
INSTALLATION AND COMMISSIONING OF MILLING EQUIPMENT	
L WORKS/ SERVICES	
VERED PAVED AREAS	
ETE HARDSTAND - Incl Lighting/Stormwater	
WATER QUALITY /QUANTITY	
CAPING	
ES CONNECTIONS	
Overall Site MSB	
NAL WORKS - Road Works/Crossover/Deceleration Lane	
WASH	
OTIC WALL/MOUND IN THE WESTERN CORNER	
OF PLANT AND EQUIPMENT	
R SILO AND INTAKE SPECIALISED EQUIPMENT	
TZ - MILLING EQUIPMENT	
CTION ESTIMATE	GFA
sional Fees - Consultants	
ity Fees	
ON	
ion to March 2026	
CONTINGENCY	
N AND CONSTRUCTION CONTINGENCY	

Exclusions:

Ø Costs relating to a part of the development or project that is the subject of a separate development consent or approval.

Ø Land costs, including costs of marketing and selling land.

Ø Costs of the ongoing maintenance or use of the development.

Ø GST.