



APPENDIX D AMENDED CIV



20 February 2024

Jeremy Every
Project Manager
Metis Energy

Dear Jeremy

BENDEMEER SOLAR FARM – CIV ESTIMATE

As requested WT Partnership has prepared a Capital Investment Value (CIV) estimate for the Bendemeer Solar Farm (the Project) in accordance with the definition contained in the *State Environmental Planning Policy (Planning Systems) 2021*, and as required by the *Planning Secretary's Environmental Assessment Requirements, issued 23 December 2021*. Under the policy, the CIV has the meaning as in Clause 3 of the *Environmental Planning Assessment Regulation 2000*;

A Capital Investment Value of a development or Project includes all costs necessary to establish and operate the Project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment, other than the following costs:

- a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 of the Act or a planning agreement under that Division
- b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval
- c) land costs (including any costs of marketing and selling land)
- d) GST (as defined by *A New Tax System (Goods and Services Tax) Act 1999* of the Commonwealth).

Based upon the above definition we estimate the CIV for the Project to be \$437,555,000 (excl GST), as tabled below. We confirm that this information is accurate as of the date of this report.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully

DAVID QUINCEY
MRICS MACostE
Director – Engineering Services
WT

SUMMARY OF ESTIMATE

ITEM DESCRIPTION	WTP ASSESSMENT
<u>Direct cost</u>	
Site clearance and general works	\$ 15,579,000
PV – Civil works	\$ 10,092,000
PV – Electrical works	\$ 107,272,000
BESS Electrical works	\$ 15,381,000
Substation, O&M, & HV Works	\$ 21,919,000
Transmission line	\$ 150,000
Testing & Commissioning	\$ 3,408,000
<u>Indirect Costs</u>	
Contractors Design @ 0.5%	\$ 870,000
Preliminaries @ 4.5%	\$ 7,822,000
Margin @ 2.5%	\$ 4,563,000
Contract Value	\$ 187,056,000
Free Issue Equipment	\$ 231,637,000
Consultant Costs @ 0.5%	\$ 1,159,000
Contingency @ 5%	\$ 20,993,000
Escalation	\$ 17,976,000
De-Escalation	-\$ 21,266,000
TOTAL PROJECT COST	\$ 437,555,000

Note: the above figures may not sum exactly due to rounding