

24 October 2025

Department of Planning, Housing and Infrastructure
c/o Samantha Wynn
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Samantha,

EDC REPORT FOR MERINO SOLAR FARM, TIRRANNAVILLE NSW 2580 (SSD-59155459)

Please find enclosed our Estimated Development Cost (EDC) Report prepared in support of the above State Significant Development Application.

This report has been prepared for the consent authority by a suitably experienced Quantity Surveyor with recent experience on projects of this nature, including State Significant Projects within New South Wales. It has been completed in accordance with the requirements of the *Environmental Planning and Assessment Regulation 2021 (EP&A Regulation)* and the applicable *State Environmental Planning Policies (SEPP)*.

In preparing this report, we have also followed the guidance set out in the NSW Government *Planning Circular PS 24-002: "Changes to how development costs are calculated for planning purposes"* dated 27 February 2024, as well as the *Australian Institute of Quantity Surveyors (AIQS) Practice Standard for Calculating EDC in NSW*.

The report has been compiled by a Chartered Quantity Surveyor, accredited by the Royal Institution of Chartered Surveyors (RICS).

Should you have any questions regarding this report or require any further information, please do not hesitate to contact me.

Yours sincerely

MITCHELL BRANDTMAN



Mark McGinn

Associate – MRICS Chartered Quantity Surveyor

mmcginn@mitbrand.com

BSc (Hons), MRICS (#1180354)

EDC Report (PART 1)

SSD-59155459

Merino Solar Farm
TIRRANNAVILLE NSW

Prepared for: Department of Planning, Housing and Infrastructure
LGA: Goulburn Mulwaree Council
Proponent: Merino Solar Farm Pty Ltd

Contact:	Mark McGinn
Phone:	02 9541 8000
Email:	mmcginn@mitbrand.com
Date:	24 October 2025
Issue:	1.0

1. Executive Summary

As requested, we have prepared an Estimated Development Cost (EDC) estimate for the proposed works based upon the available documentation. This estimate is an objective calculation of the EDC for the complete works subject of this Development Application.

1.1 EDC Summary Table

Based on current market rates and the documentation provided, the estimated cost for the works is **\$1,200,993,480 (\$1,321,092,828 inclusive of \$ 120,099,348 GST)**.

The costs are inclusive of builders work, labour, materials and plant, preliminaries, contingency, escalation, profit and overheads and consultant's fees.

Description	Construction Cost
Demolition & Remediation	INCL.
Construction, Plant & Equipment	\$ 1,080,489,448
Mitigation of Impact Items	\$ 184,400
Consultants & Additional Fees	\$ 9,496,018
Contingency	\$ 57,870,596
Escalation	\$ 52,953,019
Project EDC {Excluding GST} – for SSD/SSI	\$ 1,200,993,480
GST	\$ 120,099,348
Project EDC {Including GST} – for NON SSD/SSI	\$ 1,321,092,828
GFA	
GFA m2 (AIQS defined)	N/A
Construction Cost/m2	N/A

Refer to Appendix 1 for the full Detailed Calculation Schedule

The Estimated Development Cost (EDC) is prepared through a structured methodology, ensuring accuracy and compliance with regulatory standards. It includes a review of project documents, including the Environmental Impact Statement (EIS), drawings, and specifications. Costs are measured per AS1181-1982 and AIQS standards where applicable, with estimates based on unit rates, project benchmarking, market conditions, and historical data, including a 5% contingency and escalation as required by the Planning Circular PS 24-002 and AIQS EDC practice standard.

1.2 EDC Definition

The Environmental Planning & Assessment (EP&A) Regulation defines the EDC of a proposed development as: 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)

1.3 GFA Definition

The Gross Floor Area (GFA) referred to within this report has been calculated in accordance with the AIQS defined measurement methodology. This definition differs from that applied within the LEP.

The AIQS GFA is defined as follows:

Description	Meaning	Included Areas	Measurement Method
FECA (Fully Enclosed Covered Area)	All Fully Enclosed Internal Spaces	Rooms, basements, garages, stairwells, lift shafts	Measured to the inside face of external walls
UCA (Unenclosed Covered Area)	Roofed But Open Spaces	Balconies, verandahs, open covered walkways, undercrofts	Measured to the inside face of balustrades or walls
GFA (Gross Floor Area)	Total Usable Floor Space	FECA + UCA	Sum of the two above

2. Basis of Report Preparation

This report has been prepared for the consent authority by a suitably experienced Quantity Surveyor with recent experience on projects of this nature in accordance with the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and SEPP, as per the Planning Circular PS 24-002 titled "Changes to how development costs are calculated for planning purposes" issued by the NSW Government dated 27 February 2024 and the AIQS practice standard for calculating EDC in NSW.

This report has been compiled by a Chartered Quantity Surveyor accredited by RICS. Details as follows:

Name	Qualification
Mark McGinn	BSc (Hons), MRICS, #1180354

We confirm that there are no matters that may impair the objectivity of the preparation of this report.

2.1 Documentation

- The following documents/drawings have been used in the preparation of this Cost estimate:
Project maps prepared by Approved Consulting Co. dated July 2024.

DWG No.	DWG Name	Rev.
--	230286_Indicative Site Plan_20250721	-

- EDP Renewables Cost Estimate – Issued September 2025.

2.2 Statement of Limitations

While every effort has been made to ensure the accuracy of the estimated development cost, the following limitations apply:

- The estimation process inherently involves uncertainty due to benchmark data availability, site conditions, market fluctuations, material availability and labour costs. Where applicable, provisions for escalation and contingency have been incorporated.

To the best of our knowledge there is no information outstanding at this stage of the development that could influence our calculation of the EDC.

3.0 Scope of Calculation

Item	Description
Proposal Proponent	Merino Solar Farm
Reference Number	SSD-59155459
Consent Authority	Department of Planning, Housing and Infrastructure

3.1 Description of Project

Located approximately 6km south of Goulburn, the Merino Solar Farm project is a 450MW AC solar farm that will be connected into the electricity grid through the existing Yass-Marulan 330kV transmission line.

During its operational life of approximately 35 years, it would provide electricity generation and storage, assisting the grid's transition to renewable energy sources, as fossil fuel electricity generation is retired.

Key infrastructure components include approximately 870,000 photovoltaic solar panel modules, a 450MW / 1800MWh Battery Energy Storage System (BESS) with 4-hour storage duration, an enclosed site substation as well as operations and maintenance buildings, internal tracks and perimeter fencing (where required).

4. Employment Generation

This section outlines the employment generation potential of the development, covering both the construction and operational phases.

Description	Number
Construction Phase – Direct	500
Construction Phase – Indirect	150
Industrial Operational	12
Totals	662

The methodology used to produce the above figures included applying industry-standard employment multipliers from sources including the ABS and NSW Treasury to the total project cost, commercial floor space areas, accounting for direct jobs (on-site labour), indirect jobs (supply chain and professional services), operational jobs (workplace and facilities management).

5. Exclusions

The following exclusions have been made in the preparation of this estimate:

- Amounts payable on the cost of land including Development Contributions Land costs including legal fees and stamp duty.
- 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.
- Finance costs.

6. Qualifications


We confirm the accuracy of the attached estimate in alignment with the provided documents, covering all stages and activities related to the identified development as of the date of this report.

We note that the above estimate is considered indicative only and we recommend a full detailed assessment be carried out as the design documentation progresses.

This estimate has been prepared for the purposes of a consent authority submission only. The use of this report for sales or marketing purposes is strictly prohibited.

Yours Sincerely

MITCHELL BRANDTMAN



Mark McGinn

Associate – MRICS Chartered Quantity Surveyor

BSc (Hons), MRICS (#1180354)

Detailed Calculation Schedule

Disclaimer: This report is provided solely for the client named on the cover of this report and is intended to be read in full. This report does not imply any form of obligation for duty of care to that party unless specifically agreed prior to such provision, or as contained in a signed agreement, commission or contract relevant to this project. This report cannot be relied upon by any other party.~ Mitchell Brandtman shall not be liable for any loss or damage of any kind, howsoever caused, whether direct or consequential, including but not limited to negligence, suffered or incurred by any such party.

Trade Summary

Project: Merino Solar Farm, Turraveale NSW

Details: EDC SSDA Estimate

Building: Merino Solar Farm, Turraveale NSW

Code	Description	Quantity	Unit	Rate	Total
	Demolition and Remediation				
1	Demolition and Remediation Works				INCL.
	Construction				
2	Grid Connection				72,380,000
3	PV				493,980,072
4	BESS				504,614,207
5	Others				9,515,168
	Mitigation of Impact Items				
6	Mitigation of Impact Items				184,400
	Plant & Equipment				
7	Plant & Equipment				INCL.
	Furniture, Fittings & Equipment				
8	Furniture, Fittings & Equipment				N/A
	TOTAL CONTRACT SUM (Excluding Construction Contingencies and Escalation)				1,080,673,848
	OTHER DEVELOPMENT / PROJECT COSTS				
9	Design Fees				6,794,334
10	Authority Fees & Charges (LSLL)				2,701,685
11	Escalation (to January 2027)				52,953,019
	RISK (CLIENT CONTINGENCIES)				
12	Design Risks				28,578,072
13	Construction Risks				29,292,524
14	Client Other Risks				
	TOTAL EDC (EXCL. GST) for SSD / SSI				1,200,993,480
15	GST				120,099,348
	TOTAL EDC (INCL. GST) for NON-SSD / SSI				1,321,092,828