MULLER partnership
QUANTITY SURVEYORS

19 March 2026

NSW Government
Department of Planning, Housing and Infrastructure
4 Parramatta Square
12 Darcy Street
PARRAMATTA NSW 2124

RE: WALLABY CREEK WIND FARM
PROPOSED 38 NO. TURBINE (236MW) WIND FARM & 200MW BESS
ESTIMATED DEVELOPMENT COST REPORT

As per your request dated 20th March 2025, Muller Partnership has prepared an Estimated Development Cost Report for the above development totalling **$1,183,050,000 *excl GST.***

Please note the attached Estimated Development Cost Report has been prepared based on the currently available information and should be updated when additional information becomes available. Please take note of our Assumptions (Item 3.0) and Exclusions (Item 4.0).

Should you have any queries or require any further information please do not hesitate to contact the undersigned.

Yours faithfully
MULLER PARTNERSHIP

L. Brooks

LUKE BROOKS MAIQS, CQS, MRICS – **Director**
LB:DR –23283 – Wallaby Creek Wind Farm & BESS EDC

MULLER partnership

Newcastle | Sydney | Melbourne

WALLABY CREEK WIND FARM & BESS
PROPOSED 38 NO. TURBINE (236MW) WIND FARM & 200MW BESS
ESTIMATED DEVELOPMENT COST REPORT

19 March 2026

Disclaimer

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by Environmental Resources Management Pty Ltd.

Whilst all reasonable professional care and skill have been exercised to validate its accuracy and authenticity, Muller Partnership is unable to provide any Guarantee in that regard, 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, lacking authenticity or having been withheld.

This report is only intended for use of Environmental Resources Management Pty Ltd and Muller Partnership accepts no responsibility to other parties who use opinions or information contained herein. They do so at their own risk.

In acting as Quantity Surveyor for Environmental Resources Management Pty Ltd, Muller Partnership's liability is limited to the scope of services and value limit, as defined in their Professional indemnity insurance cover. A copy is available on request.

This report covers only the items as contained in this report. Should Environmental Resources Management Pty Ltd require additional items or areas of assessment, these should be specifically requested and will be actioned as agreed between the parties.

The construction costs are current as at the date of this assessment only. The values assessed herein may change significantly and unexpectedly over a relatively short period (including as a result of general market movements or factors specific to the particular property). We do not accept liability for losses arising from such subsequent changes in values.

Document history & status

Revision	Date	Description	By	Review	Approved
0	07/05/2025	Estimated Development Cost Report	DR	LB	LB
1	20/11/2025	Estimated Development Cost Report	DR	LB	LB
2	19/03/2026	Estimated Development Cost Report	LB	LB	LB

CONTENTS

Glossary of Key Terms

Preliminaries & Margin	The Preliminaries and Margin Allowance is an allowance for the builders' margin and their establishment and management of the site. This item will therefore include for items such as site fencing & amenities, site foreman, head office overheads, insurances, cranage, site cleaning, OH&S management, QA, etc.

1.0 EXECUTIVE SUMMARY

Project Description

Muller Partnership has been engaged by Environmental Resources Management Pty Ltd on behalf of Acciona Energy Australia Global Pty Ltd (the Applicant) to prepare an Estimated Development Cost (EDC) Report for the proposed construction of the Wallaby Creek Wind Farm Project with associated infrastructure located approximately 10km South of Narromine in the Narromine Shire Council LGA, NSW.

The Estimated Development Cost Report has been prepared in accordance with PS-24-002 Changes to how development costs are calculated for planning purposes and is based on the preliminary DA level documentation provided in order to calculate the Estimated Development Cost of the proposed project.

Scope

The scope of works is based on the information provided in the DA level documentation as well as the scope outlined in the RFI Responses provided by Environmental Resources Management Pty Ltd at the date of report preparation.

Works generally consist of site preparation, bulk earthworks, gravel access roads / carparking, 19 metre diameter x 5 metre max deep reinforced concrete footings, 38 No. 6.2MW wind turbine generators, 200MW/400MWh Battery Energy Storage System (BESS), 3 No. meteorological monitoring masts, electrical and fibre optic reticulation, electrical substations / switchyard building, electrical HV overhead / underground transmission lines and operations & maintenance buildings along with all temporary construction works including 52.4km gravel access tracks, revegetation works, 1 No. temporary concrete batching plant, temporary accommodation camp for 220 No. workers and road upgrades to various locations along the transport route. The scope of works is confined only to the items outlined within this report.

Cost Summary

DESCRIPTION	ESTIMATED COST $ EXCL. GST
SITE PREPARATION	6,354,090
WIND TURBINE GENERATORS	435,100,000
BATTERY SYSTEM	203,644,000
METEOROLOGICAL MONITORING MASTS	960,000
UNDERGROUND ELECTRICAL RETICULATION	249,119,845
ELECTRICAL SUBSTATION	28,535,000
OVERHEAD RETICULATION	21,600,000
OPERATIONS & MAINTENANCE COMPOUND	6,906,085
ACCESS ROADS & HARDSTANDS	28,523,800
REVEGETATION	3,509,250
TEMPORARY WORKS	12,332,000
ENGINEERING & COMMISSIONING	19,932,000
CONSTRUCTION MANAGEMENT SUPERVISION & COORDINATION	30,502,930
GST EXCLUSIVE SUBTOTAL	**1,047,019,000**
UNALLOCATED CONTINGENCY	52,351,000
AUTHORITY FEES - LSL	2,620,000
FORECAST COST ESCALATION TO MARCH 2027 - COMMENCEMENT AS ADVISED BY ERM	63,760,000
BIODIVERSITY OFFSET - AS ADVISED BY ERM	17,300,000
GST EXCLUSIVE TOTAL	**1,183,050,000**

2.0 BASIS OF PREPARATION

This Estimated Development Cost (EDC) Report has been prepared for submission to the NSW Department of Planning, Housing & Infrastructure (consent authority) for planning purposes, as required by the Planning Secretary's Environmental Assessment Requirements issued 11th February 2025 for the application number SSD-60247211.

This Estimated Development Cost (EDC) Report has been prepared in accordance with:

- Legislative and regulatory requirements of the consent authority for calculating the EDC
- AIQS practice standard for calculating the EDC for State significant projects in NSW

Muller Partnership has used the following information in compiling our Estimated Development Cost Report:

1. Google Maps location mark-ups provided by ERM and received by Muller Partnership on 17th April 2025
2. Project scope of works RFI Responses prepared by ERM received 17th April 2025
3. Planning Secretary's Environmental Assessment Requirements dated 11th February 2025
4. EIS prepared by ERM dated 17th November 2025
5. Email & telephone correspondence with ERM regarding scope of works (August 2023 – November 2025)

All rates used within our Estimated Development Cost Report have been gathered from our in-house databases as well as being constructed from first principles namely labour, materials and waste to reflect current market and project specific value.

This report has been prepared by David Reynders, Senior Quantity Surveyor and reviewed by Luke Brooks (MAIQS, CQS, MRICS), Director, Muller Partnership. Muller Partnership has significant experience on large scale renewable energy projects in NSW such as wind farms, solar farms and battery energy storage systems.

3.0 ASSUMPTIONS / INCLUSIONS

We have made the following assumptions / inclusions in the preparation of our Estimated Development Cost Report: -

Generally

1. The works will be competitively tendered to a number of suitable contractors under a fixed lump sum
2. Works will be undertaken during normal trade hours
3. Provisional allowances have been made using benchmarking where no detail has been provided
4. Assumed works will be undertaken in a single stage
5. We have included an unallocated contingency sum of 5% of the construction costs for latent condition / unforeseen works due to the nature of documentation / site investigations currently available

Project Specific

6. We have included forecast cost escalation to March 2027 based on the expected construction commencement for the works as advised by ERM. We have used the AIQS Building Cost Index to forecast cost escalation and do not expect the recent volatile market conditions to continue long term
7. Allowed excavation in material other than rock (NB: No Geotechnical Report provided)
8. Assumed existing ground levels for hardstand / laydown areas are level with minor cut to fill only required
9. Included allowance for access tracks and compound / laydown areas as per project description and areas as advised by ERM
10. Underground / overhead electrical reticulation extent included as advised by ERM
11. Fibre optic cable assumed to be the same extent as the site access tracks
12. Allowed for 1 No. x 33 kV switchgear / wind turbine generator
13. Extent of electrical infrastructure included as advised by ERM
14. Operations & Maintenance building cost based on indicative layout provided by ERM on 17th April 2025

15. Allowed for 1800 wide x 300 deep open drain to one side of gravel access roads
16. Allowed for revegetation to disturbed areas site – allowed minor levelling and spray seeding only
17. Nominal allowance included for traffic control along transport route
18. Provisional allowances included for roadworks / upgrades at multiple locations as per the schedule provided by ERM. No design provided for these works
19. Temporary workers accommodation camp included as per project description – allowed for 220 No. workers
20. No allowances made for authority fees other than Long Service Levy
21. Biodiversity offset included as advised Environmental Resources Management Pty Ltd.

4.0 EXCLUSIONS

Within the following Estimated Development Cost Report the acronym 'EXCL' means work that has ***not*** been included in our estimate. We specifically note the following exclusions from the estimated cost:

Generally

1. Amounts payable on the cost of land including development contributions
2. Any costs associated with separate developments requiring approval
3. Land costs such as purchasing, holding or marketing
4. On-going maintenance of use of the development
5. GST
6. Finance costs

APPENDIX A – ESTIMATED DEVELOPMENT COST BREAKDOWN