

EDC Report (PART 1)

SSD-85372970

Griffith BESS

15 Bob Irvin Road, Yoogali, NSW 2680

Prepared for: Department of Planning, Housing and Infrastructure

LGA: Griffith City Council

Proponent: Griffith BESS Project Co Pty Ltd

Contact:	Mark McGinn
Phone:	02 9541 8000
Email:	mmcginn@mitbrand.com
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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 **\$274,873,049 (\$302,360,354 inclusive of \$ 27,487,304 GST)**.

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

Description	Construction Cost
Demolition & Remediation	INCL.
Construction, Plant & Equipment	\$ 257,117,782
Consultants & Additional Fees	\$ 4,510,343
Contingency	\$ 13,244,924
Escalation	INCL.
Project EDC {Excluding GST} – for SSD/SSI	\$ 274,873,049
GST	\$ 27,487,304
Project EDC {Including GST} – for NON-SSD/SSI	\$ 302,360,354
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:

1. Project maps prepared by Aecom Consultant dated 18 March 2025.

DWG No.	DWG Name	Rev.
60748296-DW-GE-0001	Bess Site Plan	C
60748296-DW-GE-0002	General Arrangement Plan	C

2. GBESS_EDC Pricing Schedule – Issued September 2025.
3. Labour estimate_Griffith_r3

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	Griffith BESS Project Co Pty Ltd
Reference Number	SSD-85372970
Consent Authority	Department of Planning, Housing and Infrastructure

3.1 Description of Project

The Project is located at 15 Bob Irvin Road, Yoogali on approximately 6 hectares of land. It is approximately 8 km southeast from the Griffith town centre, 3 km southeast of the Yoogali village centre, and 500 m south of the Griffith Substation.

The Griffith BESS comprises the construction, operation and decommissioning of a utility-scale battery energy storage system with a nominal capacity to supply up to 100 MW to the NEM for up to 10 hours. It will be developed with a direct connection to the existing Griffith Substation. The objective is to provide additional storage for the electricity grid, strengthen the region's energy stability, lower wholesale electricity costs, and support the transition to net-zero. Siting adjacent to existing and proposed solar infrastructure, the project aims to support other energy infrastructure and the grid of the broader region while minimising the amenity impact on the community.

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	118
Construction Phase – Indirect	13
Industrial Operational	3
Totals	134

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)