

28 July 2025

den.901

Distribution Energy Storage Project No34 Pty Ltd
Level 3, 689 Burke Road
CAMBERWELL VIC 3124

RE: Bruxner Highway TENTERFIELD NSW 2372

Please find attached the **S7.12 Cost Summary Report** for the above mentioned property.

The Development Estimate total is **\$533,027 inclusive of GST but exclusive of land and financial costs.**

The estimate was based on the information provided by ACENERGY Pty Ltd and detailed in the estimate. Please note that any Structural elements that have not been advised have been based on Denary's assumption of what will be required.

Disclaimer: This report is only intended for use as a NSW Council Cost Summary Report Development Application requirement only. Denary do not accept any responsibility for use of this report other than its intended purposes.

This report and any attachments are confidential and is intended solely for the attention and use of the named addressee(s).

If you have any queries regarding the Cost Summary Report please contact the undersigned.

Best Regards



Ryan Thomson
Principal
Denary

PROJECT INFORMATION

PROJECT DESCRIPTION	Batter Energy Storage System (BESS)
PROJECT ADDRESS	Bruxner Highway TENTERFIELD NSW 2372
VERSION DESCRIPTION	S7.12 Cost Summary Report
RATES CURRENT AT	July 2025
TOTAL (GST EXCLUSIVE)	\$484,570
TOTAL (GST INCLUSIVE)	\$533,027

ESTIMATE INFORMATION

Below is a list of information used to prepare the Cost Summary Report.

- Architectural plans produced by ACENERGY Pty Ltd dated 23rd July 2025 and listed below:

Site Plan 1 of 2;
Site Plan 2 of 2;
Location Diagram 1 of 2;
Location Diagram 2 of 2;
Battery Elevations;
Central Inverter Elevations;
Security Fence & LandscapeDetails.

- Discussions over the phone & emails.

SCHEDULE OF EXCLUSIONS

- Land & Legal Costs
- Holding Costs & Interest Charges
- Authority Fees & Charges
- Unknown Conditions
- Finance Costs
- Leasing & Marketing Costs
- Delay Costs
- Escalation
- Storage Batteries
- Inverters
- HV Kiosk
- Underground Cables
- Above-ground cables in

COST SUMMARY REPORT



Section 7.12 Detailed Cost Report

(For proposed cost of development of \$500,000 or more)

Registered Quantity Surveyor's Detailed Cost Report

APPLICANT DETAILS

Name (or Company): Distribution Energy Storage Project No34 Pty Ltd
 Postal Address: Level 3, 689 Burke Road CAMBERWELL VICTORIA
 Postcode: 3124

 Phone No.(daytime): Mobile:

APPLICATION DETAILS

Development Application No. Construction Certificate No
 Complying Development Application No. Date
 Development Address: Bruxner Highway TENTERFIELD NSW 2372
 Lot (s): Section: DP:

DESCRIPTION OF PROPOSED DEVELOPMENT

Battery Energy Storage System

DEVELOPMENT DETAILS:

Site Area	<u>3,690</u>	m ²	Gross Floor Area – Car Parking	<u></u>	m ²
Gross Floor Area – Commercial	<u></u>	m ²	Gross Floor Area – Other	<u></u>	m ²
Gross Floor Area – Retail	<u></u>	m ²	Total Gross Floor Area	<u></u>	m ²
Gross Floor Area – Industrial	<u>3,319</u>	m ²	Total number of car parking spaces	<u></u>	
Gross Floor Area – Residential	<u></u>	m ²			

ESTIMATE DETAILS

Demolition and site preparation	\$ <u>24,108</u>	Cost /m ² of site area	\$ <u>6.53</u>
Excavation	\$ <u></u>	Cost /m ² of site area	\$ <u></u>
Decontamination or remediation	\$ <u></u>	Cost /m ² of site area	\$ <u></u>
Construction - Retail	\$ <u></u>	Cost /m ² of gross floor area	\$ <u></u>
Construction - Commercial	\$ <u></u>	Cost /m ² of gross floor area	\$ <u></u>
Construction - Industrial	\$ <u>301,772</u>	Cost /m ² of gross floor area	\$ <u>81.79</u>
Construction - Residential	\$ <u></u>	Cost /m ² of gross floor area	\$ <u></u>
Car Park	\$ <u>93,323</u>	Cost /space	\$ <u></u>
Fit out - Retail	\$ <u></u>	Cost /m ² of retail area	\$ <u></u>
Fit out - Commercial	\$ <u></u>	Cost/m ² of commercial area	\$ <u></u>
Fit out - Industrial	\$ <u></u>	Cost /m ² of industrial area	\$ <u></u>
Fit out - Residential	\$ <u></u>	Cost /m ² of residential area	\$ <u></u>
Professional fees	\$ <u></u>	% of Construction Cost	<u>%</u>
Total Construction Costs	\$ <u></u>		
Other related dev. Costs	\$ <u></u>		
Sub – total	\$ <u>484,570</u>		
Goods and Services Tax	\$ <u>48,457</u>		
TOTAL DEV. COSTS	\$ <u>533,027</u>		

I hereby certify that I have:

- Inspected the plans the subject of the application for development consent or construction certificate.
- Prepared and attached an elemental estimate generally prepared in accordance with the Australian Cost Management Manuals from the Australian Institute of Quantity Surveyors.
- Calculated the proposed costs of carrying out the development in accordance with Clause 25J of the Environmental Planning and Assessment Regulation 2000 at current prices.
- Included the GST in the estimate of the proposed costs of carrying out the development.
- Measured gross floor areas in accordance with the Method of Measurement of the Building Area in the AIQS Cost Management Manual Vol. 1, App. 2.

Signed:  Date: 28/07/2025

Name: Ryan Thomson Position: Principal

AIQS Membership grade and ID No. Associate Member - 6507

CPD Certificate No. _____

Trade Summary

Project: Industrail

Details: S7.12 LEVY

Building: Bruxner Highway TENTERFIELD

Description

Total

TRADE ELEMENTS

SITE PREPARATION 24,108

COMMERCIAL CIVIL WORKS 301,772

SITE ACCESS INFRASTRUCTURE 93,323

SUB TOTAL 512,526

PROFESSIONAL FEES 20,501

DEVELOPMENT COST 533,027

GST 48,457

PROFESSIONAL FEES - % OF DEVELOPMENT COST 0.0385

AREAS (m2)

SITE 3,690

COMMERCIAL CIVIL AREA 3,319

DRIVEWAY & CAR PARKING 185

COST PER SQUARE METRE

SITE PREPARATION 6.53

COMMERCIAL CIVIL WORKS 81.79

SITE ACCESS INFRASTRUCTURE 25.29