

24 September 2024

BSV Tyre Recycling Australia Pty Ltd
C/-JEPP Environment & Planning
Suite 102, Level 1, 25-29 Berry Street
NORTH SYDNEY NSW 2060

ATTENTION: DR MARK JACKSON

**RE: BSV TYRE RECYCLING AUSTRALIA PTY LTD
ESTIMATED DEVELOPMENT COST REPORT**

Muller Partnership has prepared an Estimated Development Cost Estimate (EDC) as required by the planning authority for the above development totalling **\$3,072,238 (excl. GST)** and enclose our report.

This estimate has been prepared in accordance with legislative and regulatory requirements (EP&A Act, EP&A Reg, SEPPs, the Planning Circular PS 24-002 issued 27 February 2024).

Please take note of our Assumptions (Item 4.0) and Exclusions (Item 5.0)

This report is to be used for the purpose of determining the planning fee and is not to be used for project budgeting, finance, insurance, sale, mortgage, or any other purposes.

Should you wish to discuss any of the above please do not hesitate to contact the undersigned.

Yours faithfully

MULLER PARTNERSHIP

PETER DALLY – DIRECTOR (MRICS, MAIQS/CQS-28135)

PD: FW 24241 Drill Mud & Oily water Recycling Facility - EDC Report

MULLER *partnership*

Newcastle | Sydney | Melbourne

30 DAISY STREET, REVESBY ESTIMATED DEVELOPMENT COST REPORT

23 SEPTEMBER 2024

24241



Disclaimer

Muller Partnership have prepared this report in part on the basis of information supplied to it in the ordinary course of business by the addressee.

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 by the addressee 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 the addressee, 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 the addressee 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	24/09/2024	Estimated Development Cost Report	WN	FW	PD

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Estimated Development Cost

An Estimated Development Cost should capture the cost to carry out the development. This includes costs: to design and erect a building and associated infrastructure. The EDC Report shall be addressed to the consent authority, and include:

- a. An executive summary.
- b. A description of the basis of preparation.
- c. A description of the scope of the estimated development cost (EDC).
- d. A detailed calculation schedule that supports the EDC.

Construction Contingency

The Construction Contingency is a contingency allowance made for unknowns that may occur during construction due to latent conditions or issues with the documentation.

Design Development Allowance

The Design Development Allowance is a contingency included within our estimate to allow for unknown costs associated with progressing the development from the initial concept through until the 'For Construction'. At the time of For Construction documentation this contingency should be 0% as the entire project will have been designed and costed accordingly.

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, craneage, site cleaning, OH&S management, QA, etc.

Project Description

BSV Tyre Recycling Australia Pty Ltd operates an EPA licenced resource recovery facility for used tyres at 30 Daisy Street, Revesby NSW (EPL 20387). The company is accredited by Tyre Stewardship Australia (TSA), the peak industry body established to ensure the sustainable management of used tyres in Australia.

The site contains a single storey industrial building with associated mezzanine office level. The factory environment within this building is used for tyre shredding and crumbing with mechanical plant and equipment. A weighbridge is located on the southern boundary of the site. A large outdoor covered area at the rear eastern side of the site is used for tyre storage, baling and containerisation. The lot has a total area of approximately 4,000m²

The proposal includes the following components:

- Decommissioning of the tyre baling machines located under the rear awning of the site;
- Amending location of existing shipping containers for storage of rubber products (whole tyres and TDF);
- Installation of two mobile diesel shredding units to increase the production of TDF on the rear hardstand of the site, to be located under the rear awning with local exhaust ventilation;
- Establishment of a dedicated area for tyre unloading and temporary storage prior to processing;
- Installation of a pre-cast concrete panel wall along the southern boundary of the site to improve fire safety and noise attenuation;
- Replace the single head fire hydrants with dual fire hydrants near the tyre storage area, including provision of fire extinguishers, fire hose reels and provision for at least 108m³ of fire water containment bunding;

- Installation of a new firewater isolation valve to the north-eastern side of the site; and
- Inclusion of a dedicated bicycle space.

A summary of the Estimated Development Cost (EDC) estimate is as follows:

B:Description	C:Quantity	D:Unit	E:Rate	F:Subtotal	ac	H:Total
Amend location of Waste skip bin (2.5m L x 6m W)	4,054	m2	0.06	250		250
Establishment of a dedicated area for Tyre drop off area (3.3m L x 10.8m W)	4,054	m2	0.18	710		710
Amend location of Shipping container for Tyres or TDF storage (2.4m L x 12.2m W)	4,054	m2	0.25	1,000		1,000
Repair & make good to existing weighbridge (3.7m L x 14m W)	1	item				Excl.
New concrete panel wall (5m H x 110m L)	532	m2	569.55	303,000		303,000
New demountable weighbridge office (3m L x 6m W)	4,054	m2	12.33	50,000		50,000
New Tana mobile shredder (2.3m L x 14.7m W)	4,054	m2	308.34	1,250,000		1,250,000
New Hammel mobile shredder for truck tyres (2.3m L x 14.7m W)	4,054	m2	148.00	600,000		600,000
New Nissan Forklift	4,054	m2	4.93	20,000		20,000
New Bobcat	4,054	m2	24.91	101,000		101,000
Decommission existing tyre baling machine (1.5m x 2.4m)	4,054	m2	0.37	1,500		1,500
Replace the single head fire hydrants with dual fire hydrants near the tyre storage area, including the provision of fire extinguishers & fire hose reels	4,054	m2	1.85	7,500		7,500
Crumb rubber in bulka bags storage area	1	item				Excl.
Localised hood and ventilation to 1m discharge stack to roof of shed	4,054	m2	3.70	15,000		15,000
New dedicated horizontal bicycle space	4,054	m2	0.15	600		600
New parking spaces (Spaces 5 & 6)	4,054	m2	0.17	700		700
Rollover bunding	4,054	m2	2.24	9,100		9,100
Internal bunding to building for firewater containment	4,054	m2	10.90	44,200		44,200
Relocation of a new firewater isolation valve to the north-eastern side of the site	4,054	m2	0.88	3,550		3,550
Localised Hardstand regrading	4,054	m2	1.18	4,800		4,800
Preliminaries Overheads & Profit - 12%	4,054	m2	59.52	241,291		241,291
Subtotal Building Construction	4,054	m2	654.71	2,412,910		2,654,201
Locality Index	1	Item				Excl.
Escalation 5%p.a (assumed midpoint construction September 2025)	4,054	m2		132,710		132,710
Contingency - 5%	4,054	m2		132,710		132,710
Professional Fees - 5%	4,054	m2		132,710		132,710
Authority Fees - 0.75%	1	Item		19,907		19,907
Client Costs	1	Item				Excl.
GST	1	Item				Excl.
PROJECT COST TOTAL	4,054	m2	698.31	2,830,947		3,072,238
Site Area	4,054	m2				

We note the attached estimate is for construction costs only and does not allow for items such as property acquisition, finance costs, planning & authority fees & charges. Please refer to the Qualification, Assumptions and Exclusions sections of this report for further details.

Muller Partnership certifies that the calculation is accurate and covers the full scope of works in the identified development proposal, based on the information provided to date.



Key Notes & Actions:

- We note that this estimate has been prepared for the purpose of authority review and is preliminary in nature. Muller Partnership can provide development budgeting, scenario estimating, cost planning, or similar services on request.
- Review assumptions and exclusions.

2.0 QUALIFICATIONS

Rodney Peter Dally has prepared the EDC estimate and report and meets the qualification requirements as listed below:

- MRICS - Mr R P Dally DipSurv - 1140846
- MAIQS/CQS Mr Rodney (Peter) Dally– 28135


3.0 BASIS OF PREPARATION

Estimate Methodology

Estimate has been prepared using CostX estimating software based on scope of works. We note that design is at concept level and is considers the information as provided to date.

All rates used within our EDC 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.

Please note that this estimate has been prepared for the purpose of authority review and is preliminary in nature.



The EDC estimate has been prepared in accordance with:

- This estimate has been prepared in accordance with legislative and regulatory requirements (EP&A Act, EP&A Reg, SEPPs, the Planning Circular PS 24-002 issued 27 February 2024).
- The AIQS practice standard for calculating EDC in NSW.
- AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

4.0 SCHEDULE OF INFORMATION

Muller Partnership has used and referred to the following documentation:

- Drawings provided by Jackson Environment and Planning Pty Ltd dated 18.09.2024 including the following:
 - DA101 – Cover Sheet.
 - DA102 – Site Plan.
 - DA103 – Existing Elevations.
 - DA104 – Notification Plan.
- Proposal Description - Alts and Adds to Existing Tyre Recycling Facility 160924.
- BSV Tyre Operational Analysis Excel.



5.0 ASSUMPTIONS

We have made the following assumptions in the preparation of our EDC Estimate:

1. The works will be competitively tendered to a number of suitably qualified contractors on a lump sum basis.
2. Assumed the works are to be completed during normal work hours.
3. Removal of hazardous materials or remediation is not required.
4. Preliminaries, overheads and margin allowed at 12%
5. Cost escalation allowed to midpoint construction September 2025 at 5% p.a.
6. Contingency allowed at 5%.
7. Professional fees allowed at 5%.
8. We have allowed professional Fees - 5%
9. We have allowed authority Fees – 0.75%

6.0 EXCLUSIONS

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

1. Costs relating to any part of the development or project that is the subject of a separate development consent or project approval.
2. Amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 7.1 or 7.2 or a planning agreement.
3. Land costs including costs of marketing and selling land.
4. Costs of the ongoing maintenance or use of the development.
5. Goods and Services Tax (GST).



APPENDIX A – EDC / ESTIMATED DEVELOPMENT COST ESTIMATE

Trade Summary

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Total
1	Amend location of Waste skip bin (2.5m L x 6m W)	4,054	m2	0.06	250
2	Establishment of a dedicated area for Tyre drop off area (3.3m L x 10.8m W)	4,054	m2	0.18	710
3	Amend location of Shipping container for Tyres or TDF storage (2.4m L x 12.2m W)	4,054	m2	0.25	1,000
4	Repair & make good to existing weighbridge (3.7m L x 14m W)	1	item		Excl.
5	New concrete panel wall (5m H x 110m L)	532	m2	569.55	303,000
6	New demountable weighbridge office (3m L x 6m W)	4,054	m2	12.33	50,000
7	New Tana mobile shredder (2.3m L x 14.7m W)	4,054	m2	308.34	1,250,000
8	New Hammel mobile shredder for truck tyres (2.3m L x 14.7m W)	4,054	m2	148.00	600,000
9	New Nissan Forklift	4,054	m2	4.93	20,000
10	New Bobcat	4,054	m2	24.91	101,000
11	Decommission existing tyre baling machine (1.5m x 2.4m)	4,054	m2	0.37	1,500
12	Replace the single head fire hydrants with dual fire hydrants near the tyre storage area, including the provision of fire extinguishers & fire hose reels	4,054	m2	1.85	7,500
13	Crumb rubber in bulka bags storage area	1	item		Excl.
14	Localised hood and ventilation to 1m discharge stack to roof of shed	4,054	m2	3.70	15,000
15	New dedicated horizontal bicycle space	4,054	m2	0.15	600
16	New parking spaces (Spaces 5 & 6)	4,054	m2	0.17	700
17	Rollover bunding	4,054	m2	2.24	9,100
18	Internal bunding to building for firewater containment	4,054	m2	10.90	44,200
19	Relocation of a new firewater isolation valve to the north-eastern side of the site	4,054	m2	0.88	3,550
20	Localised Hardstand regrading	4,054	m2	1.18	4,800
21	Preliminaries Overheads & Profit - 12%	4,054	m2	59.52	241,291
	Subtotal Building Construction	4,054	m2	654.71	2,654,201
23	Locality Index	1	Item		Excl.
24	Escalation 5%p.a (assumed midpoint construction September 2025)	4,054	m2		132,710
25	Contingency - 5%	4,054	m2		132,710
26	Professional Fees - 5%	4,054	m2		132,710
27	Authority Fees - 0.75%	1	Item		19,907
28	Client Costs	1	Item		Excl.
29	GST	1	Item		Excl.
	PROJECT COST TOTAL	4,054	m2	698.31	3,072,238
31	Site Area	4,054	m2		

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Amend location of Waste skip bin (2.5m L x 6m W)						
1.1	Amend location of Waste skip bin (2.5m L x 6m W)	1	No	250.00	250	250
	Amend location of Waste skip bin (2.5m L x 6m W)				250	250

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Establishment of a dedicated area for Tyre drop off area (3.3m L x 10.8m W)						
2.1	Establishment of a dedicated area for Tyre drop off area (3.3m L x 10.8m W)	71	m2	10.00	710	710
	Establishment of a dedicated area for Tyre drop off area (3.3m L x 10.8m W)				710	710

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Amend location of Shipping container for Tyres or TDF storage (2.4m L x 12.2m W)						
3.1	Amend location of Shipping container for Tyres or TDF storage (2.4m L x 12.2m W)	4	No	250.00	1,000	1,000
	Amend location of Shipping container for Tyres or TDF storage (2.4m L x 12.2m W)				1,000	1,000

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
New concrete panel wall (5m H x 110m L)						
5.1	Assumed strip footing foundation to be used for concrete panel wall		Note			Noted
5.2	Strip Footing Foundation beneath concrete panel wall including reinforcement (20kg/m3), formwork, excavation of equal depth, planking and strutting	106	m	600.00	63,600	63,600
5.3	New concrete panel wall (106m x 5m high)	532	m2	450.00	239,400	239,400
	New concrete panel wall (5m H x 110m L)				303,000	303,000

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
New demountable weighbridge office (3m L x 6m W)						
6.1	New demountable weighbridge office (3m x 6m) incl services connections	1	No	50,000.00	50,000	50,000
	New demountable weighbridge office (3m L x 6m W)				50,000	50,000

Project: 30 Daisy St, Revesby			Details: Estimated Development Cost			
Building: BSV Tyre Recycling Australia Pty Ltd						

Code	Description	Quantity	Unit	Rate	Subtotal	Total
New Tana mobile shredder (2.3m L x 14.7m W)						
7.1	New Tana mobile shredder (2.3m x 14.7m)	1	No	1,250,000	1,250,000	1,250,000
New Tana mobile shredder (2.3m L x 14.7m W)					1,250,000	1,250,000

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
New Hammel mobile shredder for truck tyres (2.3m L x 14.7m W)						
8.1	New Hammel mobile shredder for truck tyres (2.3m 14.7m)	1	No	600,000.00	600,000	600,000
	New Hammel mobile shredder for truck tyres (2.3m L x 14.7m W)				600,000	600,000

Project: 30 Daisy St, Revesby			Details: Estimated Development Cost			
Building: BSV Tyre Recycling Australia Pty Ltd						

Code	Description	Quantity	Unit	Rate	Subtotal	Total
New Nissan Forklift						
9.1	New Nissan Forklift	1	No	20,000.00	20,000	20,000
	New Nissan Forklift				20,000	20,000

Project: 30 Daisy St, Revesby			Details: Estimated Development Cost			
Building: BSV Tyre Recycling Australia Pty Ltd						

Code	Description	Quantity	Unit	Rate	Subtotal	Total
New Bobcat						
10.1	New Bobcat	1	No	101,000	101,000	101,000
	New Bobcat				101,000	101,000

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Decommission existing tyre baling machine (1.5m x 2.4m)						
11.1	Disconnect and remove existing tyre baling machine from site (1.5m x 2.4m)	1	item	1,500.00	1,500	1,500
	Decommission existing tyre baling machine (1.5m x 2.4m)				1,500	1,500

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Replace the single head fire hydrants with dual fire hydrants near the tyre storage area, including the provision of fire extinguishers & fire hose reels						
12.1	Provisional allowance for fire extinguishers & fire hose reels	1	item	2,500.00	2,500	2,500
12.2	Replace single head fire hydrants with dual fire hydrants near the tyre storage area	1	No	5,000.00	5,000	5,000
	Replace the single head fire hydrants with dual fire hydrants near the tyre storage area, including the provision of fire extinguishers & fire hose reels				7,500	7,500

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Localised hood and ventilation to 1m discharge stack to roof of shed						
14.1	New stack vent to shed covering hammer mobile shredder for truck tires	2	No	7,500.00	15,000	15,000
	Localised hood and ventilation to 1m discharge stack to roof of shed				15,000	15,000

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
New dedicated horizontal bicycle space						
15.1	Assumed bicycle rack is required within space		Note			Noted
15.2	New horizontal bicycle space signage/ linemarking	1	item	100.00	100	100
15.3	New bicycle rack	1	item	500.00	500	500
	New dedicated horizontal bicycle space				600	600

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
New parking spaces (Spaces 5 & 6)						
16.1	Retain existing carport covering the new car spots		Note			Noted
16.2	New rubber wheelstop	2	No	150.00	300	300
16.3	Line marking for new car parking spots	16	m	25.00	400	400
16.4	Works to existing carport	1	item			Excl.
	New parking spaces (Spaces 5 & 6)				700	700

Project: 30 Daisy St, Revesby			Details: Estimated Development Cost			
Building: BSV Tyre Recycling Australia Pty Ltd						

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Rollover bunding						
17.1	Rollover bunding	14	m	650.00	9,100	9,100
	Rollover bunding				9,100	9,100

Project: 30 Daisy St, Revesby			Details: Estimated Development Cost			
Building: BSV Tyre Recycling Australia Pty Ltd						

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Internal bunding to building for firewater containment						
18.1	Internal bunding to building for firewater containment	68	m	650.00	44,200	44,200
	Internal bunding to building for firewater containment				44,200	44,200

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Relocation of a new firewater isolation valve to the north-eastern side of the site						
19.1	Make safe services	1	item	1,500.00	1,500	1,500
19.2	Removal of fire isolation valve	1	No	250.00	250	250
19.3	New fire isolation valve	1	No	1,800.00	1,800	1,800
	Relocation of a new firewater isolation valve to the north-eastern side of the site				3,550	3,550

Project: 30 Daisy St, Revesby	Details: Estimated Development Cost
Building: BSV Tyre Recycling Australia Pty Ltd	

Code	Description	Quantity	Unit	Rate	Subtotal	Total
Localised Hardstand regrading						
20.1	Localised Hardstand regrading	40	m2	120.00	4,800	4,800
	Localised Hardstand regrading				4,800	4,800