Quantity Surveyor's Report
Estimated Development Cost

Demast Sludge Dewatering Plant Upgrade

For

Demast Pty Ltd

DOCUMENT TITLE: QS Report – Estimated Development Cost

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1. Executive Summary

Altus Group has been requested by Element Environment Pty Ltd on behalf of Demast Pty Ltd to provide a Quantity Surveyor's Report on the Estimated Development Cost (EDC) to the Department of Planning, Housing and Infrastructure for the proposed development at Demast's Dewatering Plant located at 7 Long Street, Smithfield, NSW (the Site).

The Estimated Development Cost has been assessed in accordance with the guidelines from NSW Department of Planning – Planning Circular No. PS 24-002 dated 27 February 2024 under the Environmental Planning and Assessment Regulation 2021.

The Estimated Development Cost as at 27 October 2025 for the proposed works is **$265,000** excluding GST. Please refer to **Section 5** for a summary of the costs.

The Estimated Development Cost for the proposed upgrade of the plant by increasing the approved processing limit of the plant to 300,000 tpa (the Project) as described and detailed in the State Significant Development Application includes all the costs necessary to secure Development Consent. It is noted that no physical work is required to achieve this increased processing limit.

We confirm that the calculations for the EDC are accurate and cover the scope of the Project identified in the development proposal, at the date of the State significant development (SDD) application submission, and the report is an objective assessment of the EDC.

2. Project Scope

Demast Pty Ltd (Demast) seek development consent to upgrade the sludge dewatering plant at 7 Long Street, Smithfield, New South Wales by increasing the approved processing limit of the plant to 300,000 tpa.

The site address is 7 Long Street, Smithfield, (Lot 1 DP 1273012), in the Cumberland Local Government Area (LGA). It covers approximately 0.46 hectares. The site is owned and operated by Demast Pty Ltd.

Existing Operations

The existing sludge dewatering plant (SDP) was approved under development consent (DA 2015/529) in October 2016, which permits the SDP to:

- Process no more than 46,720 tonnes (t) per annum (tpa) of drilling mud;
- Store up to 640t of treated drill mud.

The site accommodates the following built assets:

- Sludge dewatering filtering presses contained within a building, along with vibrating screens, conveyors , centrifuges and pumps
- 2 x above ground recycled water storage tanks within a bunded area inside the existing building, to store the water removed from the sludge, prior to discharge to a sewer
- 1 x slurry storage tank
- 1 x slurry settling tank
- 1 x sludge storage tank
- 2 x vehicle weighbridges
- 1 x wheel wash
- Offices and car parking
- Driveway and internal vehicle access
- Lighting, signage and perimeter fencing
- Wastewater and stormwater management infrastructure.

The site also accommodates various mobile and fixed plant equipment including excavators, dumpers, front end loader, telehandler and forklift.

The site also includes dedicated storage areas for aggregates, sand and clay fines.

The Proposal

Demast propose to:

- Process up to 300,000 tpa of liquid waste and GSW (non-putrescible) soils, including approximately 200,000 tpa sludge and groundwater and approximately 100,000 tpa GSW soils, VENM and ENM, and
- Store up to 640t of treated drill mud.

Demast proposes to apply for SSD consent to:

- Receive and process up to 300,000 tpa of waste.
- Expand the waste streams processed at the SDP to include groundwater, general solid waste (GSW) (non-putrescible) soils, virgin excavated natural material (VENM) and excavated natural material (ENM).
- Extinguish all previous development consents for the site and absorb into a single SSD consent.

No changes are proposed to the following matters:

- Operating methodology or site infrastructure associated with the processing of liquid waste.
- Plant and equipment.
- Building and infrastructure footprints.
- Vehicle parking.
- Employment.
- Land ownership.
- Landscaping.

There is no proposed change to storage volumes of recovered materials as a result of increased importation and processing of liquid waste, including sludge and groundwater through the existing plant. No additional water will be stored on site.

It is noted that no physical work is proposed under this state significant development (SSD) application and no physical capital works are required to achieve this increased processing limit.

3. Basis of Cost Estimate

This report on the Estimated Development Cost of the proposed capital works has been prepared based on the following documents:

- Scoping Report prepared for Demast Pty Ltd by Element Environment Pty Ltd version 6 dated 29 April 2024.

This EDC has been prepared for the NSW Department of Planning, Housing and Infrastructure, being the consent authority.

This Estimated Development Cost has been assessed in accordance with the guidelines from NSW Department of Planning – Planning Circular No. PS 24-002 dated 27 February 2024 under the Environmental Planning and Assessment Regulation 2021.

Altus Group has reviewed the associated consultants fees for the development application provided by the Client. We confirm the costs are a fair and reasonable representation of the scope of the Project. The calculation in this EDC has been prepared as per the AIQS practice standards.

We note that Stephen Ngai, Director at Altus Group who is a Member of RICS and AIQS (MAIQS No. 6330, MRICS No. 0079969), has prepared this report and confirms it's compliant with the above statements.

4. List of Exclusions

- Land costs and land acquisition costs.
- Interest/ finance costs / legal costs.
- Marketing.
- Construction of the original/existing facilities.
- Replacement of existing improvements or site services - no works expected.
- Operating and maintenance costs during the Project’s general operations.
- General inventory and consumables.
- Future cost escalation.
- Goods and Service Tax (GST).

5. Summary of Cost Estimate

Capital Works	
Construction and Equipment	
1. No works are required	$ Nil
Total Construction and Equipment Cost	**$ Nil**
Consultants Fees	
2. Professional Fees	$230,000
Estimated Development Cost (excl. Contingencies and GST)	**$230,000**
3. Contingencies (15%)	$35,000
Estimated Development Cost (excl. GST)	**$265,000**

Note: Please refer to Section 4 - List of Exclusions.