

Appendix E

Capital Investment Value



OBQS project No: JO-198

16 December 2022

Weston Aluminium Pty Limited
C/O Renae Gifford
Entech Solutions
rgifford@entechsolutions.com.au

Dear Renae,

RE: **SSD-24668706 - Capital Investment Value and Estimate of Jobs Created
Weston Aluminium Additional Waste Streams
Lot 2 DP 1267615, 129 Mitchell Avenue, Kurri Kurri NSW**

As per your instruction and with reference to your supplied documentation including Space Urban architectural drawings referenced 007348-01T, I have compiled and attached a **Capital Investment Value estimate** for the above noted project equating to **\$3,296,470 excluding GST**. As requested we have also included in the attachment the breakdown relating to **Plant and Equipment costs** totalling **\$1,363,100 excluding GST**.

The Capital Investment Value has been calculated to include for all costs necessary to establish and operate the project, including the design and construction of buildings, structures, associated infrastructure and fixed or mobile plant and equipment. All in accordance with the new definition of 'capital investment value' under the Environmental Planning and Assessment Regulation 2000.

The following are excluded as per the above noted definition:

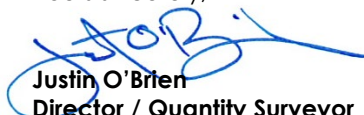
- (a) amounts payable, or the cost of land dedicated or any other benefit provided, under a condition imposed under Division 6 or 6A of Part 4 of the Environmental Planning and Assessment Act or a planning agreement under that Division
- (b) costs relating to any part of the development or project that is the subject of a separate development consent or project approval
- (c) land costs (including any costs of marketing and selling land)
- (d) GST (as defined by A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

In terms of *an estimate of the jobs that will be created by the development during the construction and operational phases of the proposed development*, I can advise that during construction I believe approximately 6 jobs to be created and during the operational phase approximately 9 full time equivalent jobs will be enabled. These estimates are based on the project value and increased floor space areas applied to jobs data contained in industry resources.

In addition, I can confirm that the above and attached information provided in this report is accurate as of the date of this letter.

Finally, I would like to thank you for the opportunity to assist you on this project. Should you have any questions or require any further information or clarification please do not hesitate to let me know.

Yours sincerely,



Justin O'Brien
Director / Quantity Surveyor
BConMgt (Build) (Hons), AAIQS, CQS

Capital Investment Value Estimate

Job Name :	<u>JO-198 - CIV</u>	<u>Job Description</u>
Client's Name:	<u>WESTON ALUMINIUM PTY LIMITED</u>	Capital Investment Value - Weston Aluminium Additional Waste Streams, Lot 2 DP 1267615, 129 Mitchell Avenue, Kurri Kurri

Trd No.	Trade Description	Trade %	Cost/m2	Trade Total
1	Site Preparation	0.17		5,640
2	Substructure	3.97		130,880
3	Columns	1.71		56,400
4	Roof	5.93		195,520
5	External Walls, Windows & Doors	5.56		183,345
6	Internal Walls & Doors	9.21		303,750
7	Pits & Bunding	7.05		232,500
8	Incoming & Building Services including Fire	8.89		293,200
9	Plant & Equipment	41.35		1,363,100
10	Proportion of Preliminaries & Margin	10.48		345,542
11	GST exclusive "Construction" subtotal			<u>2,764,335</u>
12	Professional Fees Allowance	5.66		186,593
13	GST exclusive "Capital Investment Value"			<u>3,296,470</u>
14	Exclusions Schedule			
		100.00		3,296,470

Final Total : \$ 3,296,470

Plant & Equipment

Job Name : JO-198 - CIV

Job Description

Client's Name: WESTON ALUMINIUM PTY LIMITED

Capital Investment Value - Weston
Aluminium Additional Waste Streams, Lot 2
DP 1267615, 129 Mitchell Avenue, Kurri
Kurri

Item No.	Item Description	Quantity	Unit	Rate	Amount
<i>Trade :</i> 9 <u>Plant & Equipment</u>					
	<u>Allowance for plant & equipment including:</u>				
1	Shredder	1.00	No.	108,900.00	108,900.00
2	Hydraulic Pusher (for shredder)	1.00	No.	6,200.00	6,200.00
3	Conveyor	1.00	No.	20,000.00	20,000.00
4	Decant / reactor	1.00	No.	150,000.00	150,000.00
5	Drum Crusher	1.00	No.	40,000.00	40,000.00
6	Liquid storage tanks (3 x 25 kL)	3.00	No.	30,000.00	90,000.00
7	Solid reagent storage silos (3 x 10 kL)	3.00	No.	20,000.00	60,000.00
8	Intrinsically-safe Forklift Truck	2.00	No.	150,000.00	300,000.00
9	Pollution Control System (ducting and filter replacement)	1.00	No.	500,000.00	500,000.00
10	Laboratory	1.00	No.	50,000.00	50,000.00
11	Scales	1.00	No.	20,000.00	20,000.00
12	Transfer Pumps	6.00	No.	3,000.00	18,000.00
<u>Plant & Equipment</u> Total :					1,363,100.00

Exclusions Schedule

Job Name :	<u>JO-198 - CIV</u>	<u>Job Description</u>
Client's Name:	<u>WESTON ALUMINIUM PTY LIMITED</u>	Capital Investment Value - Weston Aluminium Additional Waste Streams, Lot 2 DP 1267615, 129 Mitchell Avenue, Kurri Kurri

Item No.	Item Description	Quantity	Unit	Rate	Amount
Trade : 14 <u>Exclusions Schedule</u>					
1	Unknown ground conditions		Note		EXCL
2	Unknown architectural or engineering design		Note		EXCL
3	Finance or Legal fees		Note		EXCL
4	Works subject to separate approvals		Note		EXCL
5	Authorities fees & charges		Note		EXCL
6	Future cost increases		Note		EXCL
7	Contingency Sum		Note		EXCL
8	GST		Note		EXCL
<u>Exclusions Schedule</u> Total :					