

18 September 2017

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For the attention of Rob Pulvirenti

Dear Rob

DoE Smalls Rd PS – Capital Investment Value

The redevelopment will involve the demolition of existing Smalls Rd School building replacement with a new 1,000 student capacity Public School. Current approved concept design as per Conrad Gargett's drawings. A summary of the works is set out below:

- Demolition of existing school building
- Provision of a new Public School
- Library
- New COLA
- Hall
- External Landscaping

The capital Investment Value is estimated at **\$39,993,415 excluding GST** of the above development. A detailed calculation of the capital investment value is attached.

CIV has been calculated in accordance with EPA regulation which defines capital investment value as follows;

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Capital investment value of a development or project includes 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, other than the following costs:

- (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 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 (within the meaning of A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

Continuation

We estimate that the jobs that will be created by the future development during the construction and operational phases of the development will be:

- During construction = 300
- Operational phase = 70

If you have any queries or would like to discuss the above in more detail please do not hesitate to contact the undersigned.

We certify that the information provided is accurate at the date of preparation

Yours sincerely



Sam Fisher
Associate Director
Turner & Townsend Pty Ltd
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