

22 March 2021

Ms Diana Bozzetto Cement Australia 18 Station Ave DARRA QLD 4076

Dear Madam,

#### CEMENT AUSTRALIA DISTRIBUTION FACILITY – GLEBE ISLAND, SYDNEY CAPITAL INVESTMENT VALUE (CIV) FOR SSDA SUBMISSION

As requested, we have prepared an estimate of the Capital Investment Value (CIV) for the above project and we advise you that the estimated cost at rates current in March 2021 as shown in the attached Summary of Costs is;

Capital Investment Value (CIV) \$Nil Note: The above costs exclude GST

We note that there is NO Capital Investment Value (CIV) associated with this SSDA submission as it only relates to a proposed increase to the currently approved maximum throughput for the cementitious material storage silos and related port facilities at Lot 12 DP1170710 on Sommerville Road, Rozelle.

This review has been based on the SSDA submission documents noted in Appendix A as prepared by the Consultants. We have relied on this information in preparing our assessment. Importantly, the CIV is noted as \$Nil largely because previous Development Consents (DA9985 & DA9967) have dealt with any capital works expenditure. This submission therefore does not include any capital works.

In line with the definition of Capital Investment Value (CIV) per the SEPP Amendment and Environmental Planning and Assessment Regulations 2000 and amended by Planning Circular PS10-008, we have excluded the costs associated with the separate Development Consents as per part b) below.

"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 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)."



As requested, the 'high level' estimate of jobs created by the SSDA submission during the various phases are as follows:

- Capital Works Phase Not applicable.
- Operational Phase In total, the proposed throughput options subject to this SSDA have the
  potential to accommodate the following additional Full-Time Equivalents (FTEs). Importantly,
  this estimated increase is based on indirect FTEs only. There is no direct increase to FTEs
  within the Glebe Island facility under this SSDA submission:
  - Scenario 1 A proposed increase of 250,000 tonnes per annum = + 13 FTEs; and
  - Scenario 2 A proposed increase of 700,000 tonnes per annum = + 36 FTEs.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours faithfully

GARY BOYD National Director WT

## **DOCUMENTATION USED**

The following documents have been used in compiling this report:

- Traffic Impact Assessment Report (DRAFT) prepared by Traffix dated November 2020 (Reference: 18.618r01v02)
- SEARS Request prepared by Ethos Urban dated 22 July 2020 (Reference 218688 CPo/JMc/TW)



## APPENDIX A

SCHEDULE OF DOCUMENTATION USED

### **DETAILED APPROVAL**

#### SUMMARY OF ESTIMATED COSTS

	\$
Cement Australia – Proposed Throughput Increase	
Capital Works	\$Nil
Long Service Leave Levy	\$Nil
	\$Nil
Professional Fees	\$Nil
Authority Fees (Other than Long Service Levies)	Excluded
Section 94 Contributions	Excluded
ESTIMATED CAPITAL INVESTMENT VALUE (excluding GST)	\$Nil



# APPENDIX B

SUMMARY OF COSTS