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29 April 2022

Woolworths Limited
1 Woolworths Way
BELLA VISTA NSW 2153

Attention: Andrew Hollander
Email: ahollander@woolworths.com.au

Dear Sir

**EXTENSION TO WOOLWORTHS WYONG DISTRIBUTION CENTRE
QUANTITY SURVEYOR'S CERTIFICATE OF COST (V.4)**

As requested, we have prepared this Quantity Surveyor's Certificate of Cost to verify the Capital Investment Value of the project in accordance with the definition contained in The Environmental Planning and Assessment Regulation 2021.

Under this policy the Capital Investment Value is defined as follows;

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 other benefit provided, under a condition imposed under the Act, Division 7.1 or 7.2 or a planning agreement,*
- (b) costs relating to a part of the development or project that is the subject of a separate development consent or project approval,*
- (c) land costs, including costs of marketing and selling land,*
- (d) GST, within the meaning of the A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth.*

Based on the above definition, we advise that our estimate of Capital Investment Value for this project is \$67,570,648 excluding GST, as summarised below.

Item	Value (Excl. GST)
Construction Costs	\$56,794,518
Specialised Operations Equipment – Racking	\$6,542,804
Consultant & Project Management Fees	\$3,974,177
Long Service Levies	\$259,149
Total (Excl. GST)	\$67,570,648

Our estimate excludes allowances for the following items;

- Works outside site boundary.
- Development Application and/or Construction Certificate Fees.
- Authority fees, other than long service levies.
- Finance costs.
- Legal fees.
- Escalation beyond November 2022.
- GST (within the meaning of the A New Tax System (Goods and Services Tax) Act 1999 of the Commonwealth).

We refer you to Appendix A for an elemental cost summary of the Capital Investment Value estimate.

PROJECT DESCRIPTION

The project is the proposed extension of the existing Wyong Woolworths Distribution Centre located in 11 Warren Rd, Warnervale NSW.

The project comprises the following:

- Approximately 7,038m² extension of the existing Temperature Controlled Warehouse (including new exhaust fans).
- Approximately 14,190m² extension of the Ambient Warehouse including B-double drive-through.
- Approximately 5,353m² extension of the Return Transfer Facility Warehouse including B-double Drive-through.
- Expansion of the confectionary storage floorspace.
- 13 new banana ripening rooms.
- Refurbishment of the existing canteen, locker rooms and amenities.

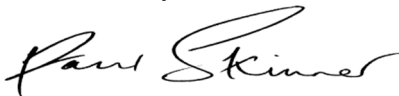
- Expansion of the existing hardstand areas to accommodate a truck wash and maintenance facility and refuel station, with two new weigh bridges and total on-site parking provided as follows:
 - 98 pan-tech parking spaces, including 48 new spaces
 - 17 existing truck parking spaces, including five new spaces
- Site services infrastructure including relocation of existing fire tank and pumphouse.
- Provision for additional entry/exit via Warren Road

STATEMENT OF RELIANCE

Rider Levett Bucknall accepts no responsibility, or liability, to any other party who might use or rely upon this report without our prior knowledge and written consent. Further, no portion of this report (including without limitation any conclusions which may affect value, the identity of Rider Levett Bucknall or its Sub-Contractors, or any individuals signing or associated with this report, or the Professional Associations or Organisations with which they are affiliated) shall be copied or disseminated to third parties, by any means, without the prior written consent and approval of Rider Levett Bucknall.

Should you have any queries or require any further information or comment, please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink that reads 'Paul Skinner'.

Paul Skinner
Rider Levett Bucknall
Director
email: paul.skinner@au.rlb.com

**APPENDIX A:
ELEMENTAL ESTIMATE SUMMARY**

WOOLWORTHS WYONG DISTRIBUTION CENTRE

DEVELOPMENT APPLICATION COST ESTIMATE (CIV)



Gross Floor Area: 34,783 m²
Rates Current At March 2022

ELEMENT SUMMARY

Ref	Description	%	GFA \$/m ²	Total Cost \$
XP	SITE PREPARATION	2.2%	42	1,464,093
SB	SUBSTRUCTURE	9.9%	192	6,673,070
CL	COLUMNS	2.0%	39	1,370,570
UF	UPPER FLOORS	0.7%	13	441,175
SC	STAIRCASES	0.1%	1	39,500
RF	ROOF	10.1%	196	6,834,319
EW	EXTERNAL WALLS	3.8%	74	2,570,891
WW	WINDOWS	0.0%	1	8,550
ED	EXTERNAL DOORS	0.9%	18	611,600
NW	INTERNAL WALLS	2.5%	48	1,669,145
NS	INTERNAL SCREENS AND BORROWED LIGHTS	0.0%	1	2,300
ND	INTERNAL DOORS	0.8%	15	508,700
WF	WALL FINISHES	0.4%	8	284,993
FF	FLOOR FINISHES	0.5%	10	362,632
CF	CEILING FINISHES	2.4%	46	1,612,040
FT	FITMENTS	1.9%	38	1,317,350
SE	SPECIAL EQUIPMENT	0.5%	9	325,000
HS	HYDRAULIC SERVICES	1.9%	37	1,274,100
SF	SANITARY FIXTURES			Incl.
MS	MECHANICAL SERVICES	3.3%	63	2,207,000
RE	REFRIGERATION SERVICES	2.5%	48	1,682,000
FP	FIRE PROTECTION	5.9%	114	3,954,000
LP	ELECTRIC LIGHT AND POWER	4.3%	84	2,917,000
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	0.8%	16	570,000
AR	ALTERATIONS AND RENOVATIONS	1.0%	20	705,761
XR	ROADS, FOOTPATHS AND PAVED AREAS	3.8%	73	2,551,490
XN	BOUNDARY WALLS, FENCING AND GATES	1.6%	31	1,093,811
XB	OUTBUILDINGS AND COVERED WAYS	0.0%	1	27,000
XL	LANDSCAPING AND IMPROVEMENTS	0.5%	10	346,275
XK	EXTERNAL STORMWATER DRAINAGE	1.6%	32	1,103,265
XD	EXTERNAL SEWER DRAINAGE	0.3%	6	224,000
XW	EXTERNAL WATER SUPPLY	0.9%	17	598,000
XF	EXTERNAL FIRE PROTECTION	2.6%	50	1,751,000

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ELEMENT SUMMARY

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XE	EXTERNAL ELECTRIC LIGHT AND POWER	0.9%	18	617,000
PR	PRELIMINARIES	5.7%	111	3,872,611
MA	BUILDERS MARGIN & OVERHEAD	3.1%	60	2,091,210
RFA	REGIONAL FACTOR	1.6%	31	1,087,430
ES	FUTURE COST INCREASES	2.0%	38	1,335,637
YY	SPECIAL PROVISIONS - BUILDING WORKS	1.0%	20	690,000
YYY	SPECIAL PROVISIONS - SPECIALISED OPERATIONS EQUIPMENT	9.7%	188	6,542,804
FE	FEES	6.3%	122	4,233,326
ESTIMATED TOTAL COST			1,943	67,570,648

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