

jf:17502.6.1.Estimate Report.pms.mb

16 July 2021

Woolworths Limited
1 Woolworths Way
BELLA VISTA
NSW 2153Attention: Mr Thomas Stock
Email: tstock@woolworths.com.au

Dear Sir

**WOOLWORTHS DISTRIBUTION CENTRE
259 VICTORIA STREET, WETHERILL PARK
QUANTITY SURVEYOR'S CERTIFICATE OF COST**

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 State Environment Planning Policy (Major Development) 2005.

Under this policy the Capital Investment Value has the same meaning as in the Environmental Planning Assessment Regulation 2000 which was amended on 7 May 2010 to the following;

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 or 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 (within the meaning of 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 \$301,800,000 excluding GST, as summarised below;

Item	Value (Excl. GST)
Construction Costs	\$286,030,000
Specialised Operations Equipment – Pallet Lifting & Racking Only	\$6,900,000
Consultant & Project Management Fees	\$8,870,000
Total (Excl. GST)	\$301,800,000

Our estimate excludes allowances for the following items;

- Enabling works comprising demolition and bulk earthworks – subject of separate application
- Tenant fitout costs
- Works outside site boundary
- Automation
- Development Application and/or Construction Certificate Fees
- Authority fees
- Finance costs
- Legal fees
- Escalation beyond July 2021
- Goods & Services Tax (GST)

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



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

APPENDIX A: ELEMENTAL ESTIMATE SUMMARY

WOOLWORTHS DISTRIBUTION CENTRE

FP3 - SSDA



ELEMENT SUMMARY

Comparison GFA: 121,820 m²
Rates Current At July 2021

Ref	Description	%	GFA AUD/m ²	Total Cost AUD
PR	PRELIMINARIES	6.7%	167	20,358,395
SB	SUBSTRUCTURE	6.7%	166	20,200,409
CL	COLUMNS	2.9%	71	8,628,713
UF	UPPER FLOORS	37.2%	922	112,363,979
SC	STAIRCASES	0.2%	5	640,215
RF	ROOF	3.8%	95	11,592,700
EW	EXTERNAL WALLS	4.4%	110	13,384,487
WW	WINDOWS	0.3%	7	892,400
ED	EXTERNAL DOORS	0.3%	7	862,048
NW	INTERNAL WALLS	1.4%	35	4,211,609
ND	INTERNAL DOORS	0.2%	4	467,710
WF	WALL FINISHES	0.0%	1	97,260
FF	FLOOR FINISHES	0.7%	18	2,186,062
CF	CEILING FINISHES	3.6%	89	10,885,398
FT	FITMENTS	2.4%	60	7,367,279
SE	SPECIAL EQUIPMENT	0.1%	4	435,250
SF	SANITARY FIXTURES	0.0%	1	123,200
PD	SANITARY PLUMBING	0.6%	15	1,843,365
VE	VENTILATION	0.6%	16	1,915,630
AC	AIR CONDITIONING	0.1%	3	392,800
RS	REFRIGERATION SERVICES	3.7%	92	11,257,124
FP	FIRE PROTECTION	3.0%	74	9,035,150
LP	ELECTRIC LIGHT AND POWER	3.3%	83	10,078,043
TS	TRANSPORTATION SYSTEMS	0.1%	3	390,000
SS	SPECIAL SERVICES (PALLET LIFTING & RACKING)	2.3%	57	6,900,000
BW	BUILDERS WORK IN CONNECTION WITH SERVICES	0.5%	13	1,569,603
XP	SITE PREPARATION	0.2%	5	564,672
XR	ROADS, FOOTPATHS AND PAVED AREAS	0.9%	23	2,797,919
XN	BOUNDARY WALLS, FENCING AND GATES	0.9%	22	2,668,260
XB	OUTBUILDINGS AND COVERED WAYS	0.6%	14	1,672,200
XL	LANDSCAPING AND IMPROVEMENTS	0.1%	3	363,980
XK	EXTERNAL STORMWATER DRAINAGE	0.6%	14	1,718,260
XD	EXTERNAL SEWER DRAINAGE	0.1%	3	350,000
XW	EXTERNAL WATER SUPPLY	0.1%	2	210,000
XG	EXTERNAL GAS	0.1%	2	300,000
XF	EXTERNAL FIRE PROTECTION	0.1%	2	270,000
XE	EXTERNAL ELECTRIC LIGHT AND POWER	0.5%	13	1,600,000
MA	BUILDERS MARGIN	3.6%	90	11,005,533
PL	DESIGN DEVELOPMENT CONTINGENCY	2.5%	61	7,419,109

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FP3 - SSDA



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Rates Current At July 2021

Ref	Description	%	GFA AUD/m ²	Total Cost AUD
FU	FURNITURE, FITTINGS AND EQUIPMENT			Excl.
HW	HEADWORKS			Excl.
PF	PROFESSIONAL FEES	2.9%	73	8,870,000
CO	CONSTRUCTION CONTINGENCY			Excl.
YY	SPECIAL PROVISIONS	1.3%	32	3,911,238
ESTIMATED TOTAL COST			2,477	301,800,000

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