

29th October 2015

NSW Department of Planning & Environment

GPO Box 391

Sydney NSW 2001

Att: Mr Chris Ritchie

Dear Sir,

Capital Investment Value

Proposed Warehouse & Distribution Facility – 2 Hume Highway, Chullora

We confirm the total design and construction (D & C) value for both the base build and fit-out of the new warehouse and distribution facility at the above address is likely to be in the vicinity of \$85.2M excluding GST.

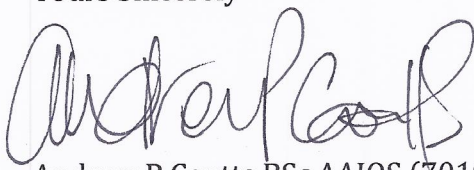
Our design and construct value is based on a total building area of 43 290m² plus 6 200m² of decked car-parking and in line with our experience on similar type projects.

The scope of works is defined as follows:

- Total Site Area = 85 360m²
- Total Enclosed Build Area = 49 490m² (split as below)
- Warehouse 39 225m²
- Main OPS Office 500 m²
- Main Office 3 000m²
- Raised Pedestrian Walkway 125m²
- Deck Car-parking 6 200m²
- Café/ Ground floor lobby/Gatehouse & dispatch office 440m²

If there are any questions in relation to this matter, please contact the undersigned.

Yours Sincerely



Andrew P Coutts BSc AAIQS (7019)