Notification Waiver Determination

Woolworths - supermarket site in Lakeview Street, Mariginiup WA

Acquisition	Woolworths Group Limited (**Woolworths**) and Fabcot Pty Ltd (**Fabcot**) applied for a notification waiver in respect of its proposed acquisition of the 100% freehold interest in 38 Lakeview Street, Mariginiup WA 6078 (the **Target Site**) from Lakewood Estate Development (No 1) Pty Ltd (the **Vendor**), as described in the transaction documents provided as part of the application (the **Acquisition**).
Determination	The Australian Competition and Consumer Commission has determined under section 51ABV(1)(a) of the *Competition and Consumer Act 2010* (Cth) that the Acquisition is not required to be notified.
Date of determination	26 November 2026

Parties to the Acquisition	Woolworths is an ASX-listed retailer operating a national supermarket network across Australia and New Zealand, which includes full-line stores, Woolworths Metro outlets, and customer fulfilment centres. Its broader operations encompass discount department stores, specialty retail, wholesale food supply, and data analytics. Fabcot is a wholly owned subsidiary that serves as the internal property development arm of Woolworths, responsible for acquiring and developing strategic sites for the group's retail network. Fabcot, either directly or indirectly, is responsible for securing freehold land for the Woolworths supermarkets business. The vendor is a special purpose vehicle created for the purpose of development of the Target Site. The Target Site is being offered for sale by way of a competitive bid process. The Target Site is located in a mixed urban development / rural area in Mariginiup and is currently used as a residential dwelling. Woolworths proposes to construct a new shopping centre at the Target Site, anchored by a full-line Woolworths supermarket, which is anticipated to open in July 2032. Mariginiup is an outer northern suburb of Perth, approximately 30 minute drive from the Perth CBD.
Explanation for determination	In making this notification waiver determination, the Australian Competition and Consumer Commission (the **ACCC**) has considered the information provided with the notification waiver application had regard to the factors in section 51ABV(2)(b) of the *Competition and Consumer Act 2010* (Cth) (the **Act**). Based on the information provided in the application the ACCC considers that the Acquisition is unlikely to give rise to any material lessening of competition given:

	a. Woolworths proposes to open a new supermarket in Mariginiup, WA, with the closest existing Woolworths supermarket located more than 6km away from the Target Site b. there are alternative grocery retailers in and around the surrounding local area, including Coles, ALDI, IGA and Farmer Jack's c. the Target Site is not currently used for grocery retailing. Given that material competition concerns are unlikely to arise, the ACCC has determined that the Acquisition is not required to be notified. In these circumstances, the ACCC does not consider it necessary to reach a concluded view on the likelihood of the notification thresholds determined under section 51ABP(1) being met. The ACCC observes that the targeted notification requirements for supermarkets determined under section 51ABQ(1) may also apply, but it does not consider it necessary to reach a concluded view in this regard. The ACCC considers that the determination is consistent with the object of the Act and the interests of consumers in promoting competition. For more information about the ACCC's approach to considering notification waiver applications and to assessing competition effects more generally, see the ACCC's guidance on notification waivers and merger assessment guidelines.

Determination made by a division of the Commission constituted by a direction issued pursuant to section 19 of the Act