



Registered Quantity Surveyors Estimated Development Cost Report for a Proposed Adaptive Reuse of the former Berrima Gaol

State Significant Development Application SSD-66876472

Prepared for Department of Planning, Housing and Infrastructure

Client: Bluesox Group

Report Dated 22nd September, 2025



The following EDC report is prepared for the consent authority.

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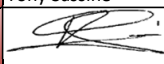
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1.0 Executive Summary

Estimated Development Cost

An instruction was received to complete an Estimated Development Cost Report in accordance with the provisions of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation), for the adaptive reuse of the former Berrima Gaol.

Reference is made to the Environmental Impact Statement dated 16th September 2025 prepared by Sutherland & Associates Planning in accordance with the SEARs issued for project SSD-66876472.

Project Description	Adaptive Reuse of the Former Berrima Gaol (Hotel Development)
Project Location	2-4 Argyle Street, Berrima, NSW 2577
Date of Assessment	22nd September, 2025
Name of Quantity Surveyor	Tony Sassine
Signature of Quantity Surveyor	
Item	Cost (excl GST)
Demolition and Remediation	\$528,481
Construction (Item A)	\$49,538,076
Mitigation of Impact Items	N/A
Consultant Fees	\$2,503,328
Authority Fees (LSL)	\$123,845
Plant & Equipment (Item B)	Included in 'Construction' above
Fixtures, Fittings & Equipment	Included in 'Construction' above
Contingency	\$2,476,904
Escalation	\$3,245,331
TOTAL EDC (excl GST) for SSD/SSI	\$58,415,964

Gross Floor Area (AIQS)	Item
GFA m2 (AIQS)	12,348 m2
Construction Cost Only \$/m2 GFA (AIQS)	\$4,012 /m2

Table 1 - EDC Report Summary

The above calculation is accurate and addresses all stages and activities in the identified development proposal, at the date of this report.

The proposed cost of carrying out the development is determined in accordance with 'Section 6' of the EP&A Regulation (EDC Reg) and PS-24-002 (the planning circular) as stipulated:

Estimated Development Cost

In this regulation, the estimated development cost, of proposed development, means the estimated cost of carrying out the development, including the following—

- the design and erection of a building and associated infrastructure,
- the carrying out of a work,
- the demolition of a building or work,
- fixed or mobile plant and equipment.

The estimated development cost does not include the following—

- 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,
- costs relating to a part of the development that is the subject of a separate development consent or approval,
- land costs, including costs of marketing and selling land,
- costs of the ongoing maintenance or use of the development,
- GST.

2.0 Introduction

This Estimated Development Cost (EDC) Report has been prepared by QPC&C on behalf of Bluesox Investments No. 6 Pty Ltd for the construction and operation of the Berrima Gaol Hotel Development (the proposal) on land at 2-4 Argyle Street, Berrima, NSW 2577 (the site).

This report has been prepared to determine the estimated development cost of the project.

This report accompanies a State Significant Development Application that seeks approval for the adaptive reuse of the former Berrima Gaol which involves the following:

- Site preparation works, including demolition of existing structures where required, vegetation, removal as necessary and bulk excavation.
- 2 levels of basement parking and 1 exposed GF Level of parking
- 55 hotel rooms
- Hotel facilities, amenities, bars, function room, restaurant

SEARS Requirements

Item	SEARs Requirement	Relevant Section of Report
2.1	Provide a detailed calculation of the capital investment value (CIV) of the development prepared by a AIQS Certified Quantity Surveyor or RICS Chartered Quantity Surveyor in accordance with <i>Planning Circular PS 21-020: Calculation of Capital Investment Value</i> . The calculation of the estimated CIV is to be accurate at the date of application and include details of all components and assumptions from which it is derived.	Section 1.0: Executive Summary
2.2	Provide an estimate of the retained and new jobs that would be created during the construction and operational phases of the development, including details of the methodology to determine the figures provided.	Section 5.0: Job Creation

Table 2 - SEARs Requirements Table**3.0 Basis of Report Preparation**

This report has been prepared to determine the Estimated Development Cost for submission with SSD documentation to the consent authority.

This report has been prepared for the Secretary's Environmental Assessment Requirements (SEARs) issued for Major Projects in NSW application.

This report has been prepared in accordance with the following:

- Legislative and regulatory requirements of the consent authority for estimating the EDS, including the EP&A Act, EP&A Regulations, SEPPs and the Planning Circular.
- AIQS Practice Standard - Construction Cost Assessments for NSW Estimated Development Cost Reports.
- Method of Measurement of Building Area in the AIQS Cost Management Manual Volume 1

The estimate has been prepared based on a review of documentation supplied, including:

Consultant	Reference	Drawings:	Issue
Turner	23014	DA-110-006 - DA-110-010, DA-110-020, DA-111-001 - DA-111-002, DA-210-101, DA-210-201, DA-210-301, DA-210-401, DA-220-101, DA-220-201, DA-220-301, DA-220-401, DA-220-501, DA-220-601	1
Sutherland & Associates Planning	SSD-66876472	Environmental Impact Statement	September, 2025

Table 3 - Drawing Register

Qualifications of Quantity Surveyor

Tony Sassine B.App.Sci (Hons), M.A.I.Q.S, C.Q.S, M.A.I.P.M (AIQS No. 1565)

I, Tony Sassine confirm that I have proficient experience in project construction costs in NSW.

Q.P.C & C Pty Limited and its employees have no association with the parties concerned nor share any interest in the proposed development, thus eliminating any conflict of interest.

No matters have impaired the objectivity of the calculation.

4.0 Scope of the Calculation of the EDC

The development proposes the construction 55 hotel rooms, hotel facilities, amenities, bars, function room and restaurant with 2 Basement Parking Levels and an exposed ground floor parking level.

Item	Area	Comments
Parking	6,339 m2	195 x Car Spaces
Internal Areas	4,957 m2	
Balconies	1,052 m2	Measured to inside face on enclosing balustrades & walls
Total Areas	12,348 m2	
Development Proponent	Bluesox Investments No. 6 Pty Ltd	

Table 4 - Development Information

Basis of Estimate

We advise that this is a genuine estimate of the construction costs prepared in accordance with the SSD issue Architectural Plans and draft Schedule of Finishes only. A more detailed estimate can be prepared upon receipt of Structural Engineering and Services Documentation.

Quality

A schedule has been prepared to establish a quality basis to determine the costs of finishes. The finishes nominated are of a reasonable standard which is appropriate for the projects type and location.

The finishes and therefore costs may be subject to change based on future selections made by the developer or builder.

Exclusions

The following items have been excluded from this cost estimate:

- Land Costs, Holding Costs, Rates, Legals, Stamp Duty & the like
- Development Contributions
- Costs related to any part of the development subject to a separate development consent or approval
- Marketing costs
- Interest & Finance Charges
- Ongoing Maintenance or use of the development
- Finance Costs

5.0 Job Creation

Reference can be made to the Social Impact Assessment and Economic Impact Assessment prepared by HillPDA Consulting Pty Ltd dated 22nd August, 2025 which provides an estimate of the retained and new jobs that would be created during the construction and operational phases of the development.

6.0 Mitigation Factors

Project Stage (D/C/O)	Mitigation Measures	Relevant Section of Report
C	Escalation provision for potential increases in construction material and labor costs	Section 1.0: Executive Summary
C	Contingency allocation to address unforeseen circumstances (e.g., design changes or latent conditions)	Section 1.0: Executive Summary

(D - Design, C - Construction, O - Operation)

Table 5 - Mitigation Factors

7.0 Disclaimer

This cost estimate has been prepared for the purpose of providing an indicative development cost suitable for SSD/SEARS submission. All reasonable professional care and skill have been exercised to validate the accuracy and authenticity of the information supplied. Any form of contractual, tortious or other form of liability for any consequential loss or damage, which may result from other persons acting upon or using this estimate, will not be accepted.

Kind Regards,



Tony Sassine B.App.Sci (Hons), M.A.I.Q.S, C.Q.S, M.A.I.P.M (AIQS No. 1565)
Managing Director