

SUMMARY OF KEY MODIFICATIONS AND REFINEMENTS

Design Modifications to SSD-66876472
Berrima Hotel

The following table provides a summary of design modifications that have been implemented, in response to matters raised by DPHI and the Wingecarribee Shire Council dated 26th November 2025.

Summary of Amendments			
Change No.	Reason for Refinement	Description	Drawing Reference
1	Implementation of additional flood mitigation measures Item 6: Flood Impact Assessment <i>"Department has concerns in relation to the basement carpark design and requires additional assessment in relation to best practice basement flood -mitigation measures . Address comments/recommendations in advice from Council, DCCEEW CPHR and SES regarding flood emergency evacuation response and basement carpark design."</i>	The design proposal has been updated to address the technical requirements outlined by Martens Environmental Science and Engineering Consultants, in response to the concerns raised by DPHI. The proposed modifications include - Flood Gate Barrier Integration of a flood gate barrier to the top of the ramp to protect the basements to RL 649.00 AD Modification to height of walls to side of ramp: The height of the walls running along the basement ramp have been increased to respond to the requirements outlined in the flood protection measures, to RL 649.00 AD	DA-110-006 Lower Basement DA-110-007 Upper Basement DA-110-008 Lower Ground_Upper Escarpment DA-110-009 Ground Level DA-110-010 Level 1_Gaol DA-110-020_Roof Level DA-210-301 South Elevation DA-220-501 West Elevation - Secret Door DA-220-601 East Elevation – Hotel Suites
2	Implementation of additional flood mitigation measures Item 6: Flood Impact Assessment <i>"Department has concerns in relation to the basement carpark design and requires additional assessment in relation to best practice basement flood -mitigation measures . Address comments/recommendations in advice from Council, DCCEEW CPHR and SES regarding flood emergency evacuation response and basement carpark design."</i>	The design proposal has been updated to address the technical requirements outlined by Martens Environmental Science and Engineering Consultants, in response to the concerns raised by DPHI. The proposed modifications include - Addition of flood doors to prevent inflows into the basement Flood doors have been added to the HW Plant, service rooms, Store Rooms, Generator room and Fire Stair FS3 in the basement to prevent inflows into the basement.	DA-110-006 Lower Basement DA-210-301 South Elevation
3	Implementation of additional flood mitigation measures Item 6: Flood Impact Assessment <i>"Department has concerns in relation to the basement carpark design and requires additional assessment in relation to best practice basement flood -mitigation measures . Address comments/recommendations in advice from Council, DCCEEW CPHR and SES regarding flood emergency evacuation response and basement carpark design."</i>	The design proposal has been updated to address the technical requirements outlined by Martens Environmental Science and Engineering Consultants, in response to the concerns raised by DPHI. The proposed modifications include - Amended arrangement to the services rooms within the basement Walls have been removed between the HW Plant and Service room and between the Generator Room and the Tank room to work with the overall flood mitigation strategy and feedback from the flood consultant.	DA-110-006 Lower Basement
4	Implementation of additional flood mitigation measures Item 6: Flood Impact Assessment <i>"Department has concerns in relation to the basement carpark design and requires additional assessment in relation to best practice basement flood -mitigation measures . Address comments/recommendations in advice from Council, DCCEEW CPHR and SES regarding flood emergency evacuation response and basement carpark design."</i>	The design proposal has been updated to address the technical requirements outlined by Martens Environmental Science and Engineering Consultants, in response to the concerns raised by DPHI. The proposed modifications include - Louvres to the western façade of the Store and Linen room removed The louvres have been removed to the Store and Linen room, and replaced with a solid wall (CLD1c), to respond to the overall flood mitigation strategy and feedback from the flood consultant.	DA-110-006 Lower Basement DA-210-401 Wingecarribee River East Elevation

Summary of Amendments			
Change No.	Reason for Refinement	Description	Drawing Reference
5	Implementation of additional flood mitigation measures Item 6: Flood Impact Assessment <i>"Department has concerns in relation to the basement carpark design and requires additional assessment in relation to best practice basement flood -mitigation measures . Address comments/recommendations in advice from Council, DCCEEW CPHR and SES regarding flood emergency evacuation response and basement carpark design."</i>	The design proposal has been updated to address the technical requirements outlined by Martens Environmental Science and Engineering Consultants, in response to the concerns raised by DPHI. The proposed modifications include - Additional height provided to kerb to the sections of the perimeter of the at-grade carpark 150mm height kerb has been integrated into the at-grade carpark design along the rear of the substation	DA-110-009 Ground Level DA-110-010 Level 1_Gaol DA-110-020_Roof Level DA-210-301 South Elevation DA-210-401 Wingecarribee River East Elevation DA-220-501 West Elevation - Secret Door DA-310-401 Section DD
6	Guards Tower Internal Changes Item 9: Guards Tower Internal Changes, Additional information requested and issues to the addressed <i>"It is noted that the upper floors and access stairs are to be demolished from within the guard's tower. As views from the top floor of the tower were key to its purpose at the gaol please justify the removal of access to the uppermost floor and the views from its windows, and assess the associated heritage impacts."</i>	Further consultation with Heritage Consultant, Urbis has identified an opportunity to rethink the approach to the Guards Tower. The proposal has been updated to retain the Guards tower in its current condition, with a managed access approach implemented to facilitate select tours / viewing opportunities. Refer to Response report provided by Urbis for further information.	DA-050-200 Removal Site Plan DA-050-201 Removal Axonometric DA-050-202 Removal_Gaol Plan DA-050-203 Removal_Gaol Roof Plan DA-050-210 Removal_Gaol Elevations 1 DA-050-210 Removal_Gaol Elevations 2 DA-050-210 Removal_Gaol Elevations 3 DA-050-300 Additions Site Plan DA-050-301 Additions Axonometric DA-110-009 Ground Level DA-110-010 Level 1_Gaol DA-111-001 Gaol Level DA-320-103 Arrival Lounge Section
7	Wingecarribee Street Turning Circle Further coordination between Landscape Architect, Civil Engineer and Traffic consultant has occurred resulting in minor refinements to the design intent of the turning circle at the end of Wingecarribee Stret	The turning circle at the end of Wingecarribee Street has been integrated into the proposal, as per the designs provided as part of the Civil and Landscape documentation. Refer to the Civil documentation for detailed design of this element.	DA-110-006 Lower Basement DA-110-007 Upper Basement DA-110-008 Lower Ground_Upper Escarpment DA-110-009 Ground Level DA-110-010 Level 1_Gaol DA-110-020_Roof Level
-	Site Servicing Wingecarribee Shire Council Submission SSD-66876472 <i>It is unclear how waste from the development will be collected. A vertical clearance of 4.5metres is insufficient for front-lift waste collection vehicles to carry out on-site collection. Detailed information about the waste collection process must be provided prior to determination.</i>	Response to Submission: As per the submitted Operational Waste Management Plan dated 10 September 2025 by Elephants Foot Consulting all waste will be collected by private waste contractor. The waste collection bay is designed with a 4.5m height clearance which is sufficient for rear-loading collection vehicles which are suitable for servicing the development. Refer to original submission, no design modifications made.	N/A

The above summary of design modifications are documented in the Amended Submission Architectural Drawing package dated 05.06.26.

Yours sincerely,

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