



Jonathan Thompson
Development Manager
Blue Sox
27 Australia Street
Camperdown, NSW, 2050
Australia

2403011 Berrima Gaol

28th May 2026

Dear Jonathan,

On 17th of February 2026, the Design team received comments and queries in reference to the Blue Sox SSD application for the Berrima Quarter Redevelopment from the NSW Government and Wingecarribee Shire Council. Several landscape items were raised by Council requiring further design details be provided. An Addendum Landscape Architecture Report has been provided to address a number of these items. Summary of JMDd responses is as follows.

NSW Government: DCCEEW [Heritage Council of NSW]

Section 7: Proposed Arbor

- *The landscape drawings show an arbor is proposed to be erected within the gaol's front garden close to the proposed new opening in the gaol wall. Please provide additional details of the arbor to illustrate its design and its visual permeability, noting that the new opening in the gaol wall is intended to increase permeability into the site. Please assess the heritage impacts of the proposed arbor*

JMD Design:

Page 5 of the Addendum Landscape Architecture Report outlines high-level design intent, design parameters, materiality and precedent imagery. Indicative dimensions as well as section details have been included to provide site context.

Section 8: Glasshouse

- *The glass house will be a new structure outside of the gaol walls. Please provide additional details of the proposed glasshouse and its scale in relation to existing adjacent structures. Please assess the heritage impact of the glasshouse*

JMD Design:

Page 6 of the Addendum Landscape Architecture Report outlines high-level design intent, design parameters, materiality and precedent imagery. Indicative dimensions as well as section details have been included to provide site context.

Wingecarribee Shire Council

The key conditions for Council's support of the proposal are:

- *Environment and Sustainability: Stormwater and Water Sensitive Urban Design (WSUD) Implementation Plan; Green Star or equivalent sustainability benchmark; measurable carbon-reduction and tree canopy targets*

JMD Design:

Page 8 of the SSDA Landscape Architectural Report notes the design intent for existing riparian vegetation management and revegetation of the western riverine edge and rehabilitation of the rock escarpment boundary. Page 15 notes a high-level planting palette for these areas. Further coordination and specialist consultation will occur in detail design stage. Pages 7 and 8 of the SSDA report outline the design intent to increase overall vegetation cover within the Berrima Goal walls and to create a rooftop garden on top of the hotel.

Page 2 of the Addendum Landscape Architecture Report outlines the proposed tree canopy and gains. Page 4 of the addendum provides further detail of the Water Sensitive Urban Design strategies along Wingecarribee Street.

Cultural Connection and Landscape Integration

- References to Aboriginal engagement and bush tucker planting are supported but require further definition. Council recommends a Cultural Heritage Management Plan co-designed with Traditional Custodians to ensure authenticity and ongoing involvement

JMD Design:

Noted. Online workshops with First Nation consultants and stakeholders were held in early 2025 to review the landscape design and planting species. Comments were received and incorporated in the SSDA Landscape Architectural Report where applicable. If required, JMD design will work with bush tucker or other cultural specialists in the detail design stage to integrate into the landscape design

Section 2.2 Urban Design & Visual Impact: Public Domain and Streetscape Character

- *Incorporate dense landscaping and canopy planting to soften the carpark interface*
- *Use locally characteristic materials (sandstone edging, timber fencing) to integrate new elements visually with the surrounding village fabric*

JMD Design:

Page 9 of the SSDA Landscape Architectural Report notes the proposal for mass planting beds and tree planting between sections of the parking bays and along Wingecarribee Street edge, with the intent to soften the carpark interface. Page 4 of the Addendum Landscape Architecture Report provides an indicative planting bed layout showing plant species, density and numbers for the embankment between the car park and Wingecarribee St.

All materiality nominated in the SSDA Landscape Architectural Report, we believe, is in keeping with the village character of Berrima Goal as most of these materials can be found on site, such as sandstone, brick and decomposed granite. Final materiality is to be further developed with the architectural team during the detail design phase.

Section 2.2 Urban Design & Visual Impact: Summary

- *Enhanced landscape screening and integration along Wingecarribee and Wilshire Street frontages*

JMD Design:

Noted. SSDA Landscape Architectural Report proposes an increase in planting along Wingecarribee Street, and landscape upgrades have been intended for the Deputy Governor's Garden. Page 8 of the report notes buffer planting north of the hotels along Wilshire Street to soften the boundary edge. Planting on the verge of Wilshire Street is outside the landscape scope of works.

Section 2.3 Traffic Parking & Access: Pedestrian Access

- *Pedestrian connectivity between the Berrima Gaol site and the adjoining Surveyor General Inn should be clearly addressed to ensure safe and coordinated movement between these two activity nodes, minimising potential conflict between pedestrians and vehicles*

JMD Design:

Page 7 of the Addendum Landscape Architecture Report outlines the design intent for pedestrian movement and vehicular access at the intersection of Wingecarribee Street and Argyle Street. The proposal shows minor demolition works to the

existing kerb and pram ramps to formalise the pedestrian crossing and improve sight lines. Any proposal would need confirmation of swept paths and support from Council Traffic Committee.

Section 2.3 Traffic Parking & Access: Council requests that

- *Amended plans be provided showing detailed planting arrangements, with the quantity and species, and visualisations*
- *Soil depth and species selection to be confirmed to support long-term canopy growth*

JMD Design:

Detailed planting arrangement with quantity is outside JMDd's scope of work at this stage of design. These items will be addressed during the detailed design phase. Pages 13, 14, 15 and 16 in the SSDA Landscape Architectural Report provide an indicative planting palette and a precedent imagery for each section of the precinct.

Further site investigation will be undertaken during the detailed design phase to confirm adequate soil depths within the goal wall. Further coordination with the architectural, civil and structural team will be completed to confirm soil depth above the underground car park. All other planting areas are in deep soil zones.

2.4 Environmental and Flooding Impacts: Sustainability and Design Integration

- *The Architectural Design Report (Appendix 6) identifies that the project will achieve a net increase in tree canopy cover compared with existing site conditions. Council welcomes this commitment but requests that the extent of tree canopy increase be quantified*

JMD Design:

Page 2 of the Addendum Landscape Architecture Report outlines the existing canopy coverage on the site and the proposed canopy coverage for the project being a net increase of 8.2% .

2.4 Environmental and Flooding Impacts: Trees Retention and Canopy Management

- *Replacement planting achieves at least a 2:1 ratio using local endemic species*
- *Detailed planting plans demonstrate soil depth and root-zone protection sufficient for mature canopy establishment*

JMD Design:

Page 2 of the Addendum Landscape Architecture Report outlines the proposed ratio for tree replacement, which is 3 trees proposed for 1 tree removed. Pages 13, 14, 15 and 16 in the SSDA Landscape Architectural Report provide an indicative tree planting palette. A number of tree species proposed are endemic to NSW and can be found adjacent to the project site. Detailed planting plans with root-zone protection are outside JMDd's scope of work at this stage of design. These items will be addressed during the detailed design phase.

2.4 Environmental and Flooding Impacts: Council requests that

- *Quantification of canopy cover increase and replacement planting at a 2:1 ratio using local species*

JMD Design:

Page 2 of the Addendum Landscape Architecture Report outlines the proposed ratio for tree replacement, which is 3 trees proposed for 1 tree removed.

2.6 Noise, Amenity and Lighting: Council recommends

- *Incorporation of landscape and built form screening to buffer adjoining residential areas and reduce both noise and light spill impacts*

JMD Design:

Noted. Planting density and detailed planting arrangement will be further developed during the detailed design stage. There is no proposed planting on Wilshire Street in the current scope of works.

Berrima Quarter Redevelopment – Landscape Design Letter
Blue Sox

Please do not hesitate to let us know if you have any further questions of the information mentioned above.

Regards,

A handwritten signature in black ink, appearing to read 'D. Kirkegard', with a stylized, cursive script.

Don Kirkegard

Director

JMD design Pty Ltd
