THE BERRIMA QUARTER

Response to Submissions

Proposed Outdoor Dining & Intervention (Eastern Wall Opening)

State Significant Development Application: Berrima Hotel (SSD-66876472)

Submission Package Includes:

- Cover Letter (Blue Sox)
- Letter from Matt Moran (AM)
- Letter from Sandall + Co
- Heritage Assessment (Urbis)
- Place Experience Analysis (Right Angle)
- Building Code Compliance (Credwell)
- Key Precinct Factors of Success (Macroplan)
- Alternative Wall Intervention Scenario Studies (Turner)



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18 June 2026

NSW Department of Planning, Housing & Infrastructure
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Re: **SSD-66876472 BERRIMA HOTEL** (The Berrima Quarter) - Response to Submissions

Response by: **NSW Department of Planning, Housing & Infrastructure (DPHI)**
NSW Gov.- DCCEEW (Heritage Council of NSW)

Issue Raised: Heritage (Built Form)

Att: Andrew Newman (Principal Planning Officer)

Dear Mr Newman,

In response to item 1 of the Department's submission regarding heritage and built form impacts, we provide the enclosed supplementary assessments for consideration by the Department in finalising its recommendation to the Independent Planning Commission for determining the Blue Sox Group proposal for the adaptive reuse of the former Berrima Correctional Centre and former Berrima Gaol.

This response specifically addresses the proposed opening within the eastern perimeter wall which is driven by the need for an outdoor dining area proposed within the front garden precinct. The additional investigations undertaken examine the proposal from heritage, visitor experience (place making), retail viability, building code compliance and architectural perspectives. We also enclose letters from renowned Australian chef & restauranteur Matt Moran (AM) and chef, restauranteur & hospitality consultant Mr Simon Sandall of Sandall + Co. Running some of the countries most celebrated restaurants Matt Morans career in the food and hospitality industry has spanned over 40 years. His award winning achievements have helped shape the nation's culinary landscape with renowned venues like Aria, Chiswick, and Chophouse.

Sandall + Co. is a hospitality consultancy established and led by Mr Simon Sandall - Simon is an international chef and restaurateur with over 30 years experience in the restaurant, catering & hospitality industry. His international work includes working for The Ritz Club (Ritz Hotel, London), Les Ambassadeurs Club (London), Swallow Royal Hotel (Bristol), The Brownsover Hall Hotel and the Grosvenor House Hotel (Rugby, England). Closer to home Simon has worked in hatted restaurants in Sydney since 1999, including 8 years as the Head Chef of Aria and 17 years as the Executive Chef of The MorSul Group (now Solotel). Simon established ARIA Catering, the resident caterer at The Sydney Opera House. He went on to become Group Executive Chef leading the kitchen teams across Aria Sydney and Brisbane Aria Catering, Chiswick, Chiswick at the Gallery, Opera Bar, River Bar (Brisbane) and North Bondi Fish. In 2018 he opened his own restaurant Boronia Kitchen.

The position of the project team collectively is that the proposed eastern wall opening represents a carefully considered, reversible and proportionate intervention that is necessary to achieve the successful adaptive reuse of the site while maintaining and celebrating its heritage significance. The proposal seeks to strike an appropriate balance between conservation, activation and the long-term viability of the precinct with the ultimate goal of ensuring the survival of one of New South Wales' most significant heritage assets.

The adaptive reuse of the gaol presents a unique opportunity to transform an important heritage place into a vibrant public destination. While the site's imposing perimeter walls and entry gate house are the remaining essence of the sites heritage significance and sense of place, they also create inherent challenges relating to visibility, accessibility and public engagement. Converting a building designed to shut the world out and imprison those within to one that needs to be inviting and welcoming of people and one that needs to actively engage with the community whilst maintaining those very opposing attributes is indeed perhaps the ultimate paradoxical challenge to overcome. For the proposal to succeed as a hospitality, tourism and accommodation destination, it must establish a meaningful relationship between the activities occurring within the precinct and the public realm beyond its walls.

The south-eastern garden which addresses Argyle Street and which fronts the historic gatehouse, provides the site's most prominent, most engaging and most publicly accessible open space. Activating this area through outdoor dining will create a welcoming interface between the precinct and the township, encouraging and capitalising on visitation, increasing public engagement with the heritage asset and reinforcing the site's role as a destination within Berrima and indeed within the greater Southern Highlands region.

To further investigate the matters raised by the Department, the applicant commissioned additional expert assessments. Right Angle, an urban strategy and placemaking company examined the proposal from a place-making and visitor experience perspective, Macroplan, an urban economist, property analyst and town planning consultant assessed the proposal against recognised retail and hospitality success factors, Turner, the project architect explored alternative architectural design solutions, Credwell, the project BCA consultant reviewed building code compliance matters, and the project heritage consultant Urbis separately further considered heritage impacts.

Collectively, these assessments support the conclusion that the proposed eastern wall opening represents the most appropriate and least intrusive means of delivering the activation and commercial outcomes necessary for the successful adaptive reuse of the site. We note also the proposal submitted is consistent with the vision for the site put to the NSW government as part of the EOI sale process and is consistent with the concept design submitted to the Department as part of the SEAR’s application.

Building Code Compliance

The additional building code assessment identifies that, based on the maximum permissible population of the gaol (calculated under the National Construction Code), a total emergency egress opening (fire escape) width of 7.0 metres is required through the perimeter walls. The existing 1866 gatehouse entry and western perimeter wall openings provide approximately 4.0metres of compliant exit width, leaving a shortfall of 3.0 metres that must be accommodated elsewhere within the perimeter walls.

Importantly, this assessment is based on the doors to the historic 1866 gatehouse remaining open during events and functions. The explanation for this is that the existing gatehouse doors, including both the metal gate and timber door assemblies, do not satisfy contemporary emergency exit requirements and therefore would impede emergency egress if left closed during periods of peak occupancy.

While the proposed eastern wall opening is primarily sought to facilitate direct access between the restaurant and outdoor dining area, it also assists in addressing the practical and operational requirements associated with occupant safety and emergency evacuation. The proposal therefore delivers a dual benefit, improving functionality and meeting compliance outcomes while minimising the need for more extensive interventions elsewhere on the site (as demonstrated in the alternative 'southern wall' design options provided by Turner)

Assessment of Alternative Outdoor Dining Locations

Turner Architects have developed a range of alternative design scenarios for locating the outdoor dining area on the southern side of the gaol. These scenarios were carefully considered and tested against heritage, operational, accessibility and visitor experience criteria.

The investigations demonstrate that all southern-side scenarios involve substantially greater intervention than the proposed eastern wall opening. Depending on the design option, these interventions include elevated decks and platforms, extensive ramps and stairs, significant structural works and, in some cases, the removal or alteration of heritage fabric including the former police holding cells.

Several scenarios also present operational difficulties associated with food and beverage service, accessibility and customer circulation. One scenario requires the removal of the existing garage structure, while another raises concerns regarding potential impacts on the integrity of the perimeter wall foundations.

The assessment therefore demonstrates that alternative southern-side solutions would either generate greater heritage impacts (in our view), create inferior visitor outcomes, or require more extensive physical intervention than the proposed eastern wall opening causing significant negative impacts to the functionality and viability of the site overall.

Place-Making, Visitor Experience and Long-Term Viability

The investigations undertaken by Right Angle and Macroplan demonstrate that outdoor dining is not simply an ancillary component of the proposal but a critical element in achieving a successful, viable and vibrant adaptive reuse outcome.

The south-eastern garden is uniquely positioned to support this objective. It benefits from superior solar access, greater protection from the prevailing westerly winds, stronger visual and physical connection to Argyle Street & the retail precinct beyond, having a magnificent backdrop of the historic 1866 gatehouse and direct integration with future activity associated with the Governor's House precinct.

By comparison, the southern side experiences far less favourable environmental conditions, including reduced sunlight, greater exposure to the cold westerly winds and has a generally less inviting setting. Given the climatic conditions of the Southern Highlands, these differences are particularly significant and directly influence the usability of outdoor dining areas throughout the year.

The south-eastern garden also benefits from its relationship to the public realm. Positioned adjacent to the primary arrival sequence and visible from Argyle Street, it creates an opportunity to showcase activity within the precinct and invite public engagement with the site. In contrast, the southern side functions more as a service-oriented or secondary ‘back of house’ area, disconnected from the primary visitor experience and broader township activity.

Importantly, the objective of the outdoor dining offer is not simply to provide additional seating capacity but to create an active and welcoming destination that encourages visitation, supports tourism, is engaging with the community and strengthens the site's role within Berrima and the region more broadly. These outcomes are fundamental to achieving a sustainable adaptive reuse model capable of supporting the long-term care and conservation of the heritage asset.

Precedent and Adaptive Reuse Outcomes

The additional material submitted includes case studies of adaptive reuse heritage projects and regional hospitality destinations that successfully integrate outdoor dining within heritage settings. Not included in the additional material but worthy of mentioning here are several examples in Australia of adaptively reused gaols which involved considerable new works and significant interventions; Bendigo Gaol was adapted into a theatre and college campus facility and Pentridge Prison was adapted into a multi-venue F&B, retail and hotel precinct. Closer to home Maitland Gaol had an adaptive reuse master plan developed and proposed by Maitland City Council which also involved developing the site and the gaol into a multi-venue precinct including an intervention in the main perimeter wall to service a proposed F&B venue.

These examples and the case studies presented demonstrate that carefully designed interventions within heritage fabric are often necessary to facilitate contemporary uses and improve public access. They also illustrate that heritage conservation and functional adaptation are not competing objectives but complementary outcomes when managed appropriately.

We firmly believe that the proposal before the Department is not without precedent. Rather, the proposal is consistent with a recognised body of adaptive reuse projects where modest and respectful interventions have not only enabled heritage places to remain relevant, accessible and economically sustainable but have made possible their conservation and survival for generations to come.

Final Remarks

We acknowledge that the proposal will alter the existing presentation of the eastern perimeter wall. However, the necessity of this has been thoroughly considered, with the required intervention dutifully designed to be respectful, reversible and subordinate to the broader significance of the place.

The additional investigations now completed & submitted here along with the real world critique by Sandall+Co demonstrate that:

- Outdoor dining is a critical component of the adaptive reuse strategy;
- The eastern garden is clearly by far the most suitable location for outdoor dining from operational, environmental, place-making and visitor experience perspectives;
- Alternative southern-side solutions require greater intervention, create inferior outcomes and/or result in increased impacts on heritage fabric;
- The proposed opening contributes to both operational functionality and building compliance requirements; and
- Having an outdoor dining experience within the existing front garden and convenient access from the outdoor space to the restaurant is critical for the commercial viability of the precinct
- The intervention supports the long-term viability of the precinct, which in turn supports the ongoing conservation of the heritage asset

Ultimately, the conservation of the former Berrima Gaol depends not only on protecting the entirety of its physical fabric but also on establishing a sustainable future use that ensures the place remains active, valued and financially capable of supporting ongoing maintenance and conservation works.

For these reasons, we respectfully submit that the proposed eastern wall opening represents an appropriate, balanced and justified intervention and should be supported as part of the overall adaptive reuse proposal.

The Blue Sox Group

Matt Moran

16 June 2026

To Whom It May Concern,

I write to provide independent advice in support of the proposed outdoor dining area and eastern wall opening at The Berrima Quarter. Over a career spanning more than 40 years as a chef and restaurateur in Australia, I have opened and operated numerous venues across a range of settings, and I offer this assessment based on that experience.

Street presence and visibility are fundamental to the commercial viability of any hospitality venue. A restaurant that cannot be seen from the street is, in practical terms, unknown to the passing public, and an unknown venue cannot build the patronage required to sustain itself. The front garden, visible from Argyle Street, is the only aspect of this site that provides a genuine public interface. An activated outdoor dining terrace in this location would signal to visitors that the precinct is open and operating, drawing in the casual and passing trade that regional hospitality businesses depend upon. No alternative configuration on the southern side of the site can replicate this.

Climate and operational efficiency are equally important considerations. The eastern garden benefits from morning and midday sun and is sheltered from prevailing winds, making it suitable for outdoor dining throughout much of the year. The southern side of the site does not offer these conditions. Furthermore, the viability of any outdoor dining area is directly linked to its proximity and connection to the kitchen. Food service requires a direct, level connection to maintain quality, speed and staff safety. A southern entry would necessitate significant level changes, introducing operational inefficiencies, increased labour costs and a materially diminished guest experience.

I am mindful of the heritage sensitivity of this site and support any intervention being undertaken with appropriate care. However, it is my view that the eastern wall opening need not be in conflict with the heritage values of The Berrima Quarter, it is the configuration that makes those values economically sustainable. Without it, securing and retaining a credible operator will be considerably more difficult, and without a strong operator, the long-term conservation of the precinct is itself at risk. The eastern wall opening is, in my assessment, the only option that gives this project a genuine prospect of lasting success.

Yours sincerely,



Matt Moran
Chef & Restaurateur
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SANDALL + CO

12th June 2026

To Whom it May Concern,

I have been asked to provide independent advice on the proposed outdoor dining area to the front (eastern) garden and its direct connection through to the restaurant. My assessment is drawn from thirty-five years operating fine-dining and hospitality venues. Having reviewed the Blue Sox proposal and in particular the additional Response to Submission materials regarding the proposed eastern wall opening my conclusion is unequivocal: front-garden activation, connected directly to the kitchen, is the single configuration in which this restaurant can succeed commercially. The southern alternatives do not make operational sense and pursuing them would materially compromise the viability of the entire precinct.

A restaurant lives or dies on three things: visibility, atmosphere and service efficiency. The front garden delivers all three; the southern side delivers none.

Visibility. A venue concealed behind eight-metre-high walls has no street presence. Hospitality is a confidence business, guests, and the quality operators a precinct must attract, need to see that a place is alive and open. The front garden, adjacent the 1866 gate house and visible from Argyle Street, is the only frontage that advertises the offer to passing trade and to the wider visiting public. An outdoor dining scene here is the precinct's "open for business" sign. Without it, the restaurant is invisible and, in practice, unknown and an offer nobody knows exists cannot trade its way to sustainability.

Atmosphere and climate. This is the Southern Highlands. The eastern garden enjoys morning and midday sun and shelter from the prevailing winds; the southern side is cold, wind-exposed and overshadowed by the wall for much of the day. An outdoor area that is unusable through the colder months is not an asset-it is dead capital. No operator will model revenue against seating that closes for half the year, and a terrace that sits cold and empty drags down the perception, and the patronage, of the indoor room beside it.

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Service efficiency. This is the point most easily overlooked from outside the trade, and it is decisive. Outdoor dining is only viable when it connects directly and at grade to the kitchen pass. Food must reach the table hot, in seconds, carried by staff who are not negotiating stairs, ramps or elevated decks. Every southern option presented requires substantial structural works and extensive stairs to bridge the level change. That is not a minor inconvenience; it is a permanent operational handicap, slower service, higher labour cost, compromised food quality, and a genuine safety risk for staff carrying plates and glassware. A direct connection from the restaurant to the front garden removes all of it. It is the difference between a service that flows and one that fails nightly.

Operator and commercial reality. Securing a credible operator for a venue hidden inside a heritage gaol is already difficult. Strip out the one configuration that offers visibility, a usable climate and efficient service, and that task becomes harder still, while a precinct without a strong operator cannot generate the income that funds the site's ongoing conservation. The front garden is not a "nice to have." It is the commercial engine that underwrites the heritage outcome and activates the whole precinct for day visitors and overnight guests alike.

I am conscious of the heritage sensitivity of any intervention, and I support the proposed opening being fully reversible and executed with the utmost care. But the choice here is not between heritage and commerce, it is between a precinct that thrives and one that sits dormant. A dormant gaol serves neither the public nor its conservation.

In my professional view, front-garden dining connected through to the restaurant is not merely preferred. It is the only option that gives The Berrima Quarter a genuine chance of lasting success.

With gratitude,



Simon Sandall (ph 0410 518 939)
Director
simon@simonsandall.com

Berrima Gaol

Response to Submissions

June 2026
Prepared for: Bluesox Group



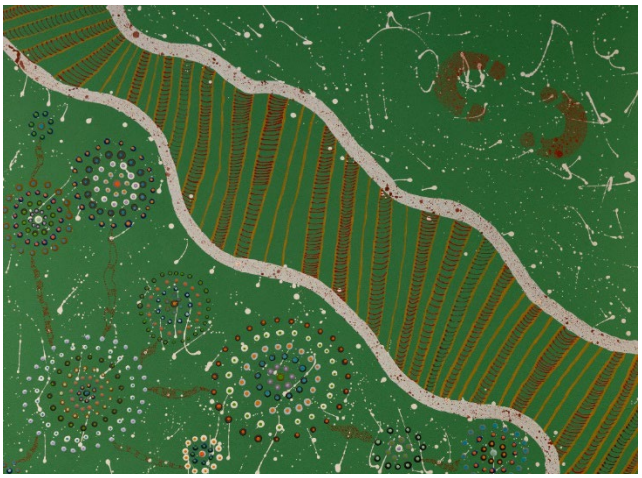
Urbis staff responsible for this report were:

Director	Kate Paterson, B Arch, B Arts (Architecture), M.ICOMOS		
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Project Code	P0049282		
Report Number	01	Draft for Client Review	12.06.2026
	02	Final Issue	15.06.2026

Acknowledgment of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.
We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.
We pay our respects to First Nations Elders, past and present.

Urbis is committed to incorporating our respect for First Nations cultures, peoples and storytelling in our work across the Country. We are proud to have partnered with Darug Nation artist, **Hayley Pigram**, and to profile her artwork - **Sacred River Dreaming**.



The river is the symbol of the Dreaming and the journey of life. The circles and lines represent people meeting and connections across time and space. When we are working in different places, we can still be connected and work towards the same goal.

All information supplied to Urbis in order to conduct this research has been treated in the strictest confidence. It shall only be used in this context and shall not be made available to third parties without client authorisation. Confidential information has been stored securely and data provided by respondents, as well as their identity, has been treated in the strictest confidence and all assurance given to respondents have been and shall be fulfilled.

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Executive Summary

Urbis has been engaged by Bluesox Group to prepare the following Response to Submissions (RTS) as part of our role as Heritage Consultant on the State Significant Development (SSD) Application SSD-66876472 for the Berrima Hotel.

It responds to the general issues raised in both the Response to Submissions Request prepared by the Department of Planning Housing and Infrastructure (DPHI), and the specific issues raised in key agency submissions (Heritage NSW and the Wingecarribee Shire Council).

Key heritage responses are summarised as follows:

- The proposal has been developed through extensive consultation with heritage specialists, the State Design Review Panel and the NSW Government Architect, and is consistent with the Conservation Management Plan and established adaptive reuse principles.
- The creation of a new opening in the eastern (Argyle Street) gaol wall is acknowledged as an exceptional intervention within a principal State-significant façade.
- The proposal seeks to strike an appropriate balance between conservation, activation and the long-term viability of the precinct with the ultimate goal of ensuring the ongoing use and appreciation by the public of one of New South Wales' most significant heritage assets.
- The eastern opening is essential to achieve:
    - NCC-compliant emergency egress;
    - Meaningful activation of the Argyle Street frontage;
    - Clear, inclusive public access to food and beverage uses;
    - Strong visual and physical connection with Berrima's main street;
    - Long-term commercial viability and successful adaptive reuse of the gaol.
- The opening is simple in expression, reversible, and carefully detailed, ensuring the Argyle Street façade remains visually intact and the wall continues to read as a strong, dominant and landmark feature. All stonework associated with the opening will be salvaged, catalogued and reused within the opening, consistent with best heritage practice.
- A revised Visual Impact Assessment has assessed additional viewpoints along the Wingecarribee River and from nearby State Heritage Register items. Where public access exists, views are heavily filtered or unavailable, and the proposal results in low or no heritage impact from river-based viewpoints.
- New built form, including the Porte Cochere, arbors, glasshouse and rear hotel suites, are lightweight, visually recessive and subservient to the dominant sandstone gaol wall, ensuring the wall remains the primary and defining heritage element in all significant views.
- The scale and massing of new buildings are equal to or lower than the gaol wall, physically separated from heritage fabric, and articulated to retain visibility and legibility of the wall, particularly from Argyle Street and Wingecarribee Street.
- Contemporary materials (glass, metal and lightweight cladding) are deliberately contrasting yet complementary, providing a clear distinction between historic and new fabric without competing with the sandstone construction or Berrima's broader heritage character.
- Courtyard roof enclosures are self-supporting, reversible and transparent, maintaining the legibility of the courtyards as open spaces and complying with NSW Heritage Office Adaptive Reuse Guidelines.
- Access to the upper levels of the Guard Tower is not proposed due to non-compliant stairs, inability to provide equitable access, and the extent of internal alteration required. The internal structure will be

maintained, however guest and public access will not be permitted, with the limited heritage impact from loss of access mitigated through interpretation of the tower's original surveillance function as part of the site-wide heritage interpretation strategy.

- A detailed construction methodology and heritage protection strategy has been prepared and reviewed by Urbis. Robust measures are in place to protect the walls during excavation and building works, including specialist heritage, structural and acoustic oversight, vibration and movement monitoring, controlled excavation techniques, temporary protection systems, and full reinstatement of any temporary works, ensuring the gaol walls are safeguarded throughout construction and no additional permanent openings are required.

The proposal results in minor and manageable heritage impacts that are outweighed by clear public benefit, improved activation, and long-term conservation outcomes for the former Berrima Gaol.

1 Introduction

1.1 Background

Urbis has been engaged by Bluesox Group to prepare the following Response to Submissions (RTS) as part of our role as Heritage Consultant on the State Significant Development (SSD) Application SSD-66876472 for the Berrima Hotel.

Following the exhibition of the development application, and the receipt of public and agency submissions on the SSD Application, a Response to Submissions was sought by the Department of Planning Housing and Infrastructure (DPHI) to address the issues raised in submissions and agency advice. Additional information was also sought by DPHI, and the full request is located in Appendix A.

1.2 Response Structure

This Response to Submissions has been prepared to address the general issues raised in both the RTS letter (Appendix A), and the specific issues raised in key agency submissions (Heritage NSW and the Wingecarribee Shire Council) which generally accord with the common themes of the public submissions. It has been structured as follows:

Chapter 2 – Heritage Council of NSW Response

Specific response to built heritage items raised in the HNSW Response. The full agency submission is located in Appendix B.

Chapter 3 – Wingecarribee Shire Council Response

Specific response to built heritage items raised in the Wingecarribee Shire Council Response, not addressed in the HNSW Response. The full agency submission is located in Appendix C.

1.3 Reference Documents

This RTS has referred to the following documents:

- *Conservation Management Plan*, Urbis 2024
- *The Berrima Quarter: Place Experience Analysis,* Right Angle, May 2026
- *Building Code Compliance Advice,* Credwell, May 2026
- *Berrima Quarter Key Precinct Factors of Success*, Macroplan, June 2026
- *Gaol Wall Intervention for Adaptive Reuse – Alternative Wall Intervention Scenario Studies,* Turner, May 2026
- *Addendum Visual Impact Assessment for a Proposed Adaptive Reuse of the former Berrima Gaol,* Colliers, 13 May 2026
- *Landscape Architecture Report Addendum* prepared by JMD Design (Revision C).
- *Berrima Quarter Adaptive Reuse: Construction Methods for the Protection of Heritage Structures,* Bluesox, June 2026.
- *Heritage Interpretation Strategy,* Urbis, May 2026

1.4 Authorship

This Response to Submissions has been prepared by Renee Riley (Associate Director, Heritage) and Kate Paterson (Partner, Heritage).

2 Heritage Council of NSW

The Heritage Council of NSW provided a response that included the Heritage Council Approvals Committee Resolution 2057-37 and a Request for Additional Information.

2.1 Approvals Committee Issues

Submission

1. *Request further justification for the need for a new opening in the eastern (front) gaol wall, including:*
    - *A need for activation*
    - *The proximity of the existing front door*
    - *Functional requirement for an additional exit*

Response

The need for the opening has been assessed in terms of activation, proximity to the existing entrance, functional and regulatory requirements, and the broader public and community benefit of the project. Collectively, these considerations demonstrate that the opening is critical to the success of the adaptive reuse of the gaol.

To inform this assessment, Blue Sox commissioned a number of additional assessments (as referenced in Section 1.3) for Urbis' review and consideration in our further assessment of the proposed opening and its location. This included testing alternative locations, particularly along the southern elevation, consideration of building code compliance requirements, and evaluation of visitor and guest experience outcomes. This work confirmed that the eastern wall provides the most appropriate and least impactful location for the required intervention.

Need for activation

The need for activation has been comprehensively addressed in *The Berrima Quarter: Place Experience Analysis* and *The Berrima Quarter Key Precinct Factors of Success*. As identified in these documents, the long-term conservation of the gaol is dependent on a viable adaptive reuse outcome, noting that

> ***"successful conservation of this historical site can only be achieved through the adaptive reuse pathway if the proposed uses are commercially successful."***

Activation of the Argyle Street frontage is central to achieving this outcome. From a physical and economic perspective, this elevation offers the most favourable solar access and wind conditions to support hospitality uses, which are not achievable along the southern side of the gaol. From a placemaking perspective, the eastern frontage enables visual and physical connection between the gaol and the Berrima town centre, clearly signalling that the site is open and publicly accessible. This connection is fundamental to creating an active, legible and welcoming place rather than a closed institutional site.

Proximity of the existing front door

The proximity of the existing 1866 Entrance Gate has been carefully considered. The proposed opening does not diminish the primacy or significance of this entrance. Rather, it provides a complementary access point that allows direct engagement with the food and beverage offering without requiring entry through the formal gate. This distinction is important in clearly communicating that the gaol is accessible to the wider community and not limited to hotel accommodation guests.

The location of the opening has also been determined by operational requirements. It must support efficient servicing, safe movement and functional layout for the hospitality use. Alternative locations, including the southern elevation, would introduce significant level changes, require ramps, and potentially necessitate the removal of holding cells, resulting in poorer heritage, operational, economic and social outcomes.

Functional and regulatory requirement

From a functional and regulatory perspective, the opening is also required to achieve compliance with the NCC. Based on the maximum permissible occupant load within the gaol, a total clear exit width of 7.0 metres is required through the perimeter walls. The existing 1866 Entrance Gate and the western rear opening (the former "secret door") provide a combined width of approximately 4.0 metres. An additional opening within the perimeter walls is therefore required to achieve compliant emergency egress.

While this additional opening could technically be located on the southern side of the gaol, testing has demonstrated that this would be sub-optimal in terms of people movement, operational efficiency and integration with the proposed uses within the gaol.

Alternative Design Options

Turner has investigated alternative locations for a new opening within the gaol walls, including options on the southern elevation as an alternative to the currently proposed opening on the eastern elevation. In total, four design approaches were explored. While each option varies in configuration, they ultimately resolve to two scenarios: the creation of an opening in the eastern wall (as currently proposed) or an opening in the southern wall.

In addition to environmental and placemaking considerations associated with the southern side of the gaol, as outlined in *The Berrima Quarter: Place Experience Analysis*, the following heritage considerations were identified through the options analysis.

Option	Detail	Review Comment
Intervention to East	Currently proposed option comprising an approximately 6m wide opening in the eastern gaol wall	As outlined in the original HIS, the proposed intervention involves the careful removal and reuse of existing sandstone in a new, offset and pivoted configuration. This approach retains the original fabric, allows the intervention to be clearly interpretable, and ensures a high degree of reversibility. The opening will have a limited impact on the perception of the wall as a solid and imposing element, with substantial areas of intact stonework retained above and to either side, allowing the wall to continue to read as a dominant and defining feature of the site. From a heritage outcomes perspective, this option is preferred as it achieves the required NCC-compliant egress, activates the primary frontage, and supports a practical and accessible outdoor dining area without requiring the removal of other contributory elements. As identified in *The Berrima Quarter: Place Experience Analysis*, this option: ▪ Improves sightlines and physical connectivity with Berrima's main street, increasing dwell time, cross-shopping and local economic benefit; ▪ Provides the strongest visibility for the key public offer, including the café, courtyard and East Vaucluse Courtyard; ▪ Establishes an intuitive and inclusive entry point that clearly signals the gaol is open to the broader community; ▪ Allows for a legible separation between everyday visitors and accommodation guests;

		▪ Creates a vibrant south-east corner in conjunction with the Governor's Residence and outdoor seating, supporting activation of surrounding businesses.
Intervention to the south	Relocate proposed opening to southern wall, including demolition of the cell blocks and construction of new outdoor dining area	From a heritage perspective, this option would result in a greater physical impact overall and substantially greater intervention. Given the level change across the southern frontage, the works would likely require intervention into the wall foundation, and would necessitate the removal of the holding cells, which contribute to the interpretation of the gaol's former function. While relocating the opening away from the primary façade may offer a minor visual benefit in isolation, this would be outweighed by the adverse visual and physical impacts associated with extensive ramps, retaining structures and landscape modification required to achieve accessible entry. These interventions would erode the clarity and legibility of this part of the site. This option also presents a higher risk to the structural integrity of the gaol wall due to the extent of excavation and modification required. On balance, the marginal visual benefit does not justify the increased heritage impact, including loss of fabric, interpretive value and increased landscape intervention. Finally, the southern elevation has poor environmental amenity, with limited solar access and high wind exposure, resulting in a less viable and less activated outcome. This option would weaken the relationship with the Governor's Residence, reduce visibility of the key public offer, and create a secondary and less legible entry for non-hotel visitors. While this option could technically achieve NCC compliance by providing an additional exit, it is not preferred due to its greater heritage, functional and placemaking impacts.

Submission

2. *Request further information on the proposed use of Governor's and Deputy Governor's residences*

Response

The proposed use of the Deputy Governor's Residence is intended to be for administrative functions associated with the operation of the site. Any works or change of use to this building would be subject to a future application and are not included within the scope of the current proposal.

The adaptive reuse of the Governor's Residence does not form part of the current project scope. Bluesox has advised that the future use of this building, and the Deputy Governor's Residence more broadly, will be considered in consultation with potential future operators within the precinct. This process will include engagement with the detailed design consultant team (to be appointed following SSD approval), as well as market, tourism and placemaking specialists.

This approach will ensure that any future use of the residences is compatible with the approved uses within the gaol, supports the long-term commercial and operational success of the precinct, and delivers benefit to the local community and visitors. As these investigations have not yet been undertaken, a definitive proposal for the future use of the residences cannot be confirmed at this stage and would be the subject of a separate approval process.

3 Wingecarribee Shire Council

3.1 Design Integration and New Works

Submission

While the architectural treatments proposed appear contemporary and visually recessive, Council recommends further design refinement to ensure:

- *The scale and massing of new buildings do not visually compete with the dominant sandstone form, particularly Street and Wingecarribee Street.*
- *The materials palette (primarily glass, metal, and lightweight cladding) is carefully controlled to remain complementary to the site's sandstone construction and Berrima's broader heritage character.*
- *The roof forms of the proposed courtyard enclosures maintain visual subordination to the original building envelope, ensuring transparency and reversibility consistent with the NSW Heritage Office Adaptive Reuse Guidelines.*

Response

The scale, massing and architectural treatment of the proposal have been developed in consultation with Urbis as heritage consultants and informed through extensive engagement with the Design Review Panel and the NSW Government Architect.

Scale and massing

The scale and massing of the proposed buildings are appropriate and consistent with the Conservation Management Plan (CMP). The new works are located to the rear of, and physically separated from, the gaol wall, and are supportable under Policies 48, 49 and 50. In height terms, the proposed buildings are equal to or lower than the gaol wall, and the separation between old and new allows the proposal to read as an independent and recessive element. As outlined in Section 2.3, views to the rear wall are limited, and the proposal does not detract from the wall's massing or visual dominance. Deliberate breaks in the built form have been incorporated to improve visibility of the rear wall and ensure it remains the dominant element in all views. This is particularly evident from Wingecarribee Street, where the articulated massing allows the sandstone wall and corner to remain visually prominent.

Materials palette

The materials palette is intentionally contemporary and has been designed to contrast subtly with the sandstone walls rather than replicate them. The use of glass, metal and lightweight cladding provides a clear point of distinction between historic and new fabric, while remaining complementary to the gaol's materiality and the surrounding bushland setting. This approach reinforces the significance of the sandstone construction and does not compete with the dominant heritage fabric or Berrima's broader heritage character.

Courtyard roof forms

The courtyard enclosures are located within the gaol walls, noting that the majority of internal courtyard fabric (with the exception of the 1839 and 1866 Entrance Gates) is later fabric of Neutral Significance rather than the original building envelope. The roof forms have been designed to complement the existing roof geometry, retain the legibility of the courtyards as open spaces, and maintain transparency and visual permeability. The structures are self-supporting and physically separated from the retained heritage fabric, allowing for reversibility and compliance with the NSW Heritage Office Adaptive Reuse Guidelines. This ensures the courtyard roofs remain visually subordinate to the original built form and do not diminish the significance of the gaol.

3.2 Opening and Wall Alterations

Submission

The proposal includes the creation of a new opening in the eastern gaol wall to improve access between the forecourt and internal precinct. The HIS assesses this as a minor intervention with negligible impact on overall significance, provided that stonework salvage, interpretive detailing, and documentation are undertaken before removal.

While this rationale is accepted, Council does not support the creation of any new openings within the principal façade of the Gaol fronting Argyle Street. This elevation is fundamental to the site's historic and visual integrity and contributes strongly to the landmark character of Berrima village. This façade represents a defining element to the site's State heritage significance and should remain visually intact and uninterrupted.

Council also recommends that any new openings or penetrations in original walls be the minimum necessary, with all stone elements salvaged, catalogued, and reused where feasible to retain physical and interpretive integrity.

Response

Refer to Section 2.1 above for a detailed discussion of the necessity of the proposed opening and the consideration of alternative options. On balance, the proposed opening in the eastern gaol wall represents the most appropriate outcome for the project, having regard to heritage impacts, regulatory compliance, user experience, and the long-term viability of the adaptive reuse of the site.

It is acknowledged that the Argyle Street elevation is fundamental to the gaol's historic and visual integrity and makes a strong contribution to the landmark character of Berrima village. The proposed opening has therefore been approached as an exceptional and carefully controlled intervention. Its size has been determined strictly by functional and regulatory requirements and in direct response to the scale and proportion of the wall. The intervention does not fragment or visually diminish the overall legibility of the Argyle Street façade, which will remain substantially intact and uninterrupted. The opening is as minimal as practicable, simple in expression, and designed to be reversible, ensuring the wall continues to read as a strong, dominant and defining element of the site and a key contributor to its State heritage significance.

The discreet opening enables the gaol to clearly signal its transition from a closed institutional place to a publicly accessible destination, improving physical and visual connectivity between the forecourt and the internal precinct and reinforcing legibility of public access. This approach aligns with established adaptive reuse principles. Supporting documentation prepared by Right Angle and Macroplan identifies comparable adaptive reuse projects in regional NSW where limited and well-considered interventions to principal façades have been necessary to support viable ongoing use, particularly for food and beverage functions. These examples demonstrate that carefully managed access points are often critical to the long-term activation and conservation of significant heritage places.

Consistent with Council's recommendation, all stonework associated with the opening will be carefully salvaged, catalogued and reused in the opening design, in accordance with best-practice heritage methodology. The construction methodology allows for the opening to be closed in the future should conservation priorities change. The size of the opening has been minimised to the extent possible while still achieving operational functionality and compliance with emergency egress requirements under the NCC.

On this basis, the opening is considered justified and acceptable, and strikes an appropriate balance between conservation, activation and the long-term viability of the precinct. The resultant manageable heritage impact is outweighed by the public benefit and the long-term conservation outcomes arising from the adaptive reuse of the gaol.

Disclaimer

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The Berrima Quarter

Place Experience Analysis

RIGHT ANGLE

Right Angle acknowledges the Traditional Custodians of Country throughout Australia. We pay our respects to Elders past and present, and to the extended Aboriginal and Torres Strait Islander communities. We recognise their custodianship of the land, seas and waterways for over 60,000 years.

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The Berrima Quarter: Place Experience Analysis
Introduction & Document Purpose

Right Angle have been requested by Blue Sox Group to examine the adaptive reuse and placemaking potential for the former Berrima Gaol, with with a focus on comments provided by NSW Department of Planning, Housing & Infrastructure (DPHI) regarding the proposed intervention in the eastern wall of the gaol.

The following document contributes a holistic perspective to inform the adaptive re-use of an exceptional cultural asset.

Right Angle is a placemaking company. We help land owners or custodians sensitively create places where people want to spend time. This kind of work requires balancing the cultural, economic, social and environmental prospects of a place, and that is exactly what is required for The Berrima Quarter project.

To be clear, the following report is not a technical design exercise and is not intended to replace any detailed design work provided by the project design team. It is instead a simple articulation of why the treatment of the East and South walls – which are ostensibly the welcome moment for the precinct – are so vitally important in establishing The Berrima Quarter as a genuine and sustainable tourism destination.

The report goes on to visualise alternative options for adapting the corner, examining the wonderful place experiences that could be created and assessing their relative impact on the local economy.

We hope you enjoy our thinking,



Barrie Barton
Co-founder & CEO



↑ The Former Berrima Gaol looking East to take in the location of other retail along the Old Hume Highway

「Nothing disappears completely... in space, what came earlier continues to underpin what follows.「

Henri Lefebvre – The Production of Space 1974

Contents

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1. Introduction & Document Purpose
2. The Placemaking Perspective
3. Entrance Analysis
   A. East Wall Opening
   B. South Wall Opening
4. Placemaking Recommendations

Appendix Documents

1. Building Code Compliance Advice (Credwell)
2. Berrima Quarter Key Precinct Factors of Success (Macroplan)
3. Alternative Wall Intervention Studies (Turner)

The Berrima Quarter: Place Experience Analysis

Executive Summary

From a placemaking perspective, the primary recommendation contained in this report is for Government to support activation on the Argyle Street side of The Berrima Quarter. This would involve:

- Enabling outdoor eating and casual food and beverage around the South-East corner of the premises.
- Allowing an opening in the East Wall to create better visual, physical and economic connection with the town.

Physical Rationale

The East Wall/Argyle Street interface is crucial to the perception, experience and success of The Berrima Quarter AND other local retail in the Berrima town centre. The design report identifies:

- The Argyle Street side of the premises has much better wind and solar conditions for supporting outdoor hospitality.
- An opening in the East Wall would create better lines of sight into the former gaol courtyard leading people inside, and back across to the Berrima town retail offer. This journey will be further enabled by developer-funded paving and a pedestrian crossing across the Old Hume Highway.

Economic Rationale

Activating the East Wall creates critical success factors for sustainable business operations and local economic growth. Key insights from the Macroplan report include that activating the East Wall will:

- Create critical mass of offer.
- Enhance quality of offer, ambience and amenity.
- Enable a more effective overall design and layout.
- Increase broader economic contribution.

Cultural Rationale

Activating the East Wall in turn unlocks an opportunity to enliven the iconic Governor's Residence as a larder serving light F&B and local artisanal produce. It also protects some of the smaller but important heritage assets located to the south of the courtyard wall.

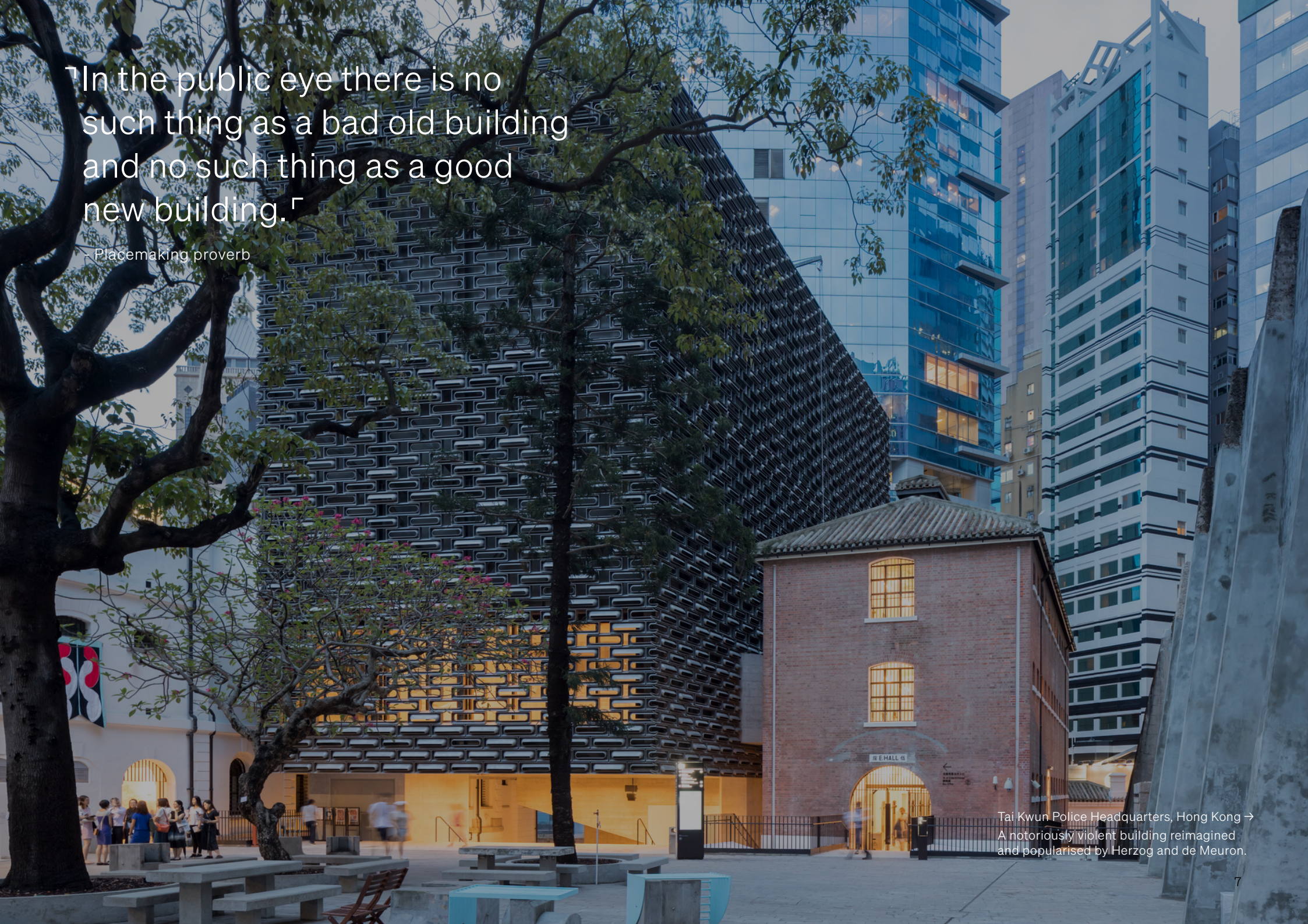
- The level changes along the South wall and need for ramps to enable an accessible entry may require removing the Holding Cell which would be a disappoint diminution of heritage value.

Social Rationale

Activating the East Wall and South East corner provides a welcoming point of entry to locals and tourists, and an egalitarian experience of engaging with and entering The Berrima Quarter.

- Regional tourism attracts budget conscious day-trippers and luxury travellers and The Berrima Quarter must provide for both audiences .
- The local community and surrounding businesses will benefit from an active South East corner that feeds new customers into town.

The Placemaking Perspective



"In the public eye there is no such thing as a bad old building and no such thing as a good new building."

– Placemaking proverb

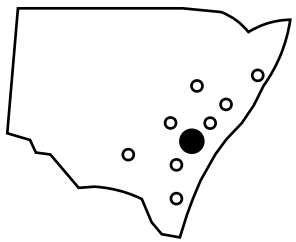
Tai Kwun Police Headquarters, Hong Kong →
A notoriously violent building reimagined and popularised by Herzog and de Meuron.

The Placemaking Perspective

Placemaking is a discipline that attempts to consider a holistic value proposition including culture, economics, environment and social factors. A broader contextual understanding should inform decision-making at the smaller scale of a single wall.

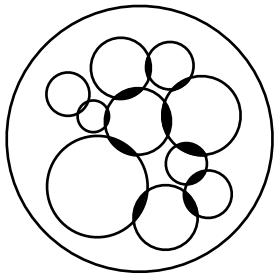
The Bigger Picture

If delivered properly, The Berrima Quarter will have significant positive effects for Southern Highlands' tourism. The project should also directly seek to improve the local economy and foot traffic through the town.



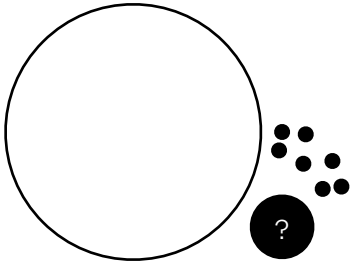
Destination Appeal

The adaptive reuse must transform a fascinating single use building from the past into a mixed-use tourism destination for the future – one that draws people specifically to Berrima through a diversity of new experiences, worthy of staying for a night or two for tourists and event goers, or a few hours for the day trippers.



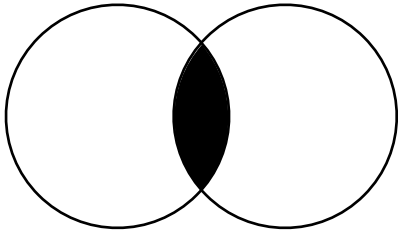
The Missing Pieces

A decision on the best way to address the welcome experience can only be made with a use for outdoor dining to the East and the Governor's residence in mind. On the next page, we'll establish a hypothetical use case for that significant building and its surrounding area.



Everyone's Welcome

The Southern Highlands Destination Strategy 2020-2030 identifies the area's variegated audience segments. Berrima should offer something to the cost-conscious day-tripper and the affluent longer-stay patron as well.



The Governor's Residence and Outdoor Area

Use Case

The Governor's Residence is a key piece in greeting audiences to Berrima Quarter. This is true in both the literal sense – as one of the first buildings that comes into view when entering the town centre from the South – and in a symbolic sense, too – with the building's long history as a station of operations and controls.

Any decision about new entries and the experience of both the Eastern and Southern Wall must be made within the context of a hypothetical use case for this building and the outdoor area that lies between it and the gaol wall.

Based on the building's physical attributes and limitations, as well as the proposed mix of uses within the gaol walls and the retail mix within Berrima, we recommend a simple use such as:

- Larder selling regional product
- Takeaway outpost to the restaurant within the gaol courtyard
- Administration space above ground floor



Original Governor's Residence →
A perspective drawing of the Governor's Residence before the later additions, by J. E. Aubrey circa 1875.

The Governor's Residence and Outdoor Area

Use Case

A.P Bread & Wine, Sydney ↓

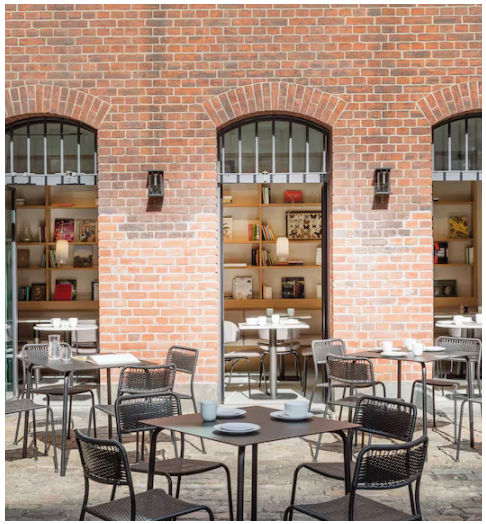
Boutique bar and restaurant in heritage fabric





A.P Bread & Wine, Sydney ↑

Simple, functional retail space in heritage building



Wilmina Hotel, Berlin ↑

Cafe offer Lovis, occupying the former women's prison lock yard, now-hotel ground floor in Charlottenburg



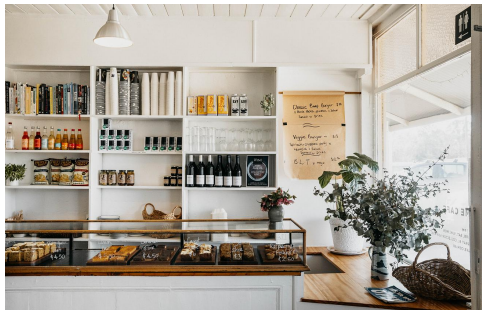
St George Hotel, Jugiong ↑

Proves that a little seating and greenery along a building edge creates a comfortable hospitality spot



Some Cafe, Collector ↑

Cabinet food offer, leveraged off internal kitchen



Some Cafe, Collector ↑

Workers cottage redefined as cafe and homewares offer



Some Cafe, Collector ↑

Artisanal goods

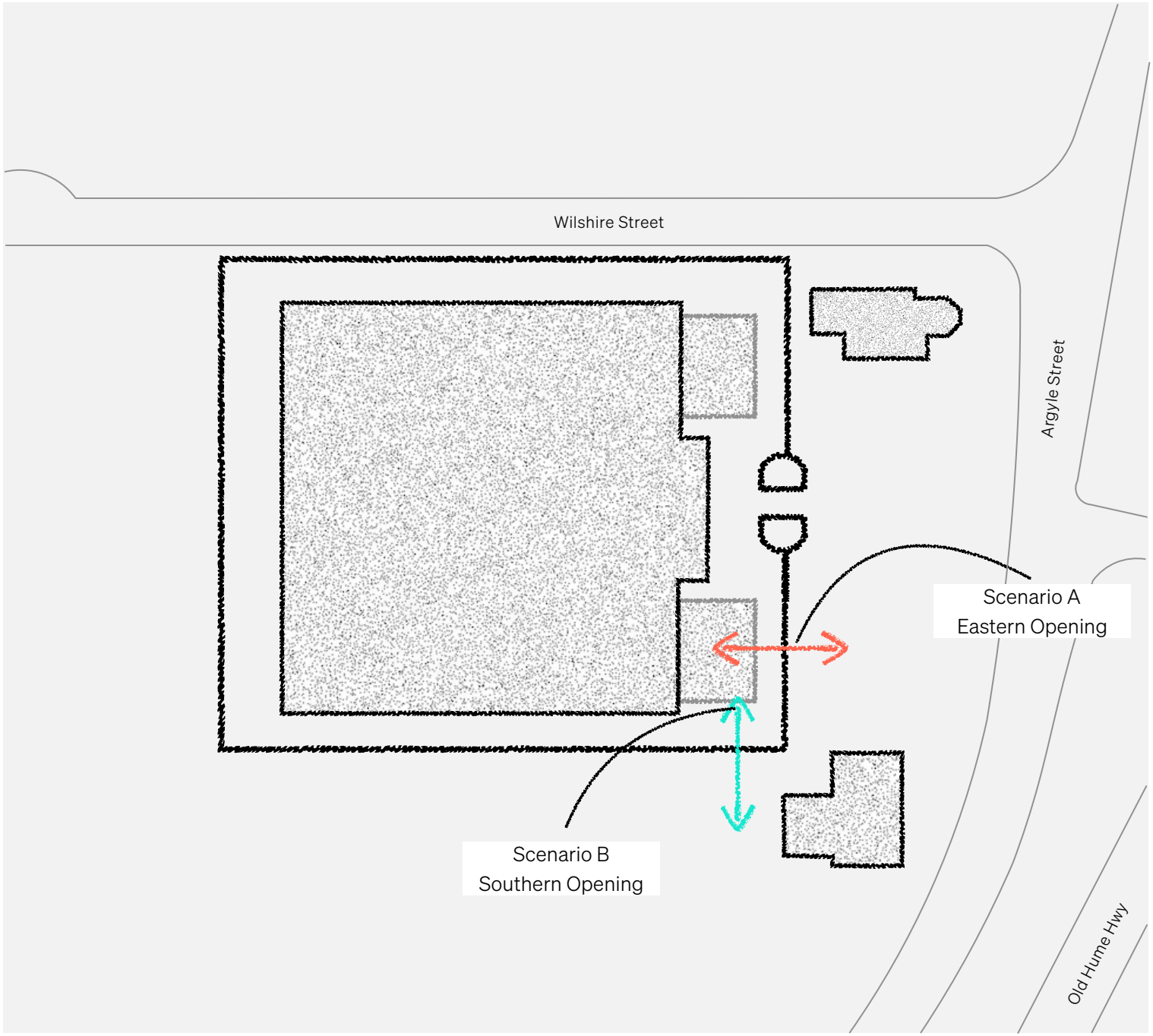
Entrance Analysis

Place Experience
Entry Options

The need for access to The Berrima Quarter can be addressed in multiple ways – with varying impacts to the customer experience, the physical character of the gaol and the surrounding local economy.

This report identifies two main alternatives:

- Eastern Opening
- Southern Opening



North

0m 10m 30m

3. Scenario A Eastern Opening

Descriptor

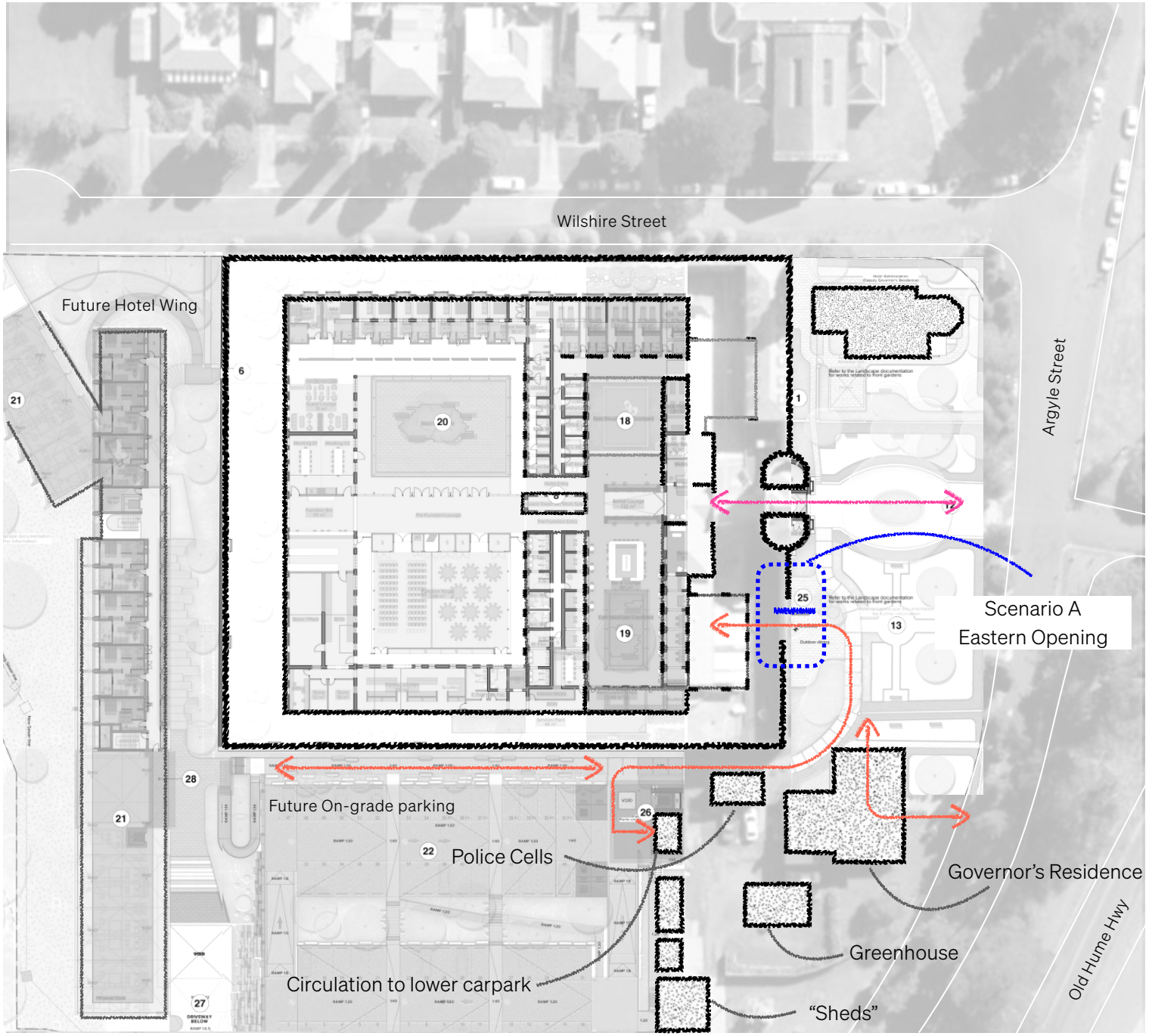
Benchmarks

Key Impacts

Scenario A
East Wall Opening

Description

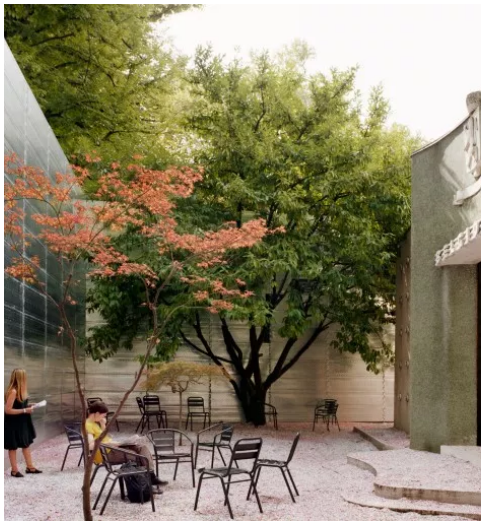
- A ~6m aperture placed into the East Wall creates a supplementary entry to the South of the primary 1866 gaol entry
- The new opening would provide an entry for everyday visitors, allowing them faster entry into the goal where they can directly access the cafe, courtyard and East Vaucluse Courtyard
- Hotel, conferences wellbeing and dining guests would be more likely to enter via the traditional gaol entry.
- An incision into the East Wall has dramatic potential and the opportunity to design with heritage materials to acknowledge the original function



Scenario A
East Wall Opening



Rochelle Canteen ↑
A courtyard created between kitchen and perimeter wall of the Rochelle School is pleasant and sheltered



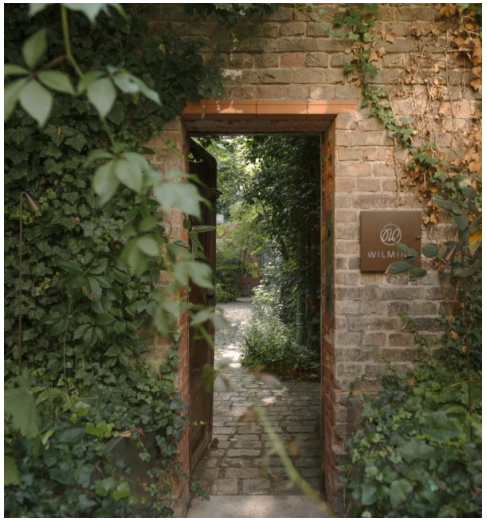
Belgian Pavilion, Venice ↑
A modernness entry into a heritage courtyard and cafe space



Ballast Point Park, Sydney ↑
A surgical intervention that provides a view corridor through a previous impenetrable wall



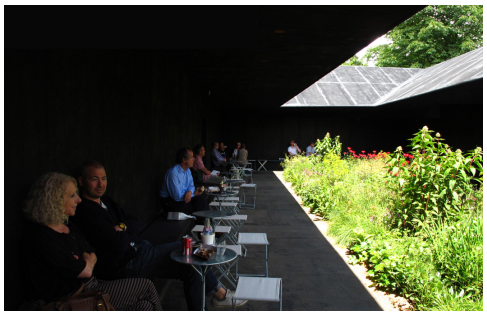
The Agrarian Kitchen, Derwent ↓
An award-winning restaurant in regional Tasmania uses visual and literal connection with its kitchen garden



Wilimina Hotel, Berlin ↑
A smaller-scale heritage wall leading into a courtyard cafe and garden



The Agrarian Kitchen, Derwent ↑
Functioning kitchen garden occupying old courtyard and wall edge

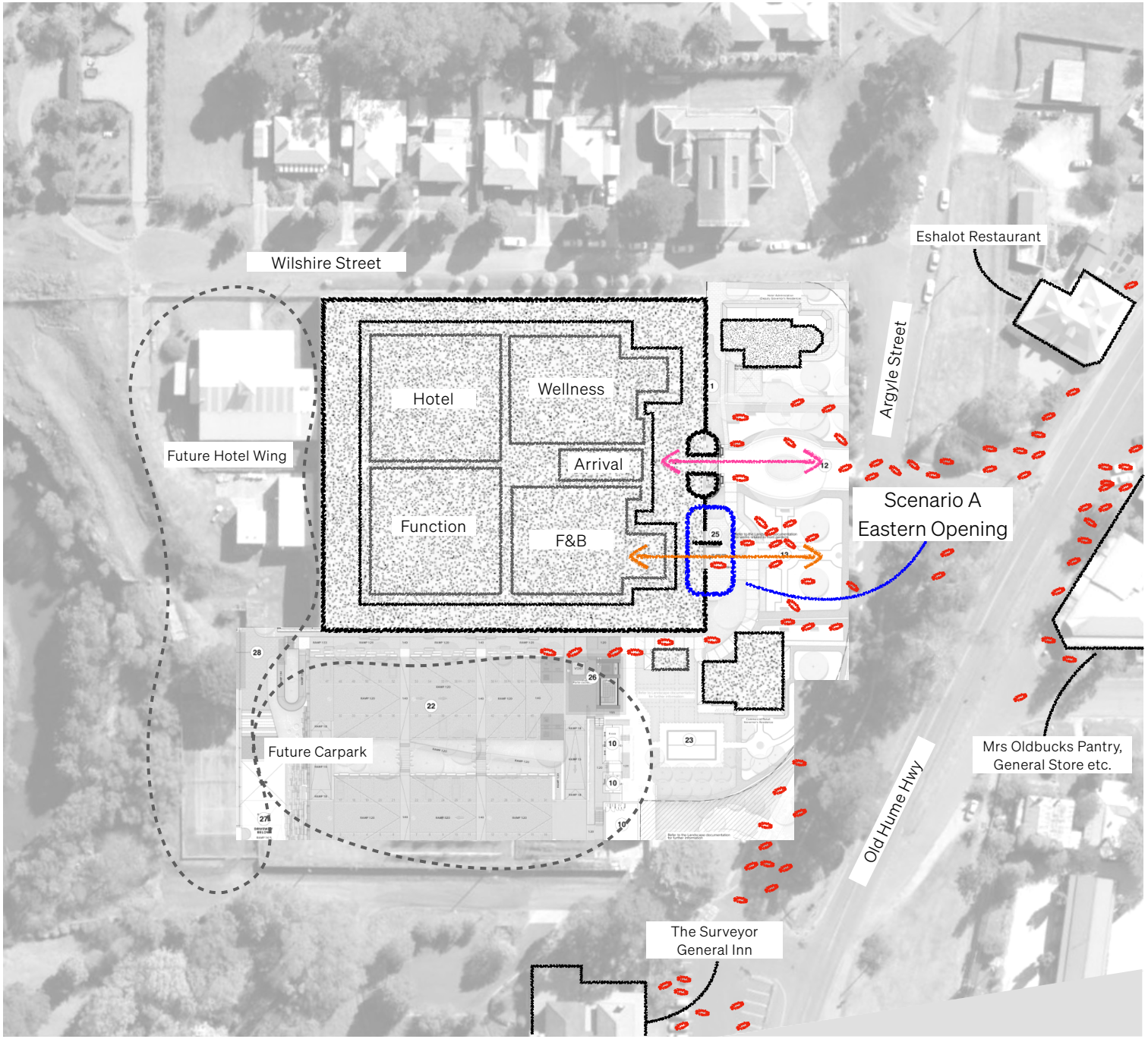


Peter Zumthor Serpentine Pavilion, London ↑
Successful hospitality on the perimeter of a courtyard facing a garden

Scenario A
East Wall Opening

Key Impacts

- Better line of sight and physical connectivity with The Berrima Quarter's main street will increase town dwell time, 'cross-shopping' and local economic benefit
- Best visibility for key public offer of cafe, courtyard and the East Vaucluse Courtyard
- Provides an easy entry point into the gaol – everyone can get inside
- Establishes a dignified and intuitive separation of everyday and luxury tourists
- Creates a vibrant South-East corner in combination with the Governor's Residence and outdoor seating which will bolster retail to the South (Surveyor General Inn etc)



3. Scenario B Southern Opening

Descriptor

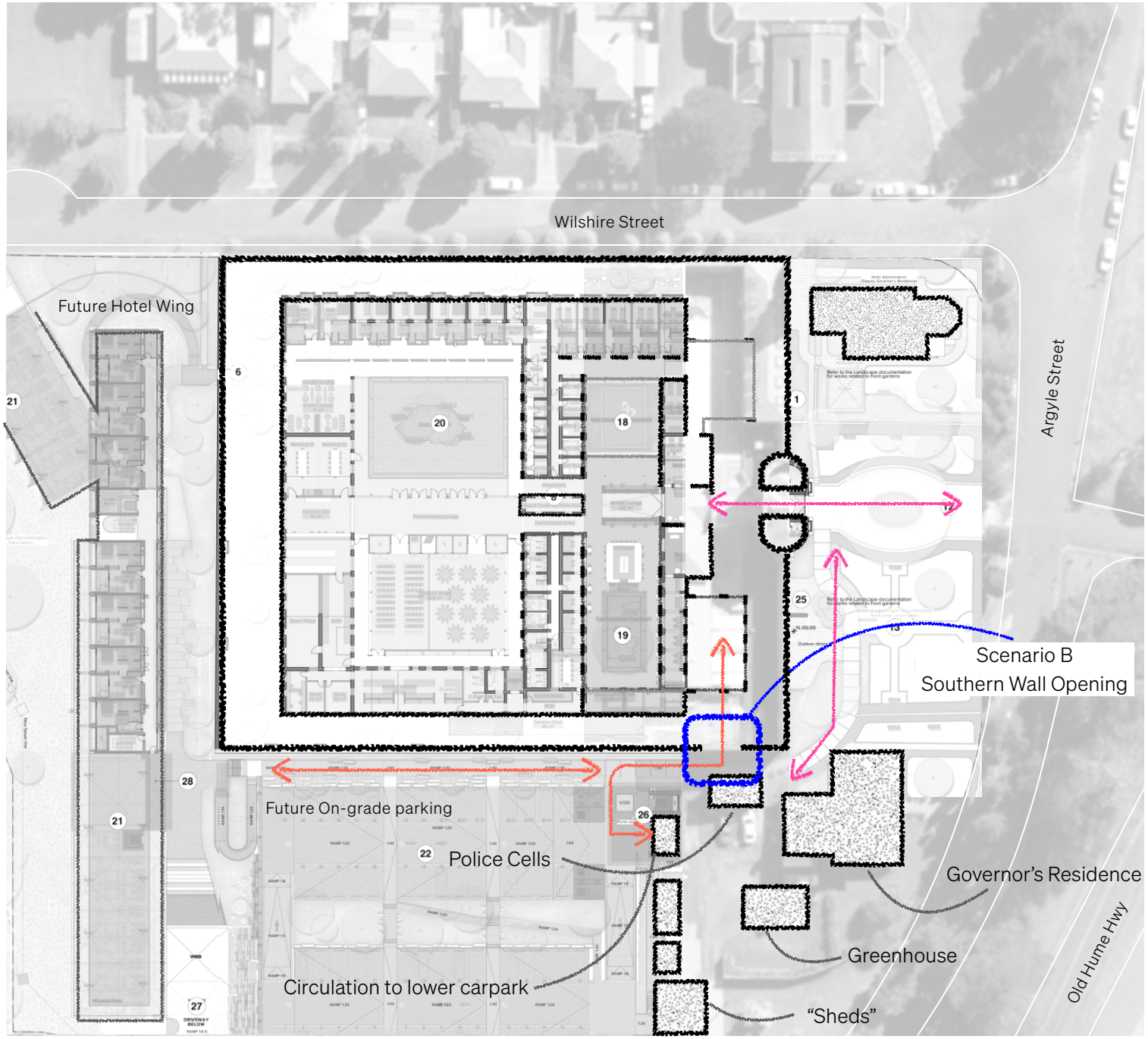
Benchmarks

Key Impacts

Scenario B
South Wall Opening

Description

- A ~6m aperture placed into the Southern Wall creates a entry to the gaol courtyard. There would be no need for a new opening in the Eastern Wall
- This option requires navigating considerable level changes from the dedicated on-grade carpark to provide an equitable access point into the gaol
- Customers using this entry would see the Governor's Residence from the back and side rather than front of the building, but would still be aware of the retail or hospitality offering inside
- A kitchen garden or glasshouse could be located west of Governor's Residence to create a feature that draws the eye and links with the hospitality offer inside the gaol



Scenario B
South Wall Opening



The Agrarian Kitchen, Derwent ↑
Simple but clear signage to lead guests though a complex set of spaces and places



The Agrarian Kitchen, Derwent ↑
Greenhouse used as genuine part of supply chain to kitchen



Abby Kortrijk Museum, Belgium ↑
The possibility of a low perforation through the wall

Games Cafe, Copenhagen ↓
Greenhouse used as dining space (associated with boutique hotel)





King George, Jugiong ↑
More casual public seating at rear of Governor's Residence

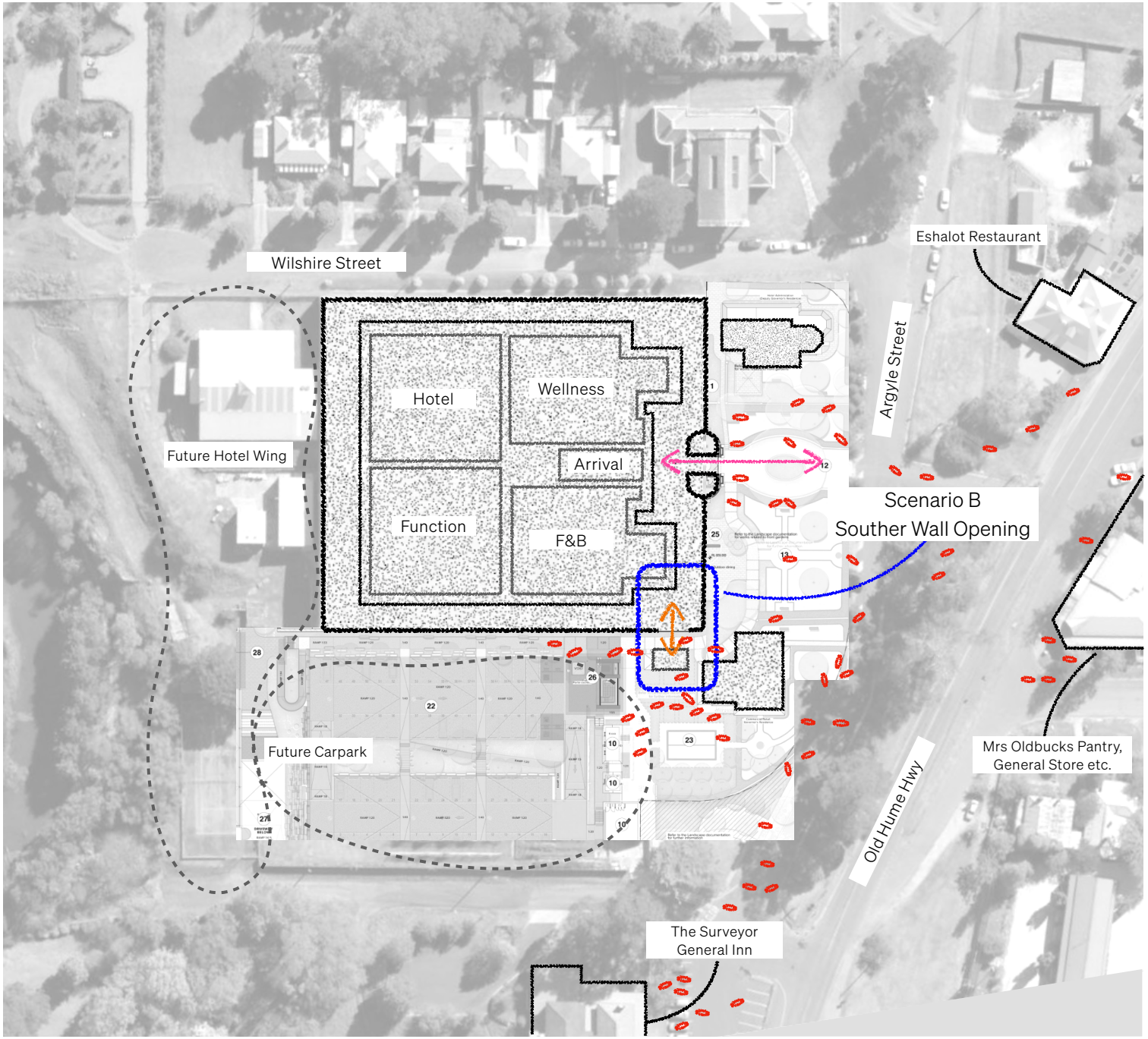


Hotel Stay, Argentina ↑
A compression of space against a monumental wall

Scenario B
South Wall Opening

Key Impacts

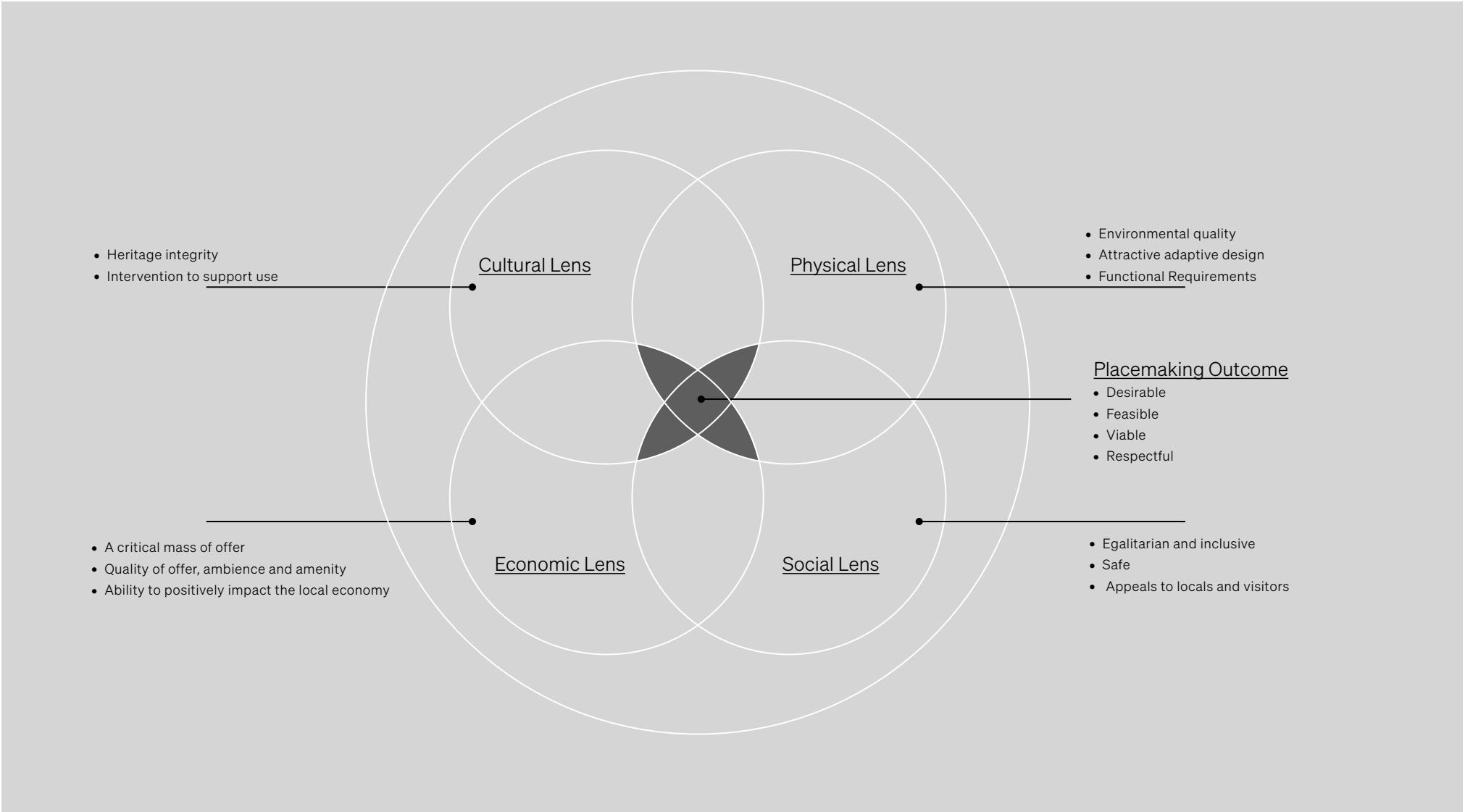
- Requires removing the heritage listed Holding Cell
- Activates a significant area to rear of Governor's Residence
- A more striking arrival from the on-grade car park
- Does not accentuate the Governor's Residence and draw people past it by comparison to Option A. This will reduce patronage and spend to the Governor's Residence
- Likely to reduce pedestrian journeys to and from Berrima town centre
- Additional operational burden of keeping outside seating and tables clean
- A diminished impression of the gaol as not approaching from the front (East)



Placemaking Recommendations

The Berrima Quarter
Placemaking Recommendations

The Berrima Quarter is a respectful new set of uses for an exceptional old building – one that can guarantee the ongoing cultural contribution and beauty of the gaol. Of equal importance, The Berrima Quarter will make a massive contribution to local culture, jobs and prosperity, provided that basic conditions for successful activation and operation are enabled along the East Wall and around the Governors residence such as proposed in Scenario A.



Appendix

1. BCA Advice
2. Macroplan - Key Precinct Factors for Success
3. Turner - Alternative Wall Intervention Scenario Studies

28 May 2026

Our Reference: 240342-Population-l2

Louise Densmore

Director Regional Assessments

Department of Planning, Housing and Infrastructure

12 Darcy Street

Parramatta NSW 2124

Dear Louise,

Re: Request for Information – Fire Egress Compliance & Sprinklers in the Development Commentary
Berrima Gaol Adaptive Reuse (SSD-66876472)

Credwell Consulting have been requested to provide further information regarding the need for an additional opening(s) in the main perimeter gaol walls in order to meet compliance with Volume 1 of the Building Code of Australia 2022 Amendment 2 (BCA) as part of the National Construction Code (NCC) with respect to required egress paths (emergency fire escape routes) and use of the existing guard tower as more particularly documented in and related to our report 240342-NCC 2022-r1 dated 1 September 2025 for the Berrima Gaol Adaptive Reuse proposal (SSD-66876472)". Credwell are aware of the heritage significance of the site and it's listing on the NSW state heritage register.

BUILDING PARTICULARS

The Berrima Gaol Re-Development consists of four parts of the site but this letter only addresses inside the Gaol Walls (function spaces, restaurant, accommodation and ancillary areas).

DISCUSSION

Our report 240342-NCC 2022-r1 dated 1 September 2025 details the full BCA assessment of the proposal.

5. Fire Egress Compliance (point 1)

- *The Department requires a detailed evidence -based fire egress justification for the proposal demonstrating fire egress performance can be achieved. If the Gaol's fire egress performance is not achievable , explore opportunities to provide an additional emergency egress point in*

the southern prison wall, with a connecting pathway through the building to provide direct emergency egress from the conference room to the carpark.

This part of the proposal is an alteration of an existing building so the consent authority under Clause 64 of the *Environmental Planning and Assessment Regulation 2021* must consider if '*the measures contained in the building are inadequate to facilitate the safe egress of persons using the building from the building, if there is a fire'*.

Population

The maximum population inside the gaol walls as part of the re-development is calculated to be 800 persons.

For a maximum population of 800 persons the total egress path width (and therefore width of opening(s) in the walls) must be 7.0 m (calculated in accordance with Clause D2D8 of the BCA).

A reduction in width has not been considered appropriate due to the issues discussed below.

Required Egress Path Width

There are currently two existing entrances/exits in and out of the gaol – the 1866 gate house at the front of the gaol and a 'secret' door to the western wall (only visible from inside the gaol). The 'secret door' should be increased in width to achieve a minimum 750 mm clear opening width (as permitted under Clause D2D9(c)) to be considered as a 1.0 m wide path of travel.

The main entry gate house double timber 'doors' provide for a 3.0 m wide clear access path but these do not have compliant hardware or direction of swing required in Part D3. The metal gates on the inside of the gatehouse will be permanently locked in the open position.

Currently the remaining 3.0 m required width is made up by the new restaurant opening doors in the eastern gaol wall.

The current proposal has been discussed with the Fire Engineer and the existing gate house timber doors being required to be kept in the open position whilst the function centre is being used for an event(s), and whenever the function centre is not in use then the gate house doors can be closed (leaving the rear secret door & the new restaurant opening doors as the compliant emergency exit pathways). This situation is similar to as permitted for an 'entertainment venue' under NSW Clause D3D24(20(e) and D3D31.

A set of 'compliant' glass entry doors infilling the arch entry way be required for general security and access control.

It is proposed that the existing main entry gates are to remain in their current condition without any upgrade to maintain the 'feel' of the gaol including the historic features.

This proposal has been discussed with the Fire Engineer who has stated:

From a fire engineering perspective specific to both occupant life safety and fire brigade intervention the key points are important to note that the design ensures:

- *The respective locations of the doorways along the perimeter of the grounds and within the wall are evenly distributed and ensure that there are no dead ends in the event of a fire event. Where one exit was to be compromised, occupants have the ability to readily utilise the alternative pathways on the complete opposite side which provides suitable level of safety. Similarly, from a fire brigade operation, they can attack from locations which are remote from a potential fire location based on this configuration.*
- *It is understood that the existing heritage doorways will need to be managed as part of the operation of the facility to ensure this is adequate to provide egress/access. This will be developed in consultation with the fire authority to ensure that in any fire event that they can readily utilise all pathways.*
- *The final egress point is noted to be fully DtS compliant which again will ensure that occupants are readily able to evacuate safely and attending personnel can access the building accordingly.*
- *Finally, where the proposed heritage gates/doors were not deemed to be a suitable option, The proposal to adopt a further 3m in the bounding wall of the Gaol to the kitchen garden portion will provide further assistance in evacuation and occupants to safely reach road/open space. It is located such that it is remote from the secret door and the heritage/restaurant doorway and ensures that occupants can evacuate readily. This doorway would also provide further redundancy and safety factor for both occupants and attending personnel due to the limited updates permitted to the heritage doorway/gate.*
- *The overall approach presented above will be further developed and details as part of the CC stage of works where calculations and evacuation assessment will be undertaken to ensure adequate life safety and achieve compliance with the relevant Performance Requirements of the NCC.*

The remaining required width is to be obtained by new opening and doors / gates that will need to provide a minimum of 3.0 m clear width.

As the proposed location of the new opening in the eastern wall is adjacent to the existing gate house strong justification is provided for allowing the *existing main entry gates are to remain in their current condition without any upgrade* as this alterative will allow redirection and be readily apparent to those visiting the building.

Directing people to an opening in the southern wall of the gaol is not entirely practicable as this will not be adjacent to the main entrance that everyone will use.

5. Fire Egress Compliance (point 2)

- *The BCA report and proposed fire safety schedule reference automatic fire suppression systems (sprinklers) across the development but do not distinguish between the new hotel building and the existing gaol. Clarification is required regarding the extent of sprinkler installation within the gaol building. Installation of a new sprinkler system may have heritage implications.*

The new hotel and carpark areas are required to be provided with sprinkler protection. As the gaol is to be fire separated from the rest of building near the goods lift it is not required to be sprinkler protected so this service will not have .

Should you need any clarification or have any queries please do not hesitate to contact the undersigned.

Regards,

Robert Briant
Associate – Building Surveyor /Unrestricted (BDC 0048)

Credwell Consulting Pty Ltd

Berrima Quarter

Key precinct factors of success

Prepared for BLUE SOX GROUP

JUNE 2026



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Executive summary

This report has been prepared by Macroplan (the author) for the Blue Sox Group (the client) to provide an independent assessment of the 'key retail factors to success' in relation to the proposed adaptive reuse of the former Berrima Correctional Centre (former Berrima Gaol) with a focus on assessing the necessity for an outdoor dining area overlooking the front garden and Argyle Street as the design proposes.

Branded as 'the Berrima Quarter' a key anchoring fundamental of the proposal is to create a successful signature restaurant in the south-eastern corner of the gaol and a high quality accommodation building on the western side of the site. This report focuses on the food & beverage (F&B) aspect of the proposed precinct and its importance in maximising the potential for the proposal to be successful and to achieve commercial viability.

Of particular debate is the need for an outdoor dining area as part of the F&B 'offering' and the most effective location for this to be in terms of maximising the potential for the restaurant to be successful (which in turn drives the potential success for the entire precinct). Incorporating an outdoor dining space (external to the gaol) will require a new access pathway through the perimeter wall of the gaol in order to facilitate serving of customers and guests and as the gaol is of heritage significance such an 'intervention' may only be permissible where the need is justified. This reports provides some of the key critical arguments from a retail success perspective justifying the outdoor dining area.

Successful conservation of this historical site can only be achieved through the adaptive reuse pathway if the proposed uses are commercially successful. This report details what is required from a retail offering perspective, with respect to the F&B component and the necessity of having an outdoor dining space (external to the former gaol perimeter wall), for the proposal to be successful and a commercially sound venture, along with being an integral part of the Berrima Town Centre overall offering.

There are seven success factors to creating a successful F&B offering, these are summarised as follows.

1. **Competitive Context** - the area has a limited quantity of accommodation, and a reasonable offering of food and beverage offerings albeit mostly geared towards day-time operators (i.e. cafes and bakeries). The Berrima Quarter development, in activating a major tourism drawcard and adding both quality accommodation and an outdoor dining area, would add to overnight visitor numbers as well as day visitor potential for Berrima.

2. **Critical Mass** – for successful hospitality/tourism precincts, the food and beverage (F&B) offer must be large enough and concentrated to appeal to the visitor market. The outdoor dining area on the Argyle Street side of the site will provide high visibility and access, highlighting its presence as a core part of the Berrima Town Centre. It will be a critical and anchoring link between F&B operators to its south and north in the town centre, thus increasing the critical mass and appeal of the Berrima Town Centre.

3. **Night-time activation** – the Berrima Quarter, in offering a critical mass of casual and/or fine dining, hotel accommodation and event space, will enhance the night-time economy. An intervention of the eastern wall will also improve visibility to the main street and from within the internal restaurant area. This will further support broader night-time activation as visitors are more likely to go out at night if there's a clear, walkable and safe area with multiple options. A successful restaurant at Berrima Quarter can act as the 'anchor tenant', encouraging nearby cafés, wine bars / cellar doors, or dessert spots to stay open later.

4. **Quality of offer, ambience & amenity** – sets the tone and overall visitor attraction of a facility. With an outdoor dining area and quality F&B positioned with frontage to Argyle Street, there is potential to provide attractive, activated streetscape interfaces to enhance the amenity of, and compliment, the heritage of the Berrima Town Centre.

5. **Functionality** – in cases of adaptive re-use of a heritage building, functionality built into the overall design of the development will underpin the efficiency of overall operations. Outdoor spaces allow for a more adaptable layout, can support a wider range of food and beverage offerings and, during peak times or special events, they can serve as an overflow area. The intervention on the eastern wall will, with minimal structural work, allow a directly connected indoor-outdoor space, which is the key. By contrast, an intervention to the southern wall limits the location of the outdoor space to a more isolated area and would require substantive structural work in order to be a functional and connected dining area to the internal area of the precinct.

6. **Overall design & layout** – the positioning of an outdoor dining area on the eastern side of the site, incorporating a sensitively designed landscaped setting, will create an interactive frontage with a strong visual connection to the town's main street, and reinforce the presence of the historic Berrima Gaol site within the Berrima Town Centre. Critically, the eastern side of the site benefits from more favourable outdoor conditions with far less exposure to strong westerly winds conditions and receives full sun between 9am and 12.30pm during winter. By contrast, the southern side is largely in shade all day long plus has much greater exposure to westerly winds, making the area largely unpleasant, if not intolerable for outdoor dining most of the year.

7. **Broader Economic Contribution** - for a range of scenarios (five) including interventions on the eastern and southern walls, as well as no outdoor area external of the perimeter walls, we have assessed total daily sales potential and qualitative factors for each. The results clearly demonstrate that an outdoor dining area to the front of the site facilitated by convenient access to the internal restaurant area will provide the most successful F&B offering. In addition, in terms of amenity, site and town centre activation, it also makes the most valuable contribution as an integral addition to the town centre.

From the perspective of Berrima's other businesses and F&B operators, 'Berima Quarter' – in the adaptive reuse of the historic Berrima Gaol – will increase day and overnight visitation to the town centre of Berrima. In doing so, it will increase the trade for these existing businesses. In the medium term, this might then encourage investment by those businesses in maintaining or upgrading these premises, further enhancing the appeal of Berrima as a tourist destination.

Case studies

This report provides several case study examples of heritage sites, including metropolitan and regional venues, that have been adaptively reused for hospitality and other supporting purposes, that demonstrate the importance of having an outdoor dining offering. Many of these examples demonstrate how new openings in external walls were integral in creating successful outdoor dining areas.

Conclusion

The key findings of the assessment support the proposed outdoor dining area on the eastern side of the site (fronting Argyle Street). The findings are:

Outdoor Dining – Arguments in Favour (Generally)

1. Increased customer appeal. Outdoor dining areas are large attractors for specific customers such as families with young children, dog owners, cycling groups (who like to eat/drink coffee next to where their road bikes are parked) & those who just like dining outdoors. Increased customer appeal translates to increased customers (leading to increased revenue & increased commercial viability)
2. Increased revenue due to increased dining space and variety of offer.
3. Increased pool of potential F&B operators. Without an outdoor dining area some operators may find the venue too challenging due to less exposure. The ability to find the right operator for such a unique location is critical, and having every possible key feature within the F&B offer available to a potential operator (e.g. having an outdoor dining space) is therefore also critically important. Without an outdoor dining space, due to the very enclosed nature of the building, the task of finding the right operator becomes much more challenging. This is not a desirable outcome and only serves to increase the difficulty of creating a commercially viable venue

Outdoor Dining – Arguments in Favour of Eastern Elevation Location

1. Increased visibility of the restaurant (with visible activity of customers dining within the front garden) from high pedestrian & tourist activity areas (Argyle Street, Old Hume Hwy retail strip). Increased visibility of the venue & of visible customer activity translates to increased new customers. Outdoor dining on the southern elevation is afforded far less visibility
2. Outdoor dining at the front of the site will serve better as a link with the town centre and centrally positioned between F&B venues to the south of the site and those to the north helping to create a concentration of activity (referred to as 'critical mass'). This will consequently help to increase overall activity of the town centre, especially with respect to evening trade, which in turn helps to increase the customer base of the proposed restaurant (and the Berrima Quarter precinct more broadly).
3. It is determined that an outdoor dining area on the southern side will remain largely shaded throughout the year and has exposure to strong westerly winds. In contrast the eastern side of the site receives a great deal more sunlight throughout the year and is sheltered from the westerly winds. From a retail success perspective, the eastern side of the site is by far the more commercially sound location for outdoor dining, and we expect any operator to have concerns about the viability of operating an outdoor space on the southern side due to its unfavourable environmental factors.
4. Night time lighting of the gaol (feature lighting) will be concentrated at the main gate house and the southern end of the eastern elevation. Residences along Wingecarribee St & Jellore Street are more likely to be affected by lighting along the southern elevation so lighting to this location will need to be more considerate of those neighbouring private properties. Night time activity will therefore be far more successful on the eastern side of the site where lighting will provide the town with improved 'passive surveillance' that is, a far safer & secure place for diners to congregate and dwell.
5. A significantly enhanced appeal of the precinct through increased openness, improved site activation & a more street-engaging frontage.

6. Design options prepared by the project architect Turner show that extensive new works are required to create an outdoor dining area on the southern side. Including significant elevated decks, stairs, ramps and in some options the removal of the police holding cells and the existing 'out buildings'. Such alterations would make for significant detractors to the existing character of the site and will make for a far less appealing experience for potential restaurant customers. By comparison the eastern elevation requires no such significant alterations, and the character of the site will remain intact.
7. Relevant case studies of heritage sites adaptively reused for public/commercial venues (i.e. new uses of a 'non-museum' nature) & also case studies of similar style/natured regional F&B demonstrate that incorporating outdoor dining, which often requires new openings in heritage fabric walls, is common place, desired & essential.

Introduction

This report has been prepared by Macroplan (the author) for Blue Sox Group (the client) to provide an independent assessment in relation to the proposed 'Berrima Quarter' development. The proposed development involves the adaptive re-use of the former Berrima Gaol, in Berrima NSW.

Section 1 of the report presents an overview of the proposed 'Berrima Quarter' development, including an overview of the site's local and regional context, with consideration for the Berrima Town Centre and the broader Southern Highlands tourism region.

The main part of the report is in Section 2. The approach taken, to understand how and why the outdoor dining area on the eastern side will be pivotal to the overall success of the F&B precinct within Berrima Quarter, is to discuss the seven key inter-related factors to success.

In the final section, the report provides a number of case studies that highlight the benefits generated when outdoor dining areas, often facilitated by an intervention, are incorporated into the adaptive reuse design of heritage buildings.

1 Context

This section of the report presents an overview of the proposed 'Berrima Quarter', including an overview of the site's local and regional context, with consideration for the Berrima Town Centre and the broader Southern Highlands tourism region.

1.1 Local and regional context

Located within the town centre of Berrima, in the NSW Southern Highlands region, 'Berrima Quarter' is the proposed adaptive reuse of the heritage-listed former Berrima Correctional Centre into a hospitality and tourism precinct.

The Southern Highlands is one of NSW's popular country-side destinations with historic towns, scenic views and wineries. Key towns include Mittagong, Bowral and Moss Vale, with Berrima around 10-minutes' drive south-west of Bowral. Tourism is a key industry with numerous vineyards, heritage trails, historic estates and luxury country retreats, making the Southern Highlands a popular choice for country escapes, weddings and other large celebrations.

To promote what the region has to offer, the region's dedicated tourism agency 'Destination Southern Highlands' has recommended tourist drives highlighting key towns and villages as well as trails for bushwalking, heritage locations, food and wine premises, local crafts and galleries.

Berrima features highly as a must-visit destination being well-known for its historical buildings and old-world village charm. Situated just a few minutes' drive off the Hume Motorway, Berrima is highly accessible to the broader region and popular for day-trippers being just a 2-hours' drive from both Sydney and Canberra.

According to data released by Tourism Research Australia (TRA), the region[1] had around 1.8 million visitors in 2024, including close to 1 million day visitors. In the lead up to the COVID-19 pandemic, tourism numbers were growing strongly at an average of over 10% per annum. Whilst border closures (and a cessation in data collection by TRA), during the pandemic saw a dip in tourist numbers, they are now back in line with pre-COVID levels.

Research undertaken for The Southern Highlands Destination Strategy 2020-2030 (2020) (The Strategy) found that visitors to the area include the broad spectrum of people in different life stages. Young singles and couples are attracted to the area for the various outdoor activities and food scene, as are young families and people in their later life stages who also appreciate the heritage of the area.

The Strategy also identifies the most common reason people come to the Southern Highlands, is for leisure (51%) including dining out, sightseeing, to go shopping and bushwalking, followed by visiting friends and family (31%). And whilst Canberra is a similar distance from Berrima, the majority of visitors (62%) come from Sydney.

Further research undertaken by Destination Sydney Surrounds South in 2023[2] shows that visitors aged 55 and over account for the highest proportion of overnight and day visitors. The study also found that overnight visitors are either couples or travelling alone.

[1] *Data for Wingecarribee Local Government Area (which also largely comprises the Southern Highlands region) for 2024 calendar year*
[2] *Futureproofing Visitor Servicing in NSW using Wingecarribee as a pilot (March 2023)*

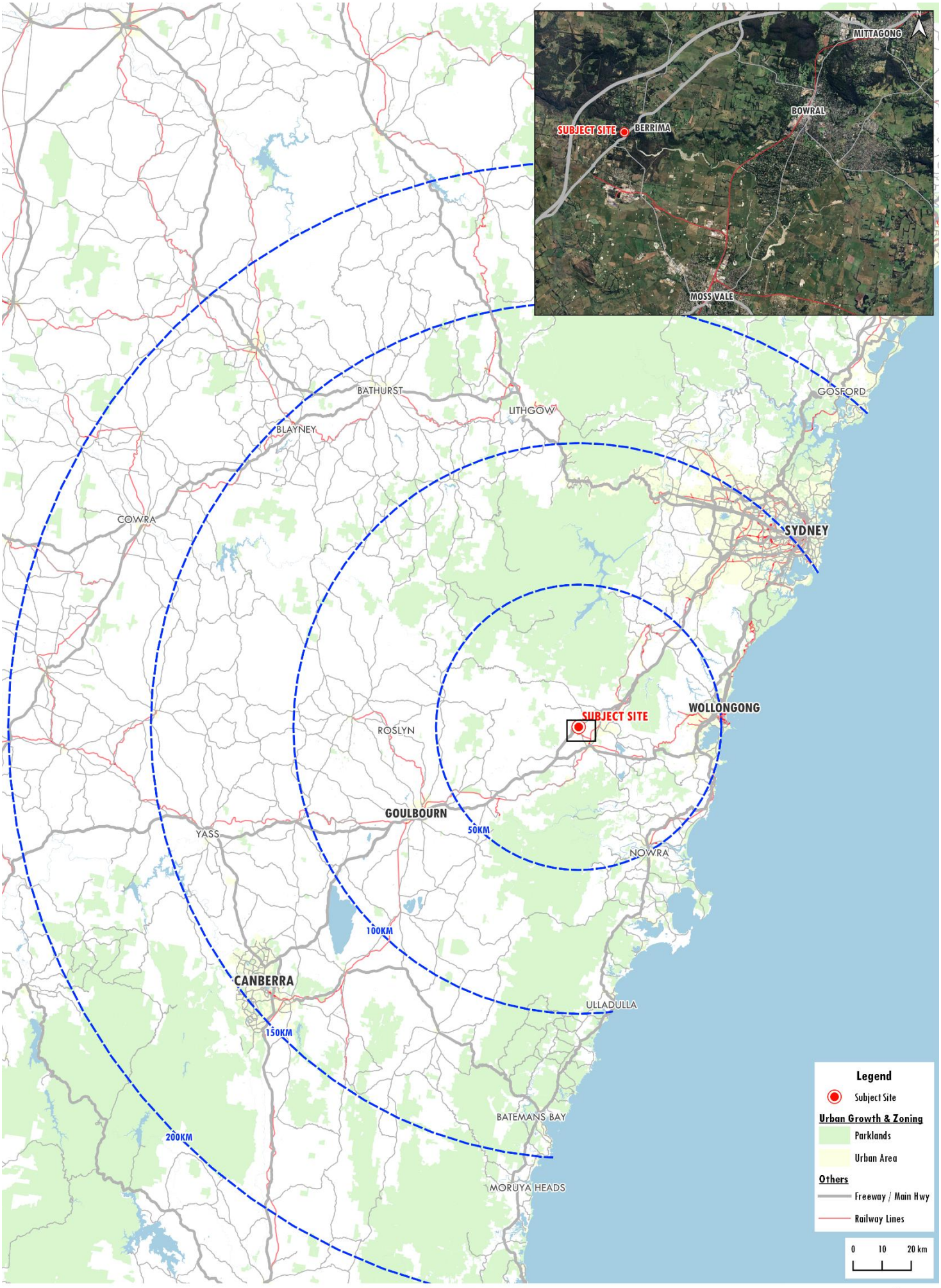
1.2 Berrima Quarter – Proposed Development

The adaptive re-use of Berrima Gaol into 'Berrima Quarter' is proposed to include a restaurant, cafe and bar, function rooms, boutique hotel suites, wellness centre and a new hotel adjoining the existing complex. This transformative development has the potential to anchor the Berrima Town Centre, and with significant heritage value, 'Berrima Quarter' will reactive the site, providing an economic and tourism boost to the Berrima Town Centre and the broader Southern Highlands region.

A key component of the development is the preferred location for an outdoor alfresco dining area with frontage to Argyle Street with direct connectivity to the restaurant area inside the gaol wall area. The outdoor alfresco dining space, requiring an intervention in the eastern wall, is expected to significantly enhance the precinct through improved site activation, and overall, a more street-engaging frontage.

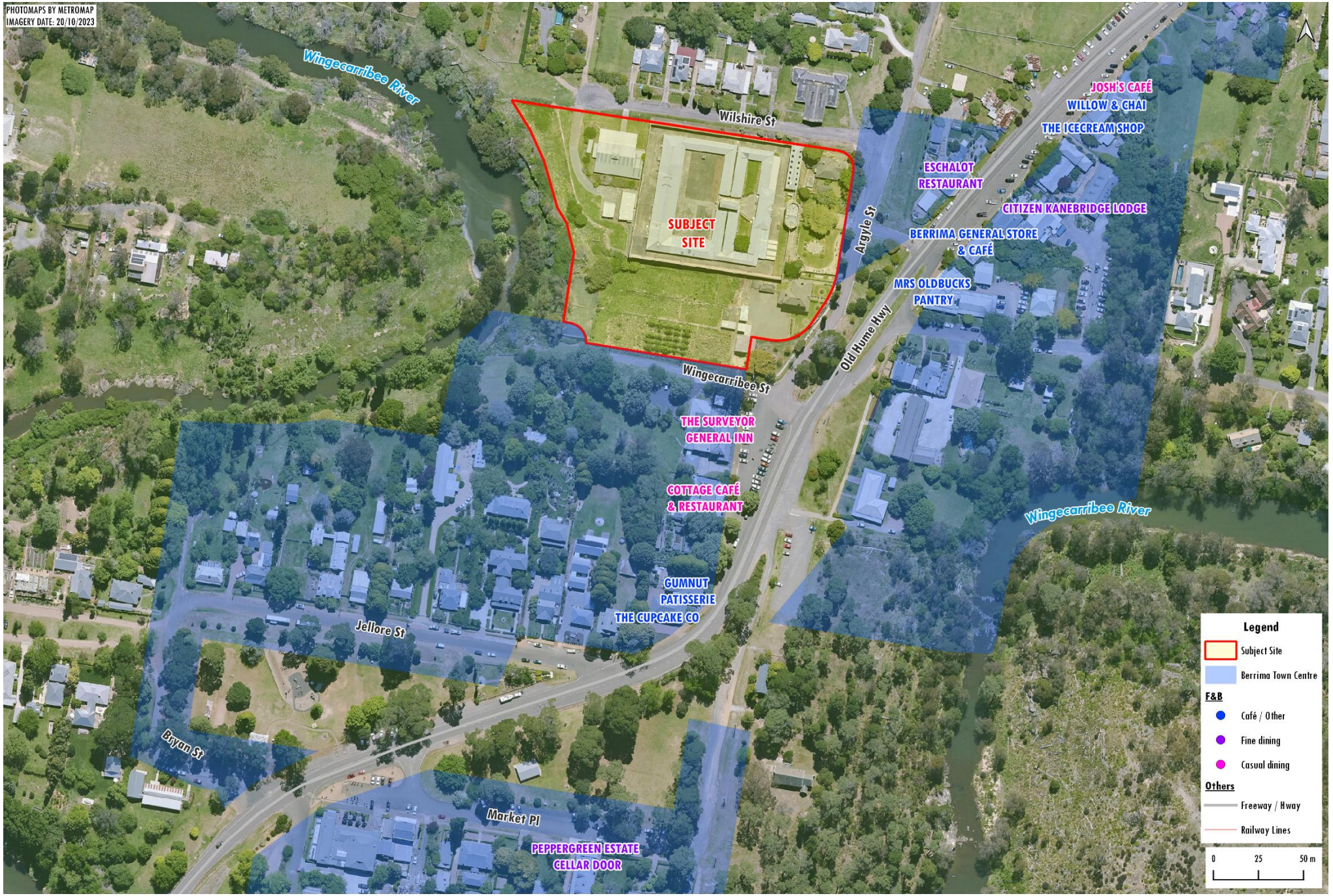
Map 1.3 illustrates how the proposed Berrima Quarter's outdoor dining area at the front of the site will enhance the overall F&B offering within Berrima's town centre as well as its high profile position along the town's heritage walking trail.

Map 1.1 Regional context



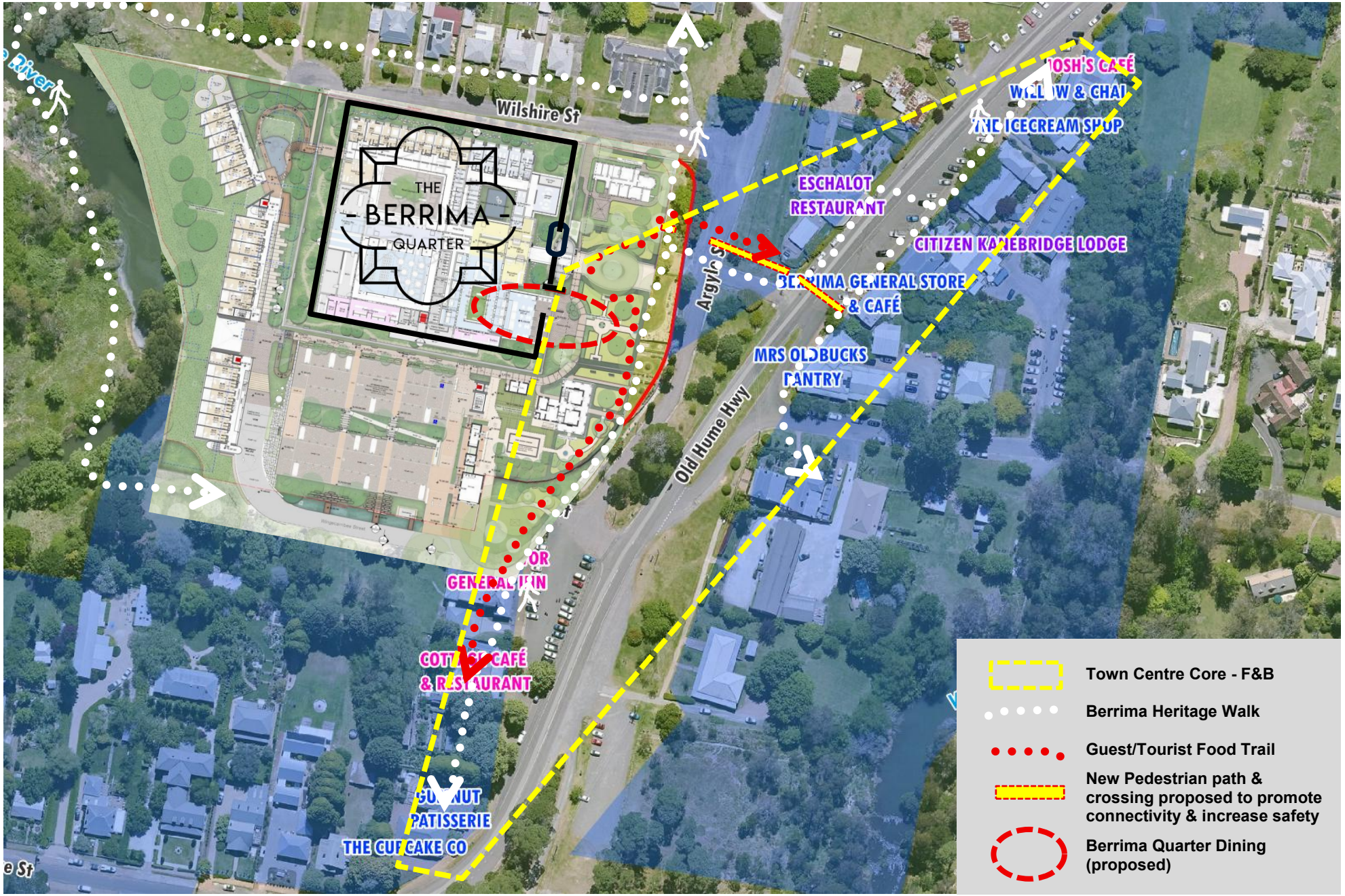
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Map 1.2 Local context – Existing Berrima Town Centre



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Map 1.3 Local context – Proposed 'Berrima Quarter'



2 Key precinct success factors

This section of the report provides a strategic assessment of the key factors that drive precinct success, illustrating how the outdoor dining area can elevate activation, visibility, and the overall competitive positioning of 'Berrima Quarter' in the context of the broader Southern Highlands tourism region. These include:

- Competitive context
- Critical mass
- Night-time activation
- Quality of offer, ambience & amenity
- Functionality
- Overall design & layout
- Broader economic contribution

2.1 Competitive context

This section will provide an understanding of other competitive offerings in the local and broader Southern Highlands tourism region in order to demonstrate how a thoughtfully designed 'Berrima Quarter' will compete with other similar businesses but also enhance the tourism draw to the region.

The Berrima Town Centre is home to a number of other historical buildings including The Surveyors Inn, reportedly Australia's oldest continually licenced Inn, as well as 'Harpers Mansion' a restored Georgian home and Berrima Court House.

The current food and beverage offering is mostly geared towards day-time operators (i.e. cafes and bakeries) with a handful of restaurants open in the evening.

Restaurants in Berrima which open in the evenings are a mix of casual and fine dining, including fine dining restaurants 'Eschalot' and 'Citizen Kanebridge Lodge'; as well as more casual dining offerings at 'Josh's Café', 'Bistro 1824' (within the Surveyors Inn) and 'Cottage Cafe & Restaurant' (open Thursday nights only). In addition to these is PepperGreen Estate Cellar Door, located at the southern end of town with a Tasting Room opened for breakfast, lunch, afternoon tastings and monthly Friday night dinners. We note that Berrima Quarter's F&B offering will be well-positioned centrally between The Surveyors Inn and other restaurants that are currently open in the evenings (see previous figure 1.2).

In the surrounding rural area, there are a number of wineries and cellar doors that also offer dining experiences. These include Bendooley Estate with restaurant 'Leo's at Night'; and Tractorless Vineyard with dining experiences including 'Long Italian Lunch' and 'Farm to Table' events.

Bendooley Estate winery also provides accommodation with a mix of one- to three-bedroom cottages, 'The Loft' and 'The Homestead' for higher end stays. Set across 200 acres, the estate also hosts conferences and private events in its facilities and is a popular wedding venue.

Other accommodation in Berrima is currently limited to bed and breakfast style offerings and larger country homes available for short stay (such as Glen Regan, a renovated farm house that sleeps up to 12 guests), and 'Berrima Bakehouse Motel' located in the town centre.

In short, the area has a limited quantity of commercial accommodation, and a reasonable offering of food and beverage offerings albeit mostly geared towards day-time operators (i.e. cafes and bakeries).

Berrima Quarter, in activating a major tourism drawcard, by providing quality accommodation, wellness and function centre amenities and restaurant with outdoor dining, would add to the overnight visitor as well as day visitor potential for Berrima.

It is also noted that there is currently limited outdoor alfresco dining within Berrima, with most establishments offering only small patio or veranda dining areas.

Outdoor dining areas are large attractors for specific clientele such as families with young children, dog owners, cycling groups, etc. Further to this, visitors coming from Sydney (who account for the majority of Berrima's tourism) come to regional towns like Berrima for a countryside experience – which involves appreciating the outdoors. They therefore gravitate to alfresco dining offers to enjoy the fresh air which is far from their usual environment in a capital city.

2.2 Critical mass

Critical mass refers to the concentration of similar and complimentary uses that will provide increased engagement with a precinct or facility. In economic terms, this is also referred to as agglomeration economies, which result from the benefits to consumers of the spatial concentration of related activities such as accommodation, retail and/or entertainment activities (including F&B) - namely reduced cost (time) of trips and benefits of comparison shopping/spending. These benefits increase customer traffic, which benefits business turnover and the viability of the business which in turn leads those businesses to locate close to their competition.

Agglomeration benefits do not explain why a location is chosen initially. External factors which draw foot traffic are the key prime drivers of location of F&B. For example, a train station generates significant flows of potential customers in its proximity which can make it a location-driving factor. In Berrima's case, it is the historical significance of the town (its historic buildings and maintained Georgian village design) and its scenic surroundings that draw visitors to the area, coupled with its short distance from the Hume Highway. This visitation into the town is a prime driver of foot traffic which creates a draw for a cluster of F&B activities.

The foot traffic drawn to a location can also attract community facilities and retail activities which, in turn, serve to draw in additional foot traffic, over and above that drawn by the prime driver. That is, there are agglomeration economies in types of activities located in proximity which then makes that location favourable to other activities.

For successful precincts or town centres, the retail and food and beverage offer must be large enough and concentrated to appeal to the residential catchment and visitor market (and local workforce where applicable) it could potentially serve. A destinational offer such as the proposed 'Berrima Quarter' will draw additional business from a broader region, as well as further enhancing the historic profile of the town centre.

This outdoor space will provide high visibility and create an interactive entrance and highlight its presence as part of the Berrima Town Centre. That is, the intervention of the eastern wall facilitating an outdoor dining area will provide a visual interface and make the outdoor F&B offering at 'Berrima Quarter' the key (and currently missing) link between other F&B operators to the south and the town centre to the north (as illustrated in previous Map 1.3).

The outdoor dining area also provides critical mass within Berrima Quarter itself, by way of supporting the internal dining offer and provide Berrima Quarter the ability to do trade from breakfast through to dinner.

2.3 Night-time activation

Many heritage towns are busiest between late morning and mid-afternoon—people visit museums, walk historic streets or trails, then leave before evening. A compelling restaurant - especially one that leans into the town's story - gives visitors a reason to stay for dinner, and often to book accommodation.

It is envisioned that the food and beverage offer envisioned for Berrima Quarter will include a casual café style experience during the day and fine dining by evening. The complex will provide high quality hotel accommodation (including boutique suites), wellness centre and event space. Such an offer, with critical mass, would be a significant drawcard. It's presence will enhance the night-time F&B offering within Berrima, which is currently limited to only a handful of operators.

Eighteen-hour activation is a key objective of the F&B component proposed at Berrima Quarter. Extended activation is a critical element of successful retail offerings/precincts – servicing the breakfast, lunch and evening F&B market – providing a vibrant focal point for the Berrima Town Centre.

A strong F&B offer at Berrima Quarter will increase dwell time and extend the historic experience into the evening. An intervention of the eastern wall will also improve visibility to the main street, from the internal restaurant and support broader night-time activation of the town centre. With lighting of the outdoor space and line of sight into the internal restaurant areas will give Berrima Quarter a 'beacon' like presence.

Night-time activation does more than support the on-site hotel accommodation and bring business in the evening hours, it also creates a vibrant community and safe environment after hours. Visitors are more likely to go out at night if there's a clear, walkable area with multiple options.

A successful restaurant at Berrima Quarter can act as the "anchor tenant," providing 'passive surveillance' given its central position, encouraging nearby cafés, wine bars / cellar doors, or dessert spots to stay open later. Over time, that clustering effect creates a sense of vibrancy and safety, which is critical in towns where streets can otherwise feel empty after dark.

As noted in Section 2.2, the F&B offering proposed for 'Berrima Quarter' will be strategically positioned centrally to the current restaurants and tavern that are open for dinner. The outdoor dining area with frontage to Argyle Street, will effectively fill a current void linking the restaurant, cafes and the Surveyor General Inn to its south to the town centre – therefore creating a more enhanced and 'walkable precinct' at night.

In summary, the Berrima Quarter in offering a critical mass of casual and/or fine dining, hotel accommodation and event space will enhance the night-time economy. An intervention of the eastern wall will also improve visibility to the main street and support broader night-time activation as visitors are more likely to go out at night if there's a clear, walkable and safe area with multiple options. A successful restaurant at Berrima Quarter can act as the "anchor tenant," encouraging nearby cafés, wine bars / cellar doors, or dessert spots to stay open later.

2.4 Quality of offer, ambience & amenity

Quality of offer, ambience and overall amenity can set the tone and overall attraction of a facility and will drive patronage from the local and broader region. Of most relevance to Berrima Quarter is how an outdoor dining area can add to the ambience and amenity of both the precinct itself & the Berrima town centre.

The quality of offer is reflective of the place/building, critical mass and the tenants/operators that are secured. The heritage value of the site provides a key opportunity for high quality offerings, which will draw customers and create greater exposure to heritage elements.

The former Berrima Gaol is a significant heritage building, and any retail offer provided will benefit from this impressive setting, creating an attractive space for the various customer segments. This quality market positioning will attract retailers who share the same 'vision', therefore creating an ambience/offer that appeals to and resonates with customers.

A quality F&B offering supported by the proposed outdoor dining area, will provide greater choice of dining options at Berrima Quarter, attracting more people to the precinct and enable a greater appreciation of and interaction with the heritage of the site, and the proposed heritage interpretation throughout.

With an outdoor dining area positioned with frontage to Argyle Street, there is potential to provide attractive, activated streetscape interfaces to enhance the feel of the precinct, and an offer that compliments the heritage of the Berrima Town Centre.

If the outdoor space was to be located on the southern side, this would place it in close proximity to the carparking area, as well as being shaded and windy. Whilst there will be vegetated interfaces incorporated into the design, outdoor dining areas are more desirable when located in a distinctly separate location. Located near carparking can destroy the overall ambience and feel of outdoor spaces.

Given customer expectations and the experience sought by visitors, particularly those travelling from Sydney, there would likely be an expectation for an outdoor offering in a more atmospheric setting, which would be compromised by close proximity to car parking, with the ambience and atmosphere diminished by the presence of nearby car parking.

2.5 Functionality

In cases of adaptive re-use of a heritage building, functionality built into the overall design of the development will underpin the efficiency of overall operations. In the case of dining areas within a restaurant, outdoor dining can help the flow and functionality of the overall restaurant in a variety of ways.

Outdoor dining areas can do more than just add extra seats—they can noticeably improve how a restaurant functions inside.

First, they reduce congestion indoors. By moving some guests outside, you free up space in the main dining room, which makes it easier for staff to move between tables, the kitchen, and service stations. This smoother movement directly improves internal flow, that is how efficiently people move through the space.

They also help with better table distribution and spacing. When hosts can seat guests both inside and outside, they can balance the load more evenly. That means fewer bottlenecks at peak times and less pressure on specific sections of the restaurant.

Another benefit is improved waiting and transition areas. Outdoor spaces can double as holding areas for guests waiting for a table or finishing drinks. This keeps entryways and indoor walkways clear, preventing crowding near the restaurant entrance or service zones.

Outdoor spaces allow for a more adaptable layout and support a wider range of food and beverage offerings. During peak times or special events, they can serve as an overflow area, helping to keep the indoor environment organised and comfortable. They also cater to a more relaxed, casual dining atmosphere, while indoor spaces can be reserved for a more polished, fine dining experience.

Considering the above, a strong and direct physical connection between the outdoor and indoor areas is key to the functionality of a restaurant. As such, the intervention on the eastern wall will allow a directly connected indoor-outdoor space, whereas an intervention to the southern wall limits the location of the outdoor space to a more discrete and less visible area. This is due to the topography of the land which falls away to the south, which would require substantive structural work to create an outdoor dining area in that space.

2.6 Overall design & layout

An outdoor dining area on the eastern side will enhance visibility and accessibility along Argyle Street. This offering will establish an engaging, interactive frontage and reinforce the site's presence within the Berrima Town Centre. The positioning of the outdoor area to the east, along with incorporating structural elements (such as an arbour), will create a strong visual connection to the main street of Berrima.

This location also provides the F&B offering with high exposure and visibility to passers-by, particularly those who walk the heritage trail which passes directly in front of the site (refer to previous Map 1.3). The trail typically starts to the south around The Surveyor General Inn and then heading north, directly past Berrima Gaol, to the Berrima Courthouse. As a result, people will also naturally have an interest in Berrima Gaol as another key heritage place of interest within Berrima.

If an outdoor area were to be positioned to the southern side, it would not be as highly visible nor as easily accessed by passing traffic, which then limits people's awareness of its presence.

Further to this, and most critical to outdoor dining spaces, is consideration to weather conditions, particularly during the winter months. The eastern side of the site benefits from more favourable outdoor conditions with less exposure to windy conditions and receives full sun between 9am and 12.30pm during winter. In comparison, the southern side is in full-shade and is exposed to windy conditions. This makes for rather unpleasant conditions for dining outdoors. If an outdoor space cannot be fully utilised during all times of the year this will have a significant impact on seating capacity and therefore sales turnover for the operators.

Consideration for weather conditions and aspect are a crucial consideration for the overall design of any development, especially those with outdoor spaces. Given all of the above, along with studies[3] undertaken into weather conditions for the site, the eastern side is considered the most optimal location for an outdoor alfresco dining area at Berrima Quarter.

At the eastern side of the site, the dining area would be level with the internal restaurant requiring minimal additional building works and structures required for its development in that location.

An outdoor dining area on the southern side would also be positioned next to the rear carpark area, and within a high foot traffic area of arriving guests. This makes for an uncomfortable dining experience and lowers the functionality of the area for staff to move amongst tables.

[3] *Additional option studies for Coordination with Right Angle, undertaken by Turner (April 2026)*

2.7 Broader economic contribution

The 'Berima Quarter' development will bring more people to the town and enable a greater appreciation of the heritage of the site, and the proposed heritage interpretation throughout the former Berrima Gaol precinct. There is already strong public interest in the former gaol, and the ability to visit and engage with the site will be an iconic proposition for Berrima. This will in effect be further establishing Berrima as one of NSW's must-visit historic towns.

A destinational F&B offering will entice additional custom to the town – playing as an additional drawcard for increased visitation to Berrima. This will have flow-on effects to other businesses and F&B operators in the town.

It will be boost to the Southern Highlands tourism industry and naturally result in increased job opportunities.

Table 2.1 outlines a three different scenarios based upon two potential locations for outdoor alfresco dining[4] as well as a scenario with no outdoor dining as a comparison. These scenarios are as follows:

- **Scenario 1: Eastern outdoor dining area** – this scenario assumes an outdoor dining area with frontage to Argyle Street, enabled by an intervention to the eastern wall. This scenario assumes no F&B offering within Governors House.
- **Scenario 2**: **Southern outdoor dining area** – this scenario assumes an outdoor dining area to the southern side of Berrima Quarter, enabled by an intervention to the southern wall. This scenario also assumes no F&B offering within Governors House.
- **Scenario 3: No outdoor dining area** – this scenario assumes that the internal restaurant will be the only F&B offering within Berrima Quarter.

For each scenario we have estimated the outdoor dining areas (excluding thoroughfare areas) based upon concept plans[5] developed by the project architect (Turner), and based on an average of 2 sq.m per person, estimated the dining capacity of each outdoor area.

We have then considered the following to assess total daily sales potential:

- Trading hours for daytime and evening opening time assumed to be the same for Scenario 1 and 2.
- Number of sittings, which assumes an average sitting/dwell time of 1 hr during the day and 1.5 hrs in the evenings, to calculate total number of patrons during the day and evening trade.
- F&B offering for all scenarios assumed to be casual during the day and fine dining in the evenings.
- Average spend per patron of $25 during the day and $100 in the evenings.
- Occupancy levels assumed to be 95% under Scenario 1, compared to 70% for Scenario 2. The latter rate factoring in the unfavourable weather conditions to the southern side which will deter patrons sitting outdoors.

[4] *Additional option studies by Turner (April 2026)*
[5] *Additional option studies by Turner (April 2026)*

In addition to estimating potential daily sales for each scenario, we have also critically analysed each scenario with consideration for the following:

- **Layout** – how the outdoor and internal dining area within Berrima Quarter are connected. That is separate, connected or disconnected. Disconnected refers to scenarios where there is a level of disconnection between the two spaces.
- **Amenity** – key to any outdoor area is exposure to the elements namely sun, shade and wind. This is of high importance particularly in locations such as Berrima where outdoor dining can be prohibitive in the colder months. Sunny and sheltered outdoor dining areas will ensure a higher rate of custom and occupancy time.
- **Site activation** – how does each outdoor area scenario activate the site and interface with Argyle Street.
- **Town Centre activation** – how does each outdoor area position itself and impact on other F&B operators in the town centre. To ensure its success, as well as enhancing the Town Centre overall, where the outdoor dining areas are and quality of offer will significantly impact on how well Berrima Quarters F&B offering(s) can position itself as that 'missing link' for the town centre. That is, how well it will compliment and not compete with other F&B operators.
- **Retail potential –** This considers all the above including maximum potential daily sales. As noted above, the level of occupancy (on average) is likely to be lower on the southern side (compared to the east) given the unfavourable outdoor weather conditions particularly during the winter months.

The analysis demonstrates that an outdoor alfresco dining area with frontage to Argyle Street, with direct connection to the internal restaurant area, will provide the ultimate and most successful F&B offering. This will position Berrima Quarter as an integral addition to the town centre and provide the highest likely rate of patronage given its overall amenity, heritage surrounds and site activation benefits.

Additionally, an eastern outdoor dining area will provide site activation benefits, as well as a key attractor from the street resulting in a net increase in visitation, thus underpinning the viability and quality of the fine dining restaurants offer. The eastern side will also provide a much higher retail sales potential for the restaurant operator, due to higher occupancy rates.

Overall, an outdoor dining area at Berrima Quarter will ultimately provide the following, which will contribute to the success of its F&B offering as well as contribute to the economic health of Berrima's town centre:

- Improving public permeability
- Reinterpreting of formerly enclosed environment into a scenic and accessible domain
- Reactivation of dormant heritage, facilitated by economic sustainability as a conservation strategy
- Being in a regional location puts the proposal in a higher risk category of being commercially fragile, therefore requiring a good quality offer to financially stack up and attract good staff.

Table 2.1 Outdoor dining – Scenario Analysis

Feature	1. East only	2. South only	3. No Outdoor
Outdoor dining GFA (sq.m) *	80	60	0
Est. capacity (persons) #	40	30	0
Trade hours - day	*8am-2pm*	*8am-2pm*	*Nil*
Trade hours - night	*5.30-10pm*	*5.30-10pm*	*Nil*
*Max Sittings - day ** *	*6*	*6*	*0*
*Max Sittings - night ** *	*3*	*3*	*0*
F&B offering - am	*Casual*	*Casual*	*Nil*
F&B offering - pm	*Fine dining*	*Fine dining*	*Nil*
Likely ave. occupancy (%)	*95%*	*70%*	*0*
Daily sales potential - day ^	*$5,700*	*$3,150*	*$0*
Daily sales potential - night ^	*$11,400*	*$6,300*	*$0*
Daily sales potential - total ^	***$17,100***	***$9,450***	***$0***
Var. to Scenario 1		***-45%***	***-100%***
Pros & cons			
Layout	**Connected**	**Disconnected**	**Internal only**
Amenity	High - sunny position & more sheltered	Low - shaded position and unprotected area	n/a
Site activation	High - immediate street exposure, open interface and increased access into Berrima Quarter	Low - frontage to carpark and largely hidden from street	Lowest - no connection between internal and outdoor areas of the site.
Town centre activation	High - Strong F&B offering that can anchor and be the 'missing link'. Will be inclusive of the community - providing an inviting & ceremonial entrance	Low - disconnected from the street (visually and access)	Lowest - no direct connection or visual presence within the town, potentially resulting in Berrima Quarter competing with, not complimenting, the town centre F&B operators.
Retail potential ***(outdoor area only)***	**High** Potential for different dining options (fine v casual, inside v out) and an integrated offer that compliments the existing F&B options in the town centre.	**Low** Exposure to the elements, lower amenity near carpark and discrete location will likely result in low dwell time and inconsistent trade, particularly during the cooler months. This could result in up to **45% less trade** than Scenario 1.	**Lowest** Offering is limited to a fine dining restaurant inside Berrima Quarter, which could be perceived as less accessible to the general public

** Estimates of outdoor areas dedicated to dining tables (i.e. excluding thoroughfare areas)*
 # Assumes 2 sq.m per person
*** Assumes average of 1 and 1.5 hrs per sitting for am and pm trade respectively*
^ Assumes average spend of $25 and $100 for am & pm sittings respectively as well as occupancy levels more impacted by weather conditions to the south

3 Case studies

Adaptive re-use of historic sites presents a wide range of opportunities and challenges. The new use, and the level of change required to accommodate that use (or uses), needs to be compatible with and appropriate to the heritage significance of the place. Such projects however can be successful for a variety of reasons including the eagerness of the community to understand and engage with historical places, providing an ongoing economic and/or community uses of our historical places and ensuring the long term retention of important heritage assets, so that they do not simply fall into disrepair.

The following case studies demonstrate that it is common place for adapted heritage sites and regional F & B venues to create new outdoor dining areas and in many instances that an intervention in a façade wall is required to facilitate this offering. These examples clearly show that it is considered by the owner and/or operator of the venue that an outdoor dining area is not only desirable but essential to have in order to maximise the chances of the venues commercial success.

Further, from an owner's perspective in terms of creating a venue that is desirable to the widest range of potential operators as possible, an outdoor dining area with high visibility and exposure to foot traffic (especially in a tourist hot spot or commuter travel path) is critical to ensuring a large pool of interested operators which in turn facilitates sourcing the right operator. The exclusion of such an offering will only serve to limit the pool of potential operators, and for a site as unique as the Berrima Gaol, including its regional location, this lack of offering will only serve to diminish the potential success of the venue. The criticality of maximising the potential for finding the right operator for such a site cannot be understated.

The case studies speak to this later point, by showing that outdoor dining areas are located adjacent high foot traffic pedestrian zones, usually towards the front of the venue.

3.1 Key summary points

3.1.1 Metropolitan Sydney

Case Study 1: Locomotive Workshops (South Eveleigh)

Category: Heritage + Adaptive Reuse
Awards: 2023 Winner Best Heritage Development (Property Council of Australia)

- Heritage building adaptively reused and converted into a Multi-venue precinct comprising F&B and retail
- F & B venues (Brew Dog, Anita Gelato, The Grounds Coffee Factory) & Retail (IGA supermarket) with outdoor dining
- Interventions to heritage fabric walls required to facilitate businesses and activate outdoor spaces
- Outdoor dining located adjacent to high pedestrian traffic thoroughfare

Case Study 2: Tramsheds (Former Harold Park, Forest Lodge)

Category: Heritage + Adaptive Reuse

- Heritage building adaptively reused and converted into a Multi-venue precinct comprising F&B and retail
- F & B venues (Restaurants) with outdoor dining located adjacent main entry
- Outdoor dining located adjacent to high pedestrian traffic thoroughfare
- Side of building completely filled in with new glazed façade

Case Study 3: Campbell's Stores (Circular Quay, The Rocks)

Category: Heritage + Adaptive Reuse

- Heritage buildings adaptively reused and converted into a Multi-venue precinct comprising F&B
- F & B venues (Restaurants) with outdoor dining located on main building elevation
- Outdoor dining located adjacent to high pedestrian traffic thoroughfare

Case Study 4: Rosebery Engine Yards

Category: Heritage + Adaptive Reuse

- Heritage site adaptively reused and converted into a Multi-venue precinct
- Intervention to heritage fabric wall made to facillitate servicing of new outdoor dining area

Case Study 5 The Cannery, Rosebery

Category: Heritage + Adaptive Reuse

- Heritage site adaptively reused and converted into a Multi-venue precinct
- Multiple interventions to heritage fabric wall made to facillitate servicing of new outdoor dining areas for restaurant tenancies

Case Study 6: Callan Park (Lilyfield)

Category: Heritage + Adaptive Reuse

- Heritage site proposed to be adaptively reused and converted into a multi-purpose precinct including F&B
- Outdoor dining proposed

Case Study 7: The Station (Newcastle)

Category: Heritage + Adaptive Reuse

- Heritage site proposed to be adaptively reused and converted into a multi-venue precinct comprising F&B
- Outdoor dining proposed

3.1.2 Regional NSW F & B Venues

Case Study 8: Brindabella Hills Winery (Wallaroo, NSW)

Category: Regional F&B Venue + Tourism

- Venue incorporates a light weight arbor structure from carpark area leading guests up to main entry
- Outdoor dining provided at the front garden
- Access from restaurant to the outdoor dining area provided by glass doors

Case Study 9: Coolamon Hotel, Coolamon NSW

Category: Regional Heritage Hotel + Restoration

Awards: 2026 National Trust (NSW) Heritage Award winner President's Prize Award

- Heritage hotel (circa 1850's) in a regional town renovated to incorporate new outdoor dining area in a garden setting
- Intervention to wall made to facilitate servicing of new outdoor dining area

Case Study10 The Sir, George (Jugiong, NSW)

Category: Regional Heritage Hotel + Restoration

- Heritage hotel (1852) in a regional town renovated to incorporate new outdoor dining areas in a garden setting

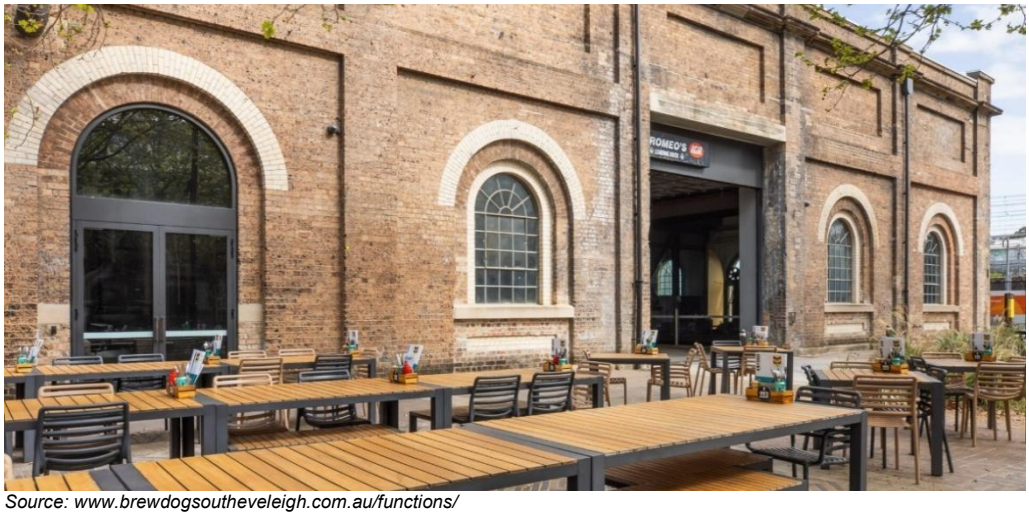
3.2 Locomotive Workshops (South Eveleigh) - Adaptive Reuse

Figure 3.1 Brew Dog Bar/Restaurant outdoor dining (Railway Patio South)



Source: www.brewdogsoutheveleigh.com.au/functions/

Figure 3.2 Brew Dog outdoor dining & IGA loading dock (Railway Patio North)



Source: www.brewdogsoutheveleigh.com.au/functions/

Figure 3.3 Locomotive Workshops South Eveleigh – pedestrian thoroughfare



Source: Buchan.com

- Outdoor dining serving the Brew Dog bar/restaurant inside.
- Interventions in the façade to facilitate access and connected outdoor dining spaces, as well as serving commercial operations (e.g. loading dock for Romeo's IGA supermarket).
- Large rectangular interventions in the facade modernized with new steel framing and glazing.
- Other original arched entryways replaced with modern steel glazed doors compliant with modern building code.
- The outdoor dining space fronts the main open pedestrian thoroughfare connecting Redfern Station to the South Eveleigh precinct (formerly *Australian Technology Park*) and the residential area of Alexandria. Providing the outdoor dining areas and precinct overall immediate exposure to passerby's.

Awards: 2023 Winner Best Heritage Development Property Council of Australia

Figure 3.4 Anita Gelato (Railway Patio South)



Source: anitagelato_australia South Eveleigh (Instagram)

Figure 3.5 The Grounds Coffee Factory



Source: The Blue Fox Group

- New steel glazed structure added to heritage fabric wall of the Locomotive Workshop building to facilitate new commercial business.
- Anita Gelato, positioned at southern entrance to the pedestrian thoroughfare includes seating both inside and outside (located adjacent to the Brew Dog outdoor dining area).
- The Grounds Coffee factory outdoor dining area required an intervention in the heritage fabric wall to allow for connection through to the main dining restaurant inside (NB: the original building only contained arched entrances).

Figure 3.6 Railway Patio – Consideration for the elements



Source: Metromap.com.au – aerial capture Jan 2026 (left) and July 2025 (right)

- The location and design of the outdoor areas also gave consideration for the elements – with deciduous trees planted along the patio providing shade in the summer months and sunlight during the winter months.
- The outdoor dining areas are also positioned on the eastern side to take advantage of full sun during winter and, along with the trees, shade during summer.

3.3 Tramsheds (Harold Park, Forest Lodge) - Adaptive Reuse

Figure 3.7 Main entry



Source: https://bluegroupprojects/work/the-tramsheds-glebe/

- Large parts of the existing brick façade wall replaced with glazed wall system to allow for commercial F&B businesses either side of the main entry. Note the outdoor dining spaces adjacent the entrance.

Figure 3.8 Outdoor dining near main entrance



Source: www.markhamglobal.com/projects/the-harold-park-tramsheds

Figure 3.9 Outdoor dining and pedestrian thoroughfare



Source: www.nationaltrust.org.au/adaptive-reuse-tramsheds-harold-park/

- Outdoor dining areas positioned around the main entrance.
- Outdoor dining connected/ adjacent to main pedestrian thoroughfare - high visibility & access to pedestrian foot traffic is critical to a successful restaurant.

3.4 Campbell's Stores (Circular Quay, The Rocks) - Adaptive Reuse

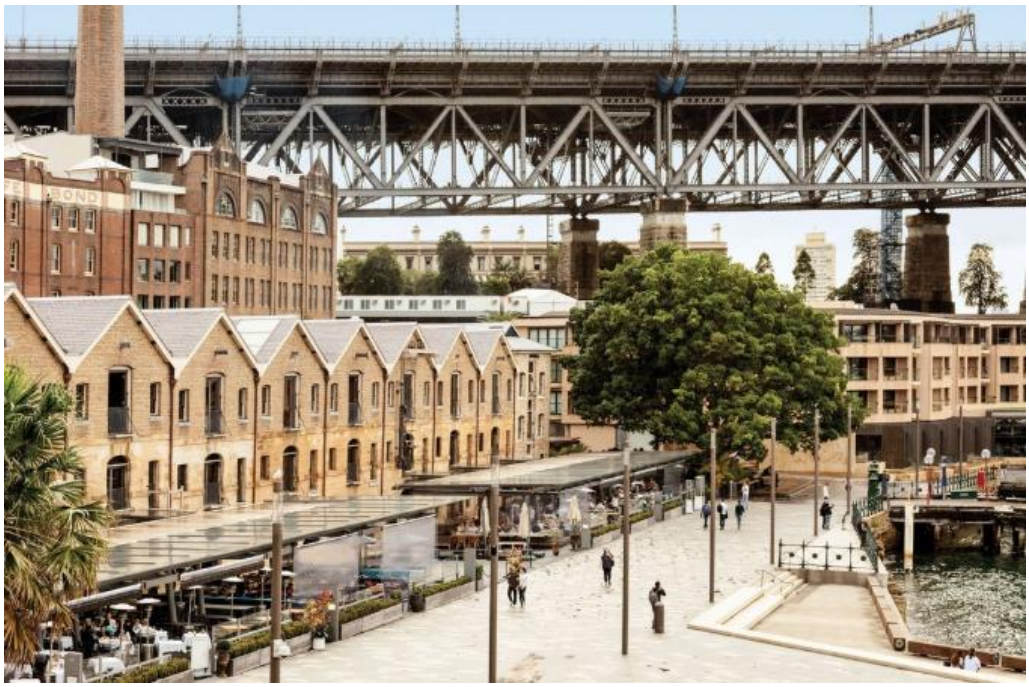
Figure 3.10 Outdoor dining



Source: www.jpw.com.au/projects/campbells-cove-and-stores/

- Outdoor dining connected to fine dining restaurants inside the adaptively reused 1850's maritime store warehouses.

Figure 3.11 Outdoor dining and pedestrian thoroughfare

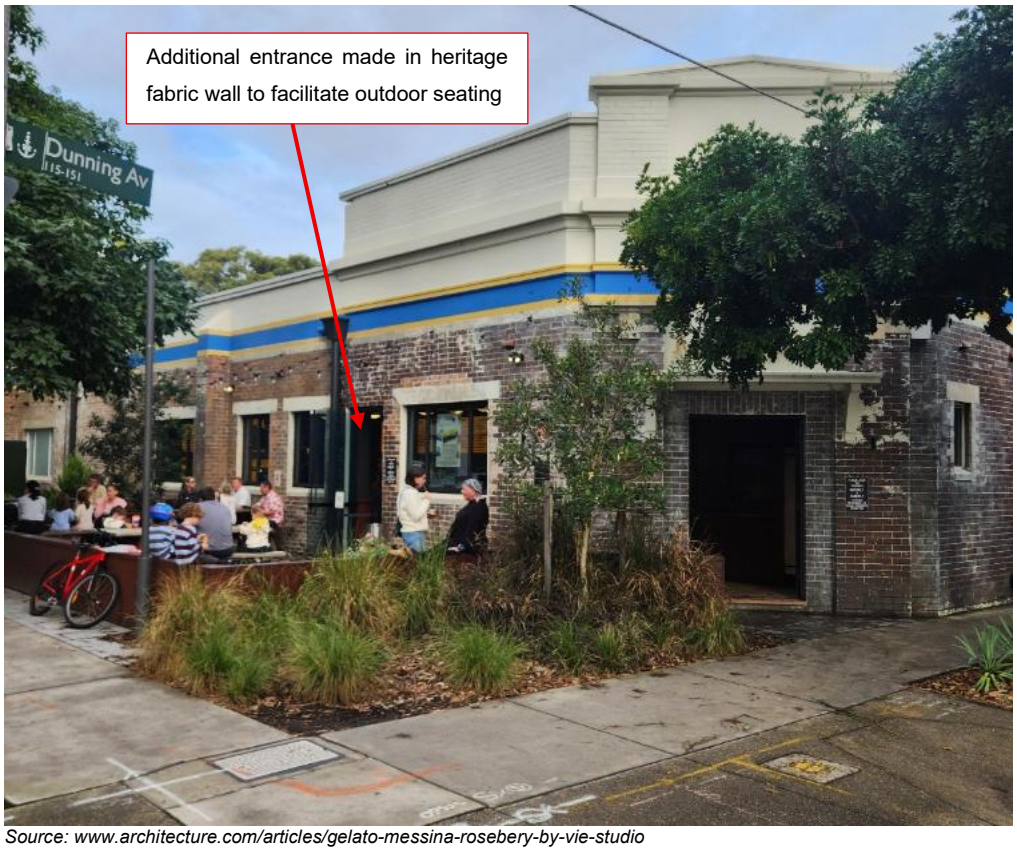


Source: www.jpw.com.au/projects/campbells-cove-and-stores/

- Outdoor dining located adjacent to main pedestrian thoroughfare maximising visibility to tourists & passers-by.

3.5 Rosebery Engine Yards - Adaptive Reuse

Figure 3.12 Outdoor dining and intervention to outer wall



Source: www.architecture.com/articles/gelato-messina-rosebery-by-vie-studio

Figure 3.13 Original entrance

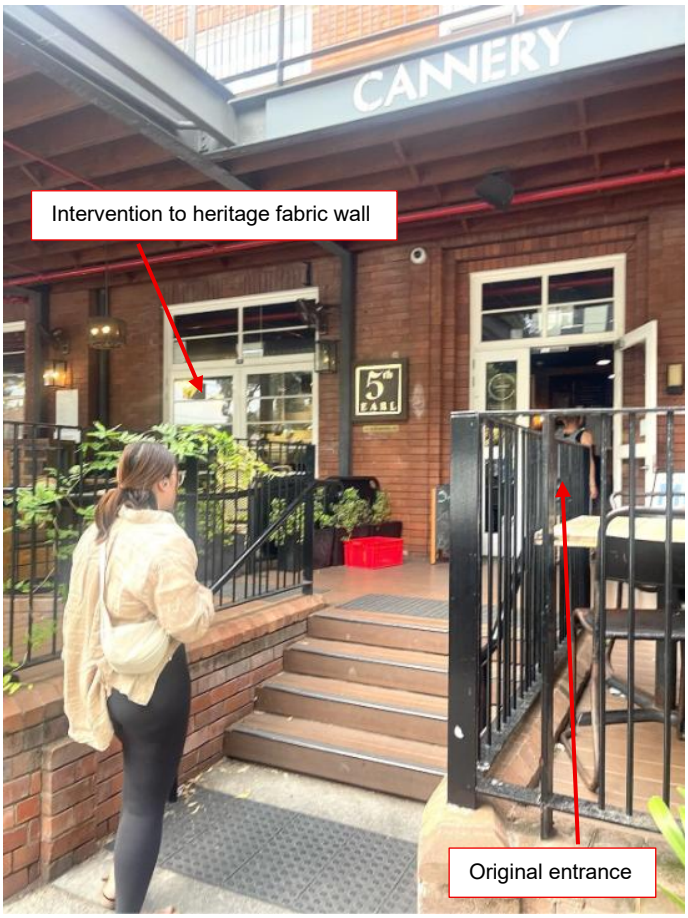


Source: www.architecture.com/articles/gelato-messina-rosebery-by-vie-studio

- Rosebery Engine Yards revitalises a 1.9 hectare heritage listed 100 year old industrial site in Sydney's inner south into a landmark mixed use retail & lifestyle precinct.
- The project offers a compelling case for how industrial legacies can be repurposed – not just preserved – to serve contemporary cities. Once home to Westinghouse the site carries a rich industrial history.
- Gelato Messina opened its 30th store within the adaptively reused heritage warehouses; the fit out required an intervention in one of the heritage fabric walls adjacent an existing main entrance in order to allow for outdoor tables and seating for customers to enjoy the venue.
- The outdoor dining area is located adjacent high foot traffic paths to the main roads

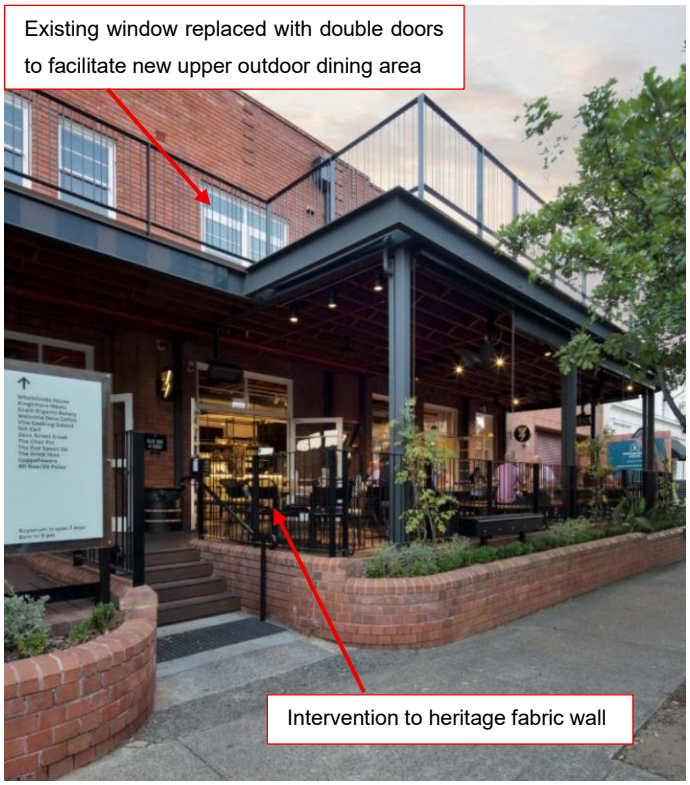
3.6 The Cannery, Rosebery - Adaptive Reuse

Figure 3.14 View from cnr. Morley Ave & Mentmore Ave



Source: www.architecture.com/articles/gelato-messina-rosebery-by-vie-studio

Figure 3.15



Source: www.jacksonteece.com/project/the-cannery

- Heritage listed former Rosella Preserving Manufacturing Co historic warehouse buildings adaptively reused into a multi-venue precinct comprising retail, lifestyle, restaurants and more. The site was the principal factory for Rosella in New South Wales from the 1920s to the 1960s
- The offices facing Morley Ave were transformed into three restaurant tenancies (ground floor) requiring interventions on either side of the existing entry doors to facilitate outdoor dining.

- The offices facing Morley Ave also received a new upper level outdoor entertaining deck. Existing windows either side of the ground floor entry door were enlarged to make way for double doors allowing access to the outdoor deck.

3.7 Callan Park (Lilyfield) - Adaptive Reuse

Figure 3.16 Proposed outdoor dining (Balmain Road park entrance)



Source: McGregor Coxall

- Park entrance off Balmain Road (historical gates - now restored by NSW government - to left hand side of image) as proposed with outdoor seating (top) and existing view of precinct.
- Entrance to the park to be linked by footpaths and high pedestrian and cycling activity

Figure 3.17 Existing structures (Balmain Road park entrance)



Source: Google maps (2020)

- An example of a café proposed in one of the heritage buildings with outdoor dining space connecting through to the café.

Figure 3.18 Proposed cafe



Source: ABC online news (18 May 2026)

3.8 The Station (Newcastle) – Adaptive Reuse

Figure 3.19 Proposed outdoor dining



Source: www.hccdc.nsw.gov.au/stations-future-use

- Continued revitalisation of Newcastle Station into a hospitality and tourism precinct.
- Similar to Berrima Quarter, the precinct is proposed to include restaurants, bars and cafes with outdoor dining options.
- Other uses proposed include specialty retail, events, multi-purpose function room, and boutique hotel accommodation.

3.9 Brindabella Hills Winery (Wallaroo, NSW) – Regional F&B Venue

Figure 3.20 Outdoor dining with direct connection to restaurant inside



Source: www.brindabellahills.com.au

- Light weight Arbor structure greeting guests from the carpark & guiding them to the entrance
- Outdoor dining to front garden area;
- Outdoor dining area in front garden that flows through to the inside restaurant dining area.

3.10 Coolamon Hotel, Coolamon NSW – Regional F&B Venue

Figure 3.21 Outdoor dining



Source: www.coolamonhotel.com.au

- 1880 Hotel renovated to include an outdoor dining area in a garden setting. Prior to the renovation works in 2025 the outdoor dining space was an unused empty grassed area

Figure 3.22 Internal dining area with new doorway connecting to outdoor dining



Source: www.coolamonhotel.com.au

- The renovation works involved cutting a new entrance doorway into the external eastern façade wall providing direct connection between the internal and external dining areas and for servicing of the newly created outdoor dining area.

Awards: 2026 National Trust (NSW) Heritage Award winner President's Prize Award

3.11 The Sir George (Jugiong, NSW) – Regional F&B Venue

Figure 3.23 Outdoor dining and gardens



Source: www.younggunofwine.com/venue/the-sir-george-hotel

Figure 3.24 Outdoor dining with direct connection to restaurant inside



Source: The Queanbeyan Age online news (27 August 2017)

- Outdoor dining located in a relaxed garden setting helps to attract customers & increases dwell time
- Outdoor dining provides critical additional seating opportunities (additional revenue) and helps to increase night time activity and provides additional options for guests to experience a venue.

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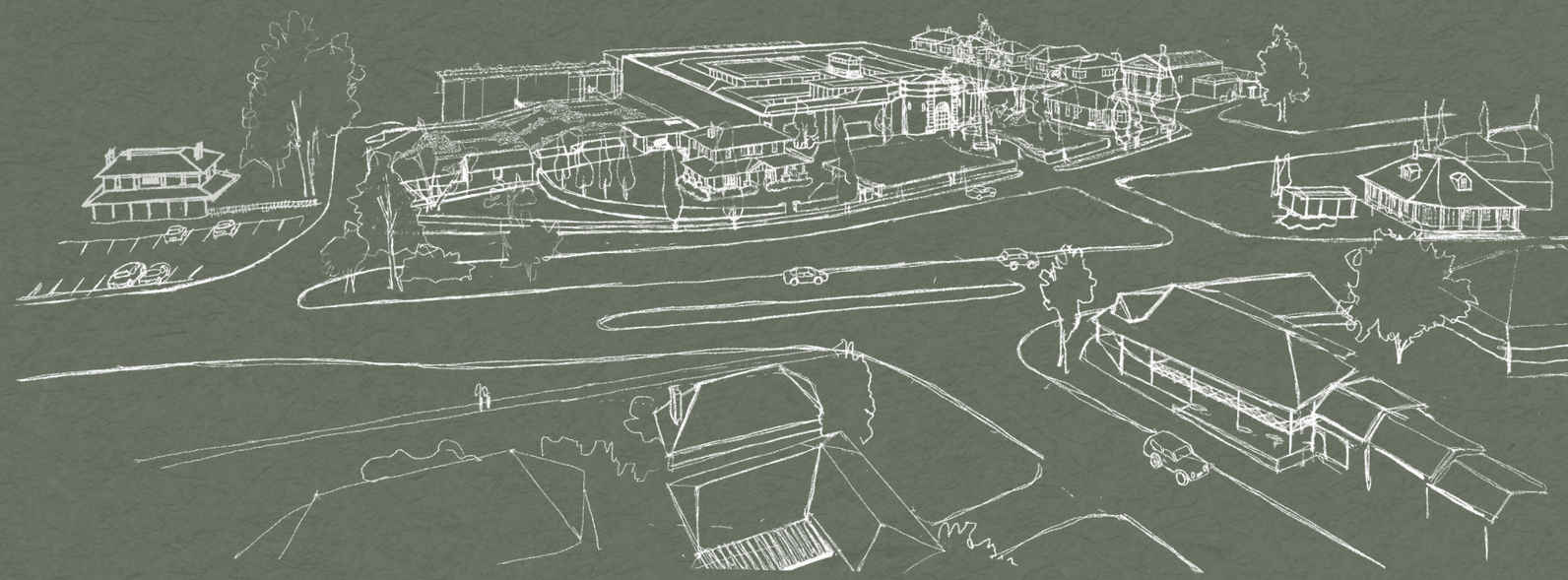
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THE BERRIMA QUARTER

AN ADAPTIVE REUSE PROPOSAL FOR THE FORMER BERRIMA GAOL



Gaol Wall Intervention For Adaptive Reuse

Alternative Wall Intervention Scenario Studies

May 2026

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TURNER

This Additional Wall Intervention Scenario Studies package for the Gaol Wall intervention has been prepared to address the relevant matters raised by the Department of Planning, Housing and Infrastructure (DPHI) on 16 December 2025 and the Heritage Council of NSW - The Approvals Committee on 13 October 2025.

The overarching evaluation of these wall intervention scenarios and their placemaking experience is assessed within the document **Eastern Wall Intervention Analysis prepared by Right Angle.**

For a detailed response to each DPHI matter raised, refer to the **Response to Submission Report prepared by Sutherland Planning.**

Department of Planning, Housing and Infrastructure (DPHI)
Response to Submission and Request for Information

Item 1. Eastern Wall Opening

The Department notes the concerns raised in advice and submissions regarding the proposed opening along the eastern gaol wall. The Department requests a detailed options review for the need/location of the wall opening proposal. The need for a wall opening and its proposed location requires further consideration, consultation (including with former inmates) assessment and justification.

Item 5. Fire Egress Compliance

The Department requires a detailed evidence-based fire egress justification for the proposal demonstrating fire egress performance can be achieved. If the Gaol's fire egress performance is not achievable, explore opportunities to provide an additional emergency egress point in the southern prison wall, with a connecting pathway through the building to provide direct emergency egress from the conference room to the carpark.

Heritage Council of NSW - The Approvals Committee
Response to Submission and Request for Information

Item 3. Request further justification for the need for a new opening in the eastern (front) gaol wall, including:

- A need for activation
- The proximity of the existing front door
- Functional requirement for an additional exit

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

Site Character
Observations and Analysis



Site Conditions **Opportunities and Constraints**

The site's opportunities and constraints stem from its varied level changes, distinct street interfaces and the dominance of the Gaol wall. While these elements restrict permeability, they also create chances to celebrate thresholds, restore ecological edges, and strengthen connections between the Gaol, township and river.

Argyle Street frontage
Active and Community Focused

Wilshire Street
Quiet Residential

Wingecarribee Street frontage
Service and Functional

Wingecarribee Escarpment
Natural

Opportunity for additional sitelinks into the Gaol for greater permeability and connectivity

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911



View to the Main Entrance Gate and eastern Gaol Wall from Argyle Street



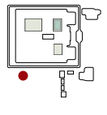


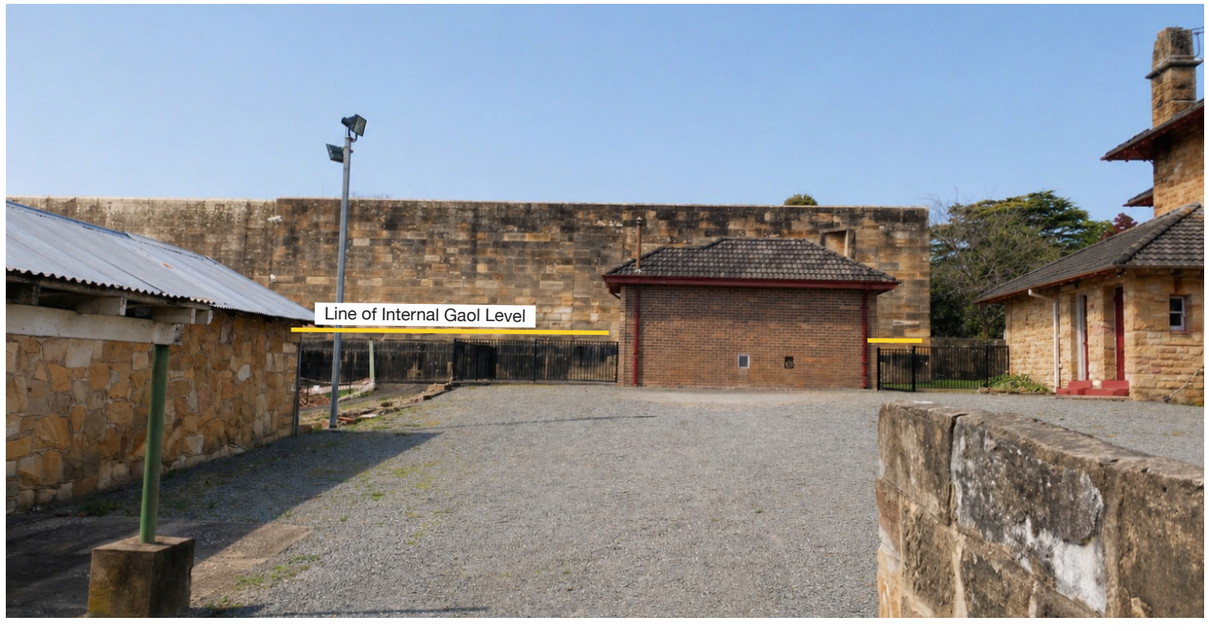
View to the Main Entrance Gate and eastern Gaol Wall from Argyle Street near Governor's Residence front gardens



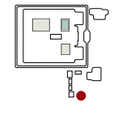


View of the sourthern Gaol Wall towards Governor's Residence and the sheds





View of the sourthern Gaol Wall, sheds and the Holding Cell from Wingecarribee Street vehicular entrance



Site Conditions
Site Photograhs

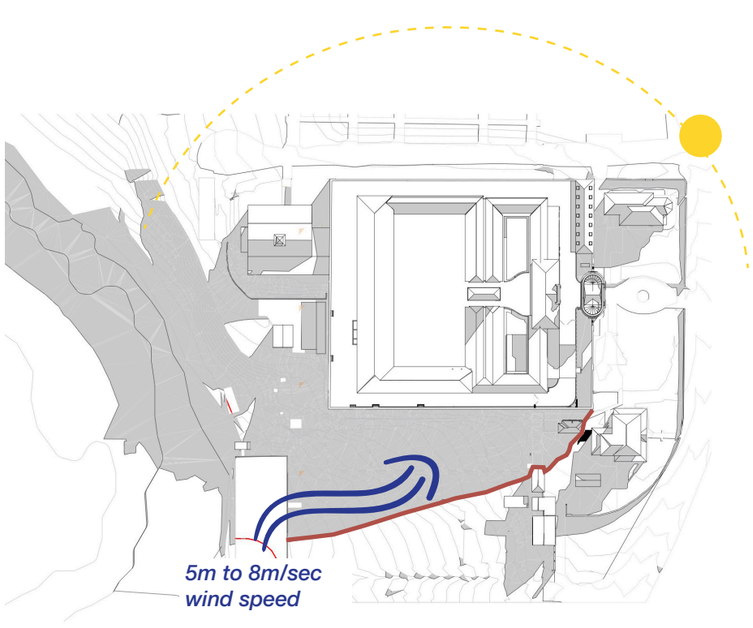
Table 1: Wind Criteria summarized from Central Sydney Planning Strategy.

Measurements	Result on Perceived Pedestrian Comfort
Peak wind speed (0.5 second gust) once per year, **≤24m/sec** for any direction*.	Accepted international criterion for human safety to avoid a healthy pedestrian losing balance
Hourly ***mean*** wind speed*, 5% of the time exceedance, **≤8m/sec**, for any directions.	Acceptable for **walking** (steady steps for most pedestrians)
Hourly ***mean*** wind speed, 5% of the time exceedance, **≤6m/sec,** for any directions.	Acceptable for **standing** (wind shopping, vehicle drop off)
Hourly ***mean*** wind speed, 5% of the time exceedance. **≤4m/sec,** for any directions.	Acceptable for **sitting** (outdoor cafes, gardens, park benches)

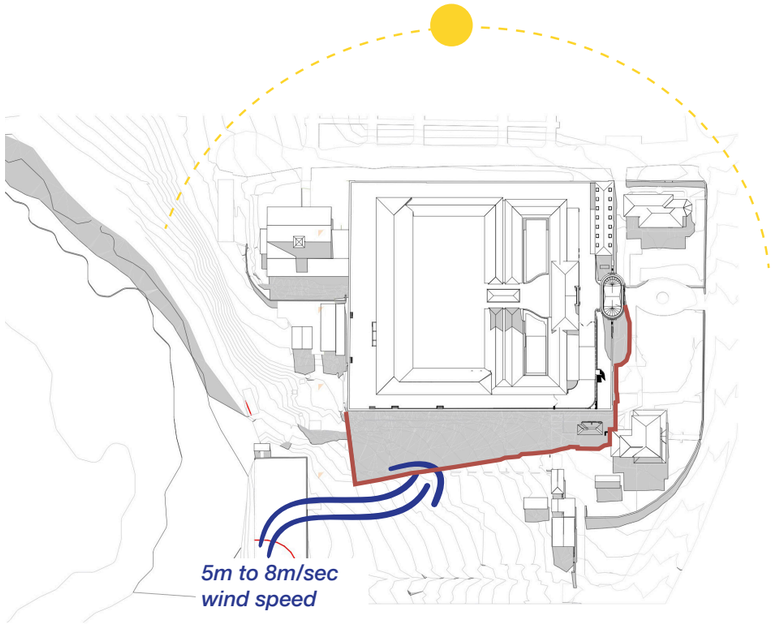
**Note: Hourly Mean wind speed is the maximum of mathematical mean or Gust equivalent mean (Gust divided by 1.85).*

Table 1, Wind Impact Assessment prepared by Vipac Engineers

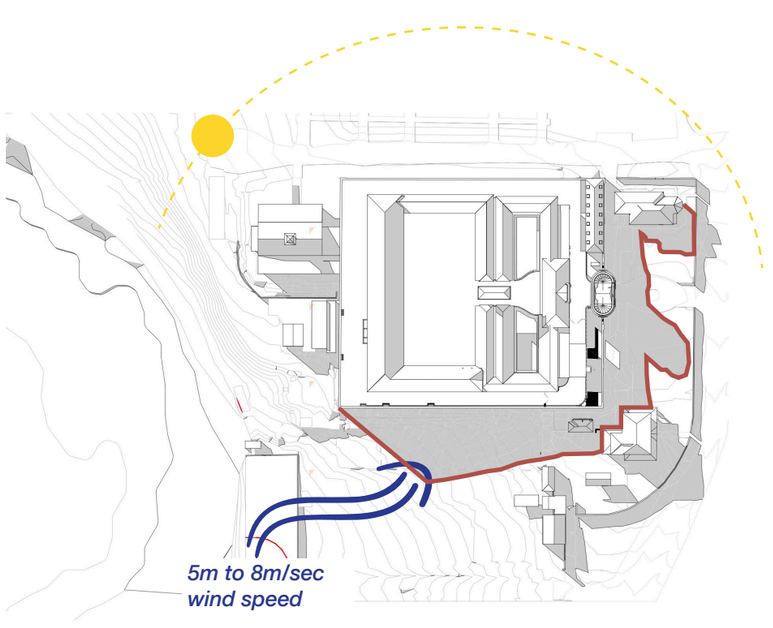
The southern portion of the site receives up to 30km/h speeds (8m/sec) which is acceptable for walking however not reccommended for long durations of outdoor seating.



9am
Winter Solstice - June 21



12pm
Winter Solstice - June 21



3pm
Winter Solstice - June 21

Site Conditions
Sun and Wind

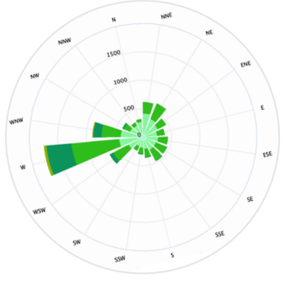
The decision to locate the wall intervention on the eastern side of the site was largely informed by the site's environmental analysis.

The southern portion of the site is subject to strong south-westerly winds and no direct sunlight during the colder months, reducing its suitability for outdoor dining and social activity.

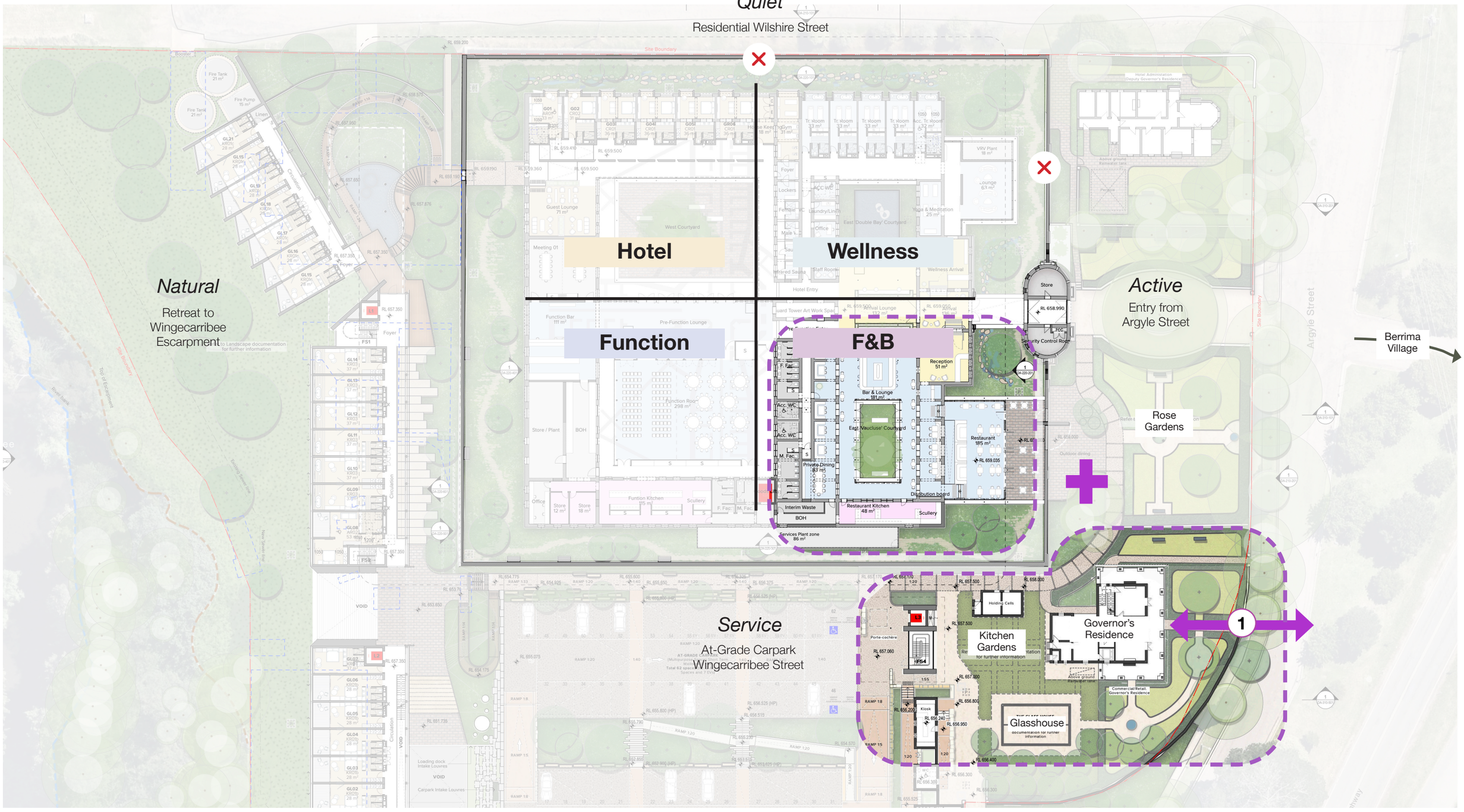
The climate & weather data for Berrima show south-westerly winds occur with up to 30km/h speeds (8m/sec) which is acceptable for walking however not reccommended for long durations of outdoor seating.

Sun studies show the southern area is largely overshadowed between 9am and 3pm in mid-winter due to the Gaol Walls.

The eastern edge along Argyle Street receives direct sunlight until 12:30pm and is protected from the south-westerly winds by existing and built and landscaped environment.



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What if...

There was no Wall intervention?

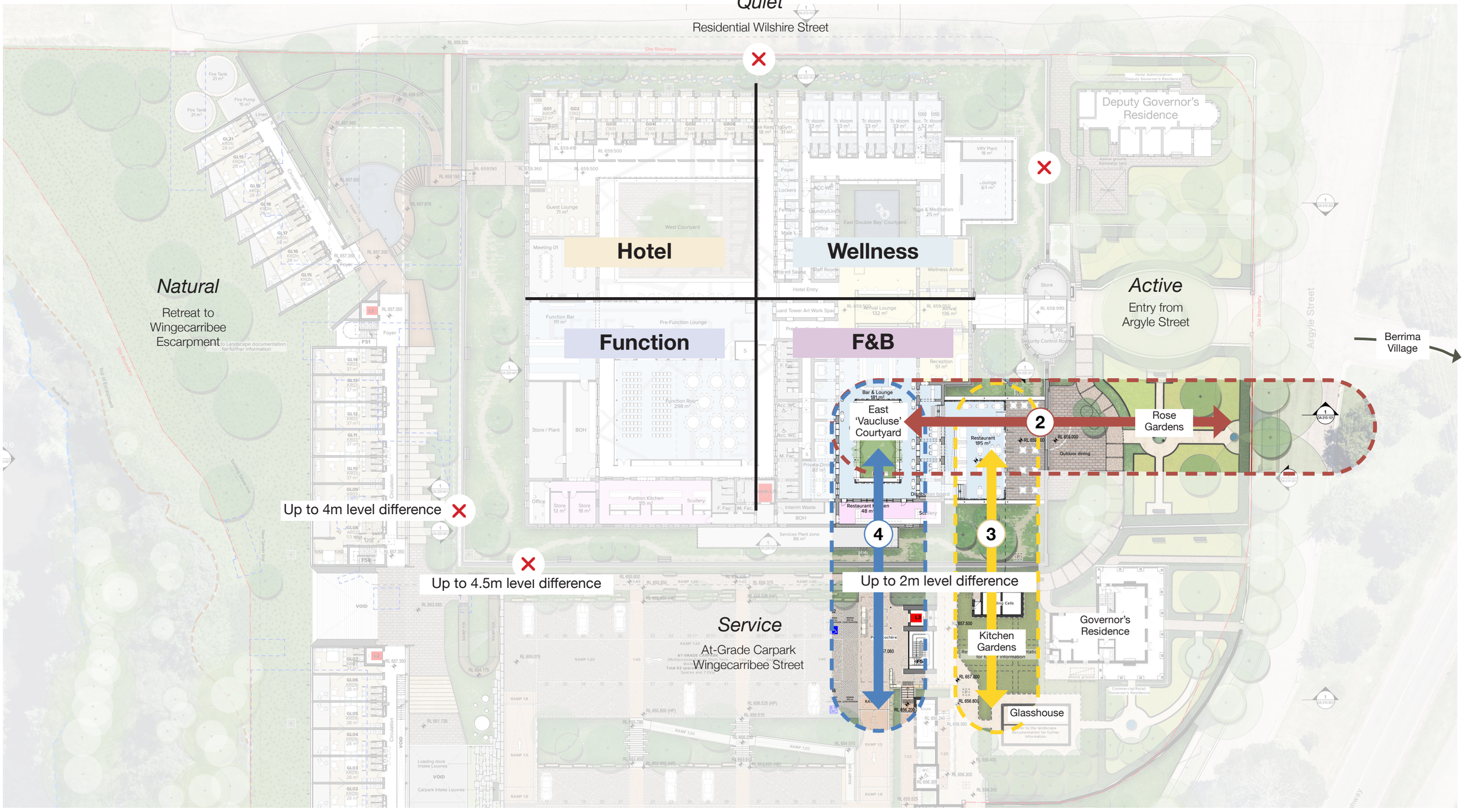
A design scenario where there is no intervention into the existing gaol fabric has been explored.

Greater emphasis is placed on the Governors residence to operate as an independent offering such as a retail space, cafe, curio shop - to encourage activation to support the overall project vision.

This offering would be separate to the F&B offering inside the walls.

1 **Governor's Residence**
Argyle Street Frontage Activation
Used as casual F&B cafe/ Curio Shop
+
F&B Restaurant *inside the Gaol*

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What if...

Intervention is on the Southern Gaol Wall?

Additional design scenarios have been undertaken for locations '3' and '4' along the Southern Gaol Wall to assess the feasibility, opportunities, and challenges of connecting the F&B activation while maintaining safe egress. These locations involve a level difference of approximately 1.5–2m relative to the proposed internal Gaol RL, whereas the western portion of the southern wall presents a more significant challenge, with level differences of up to 4.5m.

2 **Current SSDA Submission Eastern Wall**
Argyle Street Frontage Activation Connection to 'Vaucluse' Courtyard, Rose Garden and visual connection to Berrima Village

3 **Southern Wall**
Connection to Kitchen Garden and the Glasshouse

4 **Southern Wall**
Connection to East 'Vaucluse' Courtyard and the multi-use informal carpark

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What if...
There is No Intervention to the Gaol Wall

Place Measures Analysis

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
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No Intervention to the Gaol Wall
Scenario 1 Activate Governor's Residence

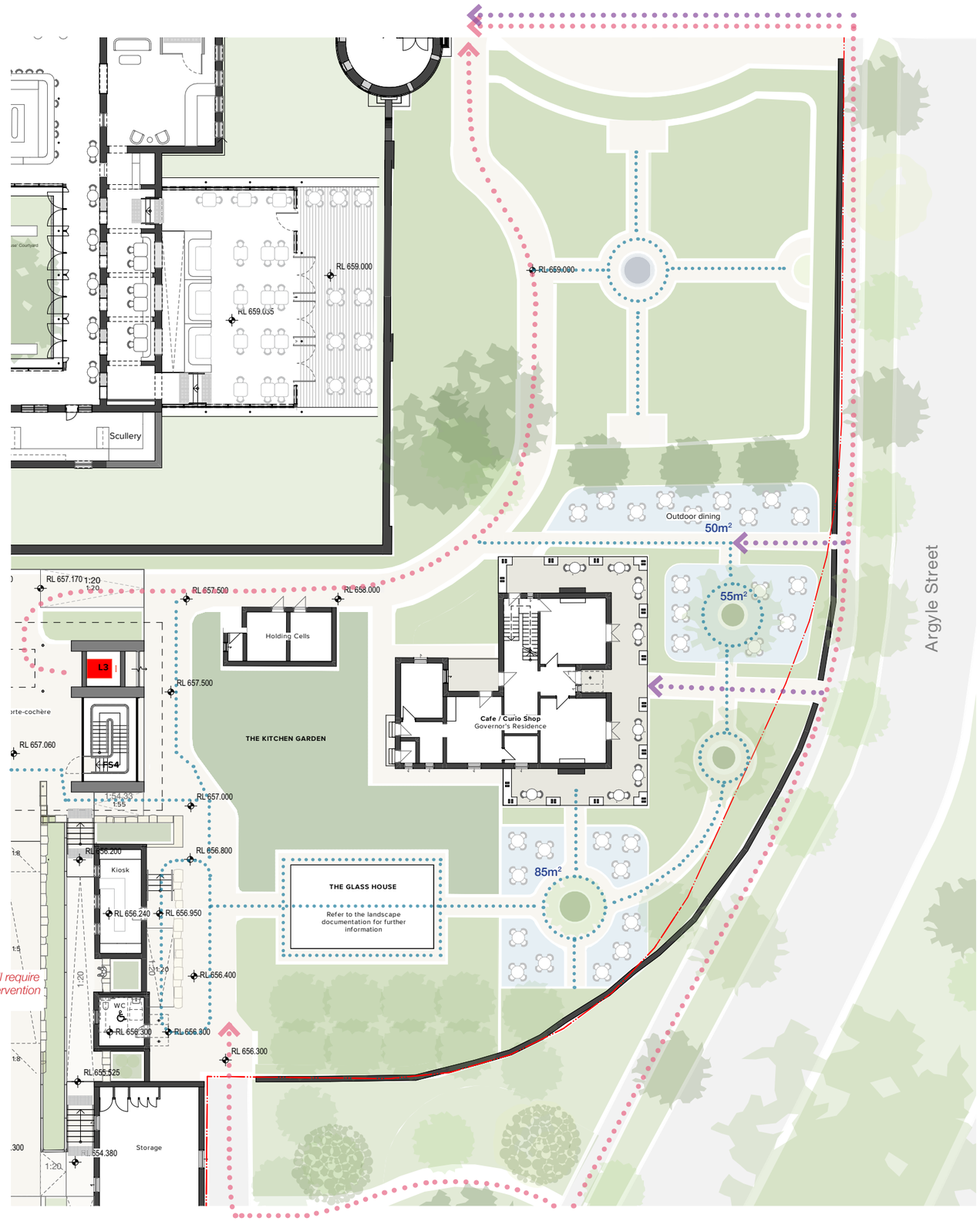
Proposed changes to SSDA submission

Arrival movement path to Entrance Gate

Arrival movement path to F&B

Circulation movement path

Activation	***Welcoming to All***	Opens the Gaol to the public, creates an inviting, accessible environment that encourages entry and use	
	Active Street Edges	Supports informal and organised gathering beyond the Gaol walls, extending activity into the street edges and thresholds	✔
	Connection to Berrima Village	Activates street edges and public domain along the Gaol perimeter to strengthen connections with the surrounding sites and local shops in Berrima Village. Supports an integrated community network and a sense of place for community and visitors	✔
	Inclusive access	Provides accessible communal spaces that support diverse uses and everyday gathering	✔
	Community Use	Incorporates flexible spaces for events, workshops and cultural activities, enabling ongoing local use	✔
Adaptive Reuse	***Legibility of the Old and New***	Ensures insertions are clearly destinguishabe within the heritage fabric, legibility of the Gaol's significant structures are legible with interventions integrated to reveal and enhance, rather than obscure	✔
	Enhances Existing	Primarily achieves reinforcement of the existing fabric, spatial hierarchy and landscape setting	✔
	Revives Existing	Introduces new interventions that revive existing spaces to enable contemporary ongoing use and activation, supporting a viable future	✔
Heritage Experience/ Arrival Journey	***Arrival and Address***	Establishes a clear arrival sequence from key approaches, reinforcing the prominence and civic presence of the Main Gate	✔
	Movement and	Establishes a legible movement sequence with varied experiences informed through the revealing of existing and new fabric and spatial hierarchy	✔
	Views and Visual	Frames heritage significant views to the Gaol fabric, ground activities and landscape, to support sitewide permeability and connection.	✔
Site Parameters + Environmental Amenity	***Site Responsive***	Responds to existing topography and landscape, using levels to inform design, spatial organisation and movement	✔
	Climate and Comfort	Works with the site's sun movement, shading and wind climate to create comfortable public outdoor spaces year-round	
	Enhance biodiversity	Retains, enhances, relocates landscape elements to improve microclimate, biodiversity and environmental performance	✔
Functional + Technical Requirements	***Distribution of Egress***	Allows for even distribution of safe and compliant evacuation routes close to pathways exiting the site	
	Egress Width	Facilitates a clear 3m width egress, to complement the overall egress strategy (from within the Gaol) which requires total aggregate width of 7m.	*Non-compliant will require additional wall intervention and egress point*
	Equitable Access	Ensures accessible entry and exit with clear paths connecting all key spaces and levels	✔
	Operations and	Allows efficient back-of-house and servicing areas that support operations without compromising public engagement and experience	✔
Public Art + Educational Opportunity	***First Nations History***	Allows for sufficient integration of public art and educational works to express and highlight the integral, layered and ongoing narratives and knowledge-sharing of First Nations history within the site	✔
	Learning and Cultural	Allows natural connections to spaces that encourage storytelling and reflection, used for workshops, and cultural education experiences as part of everyday use	✔



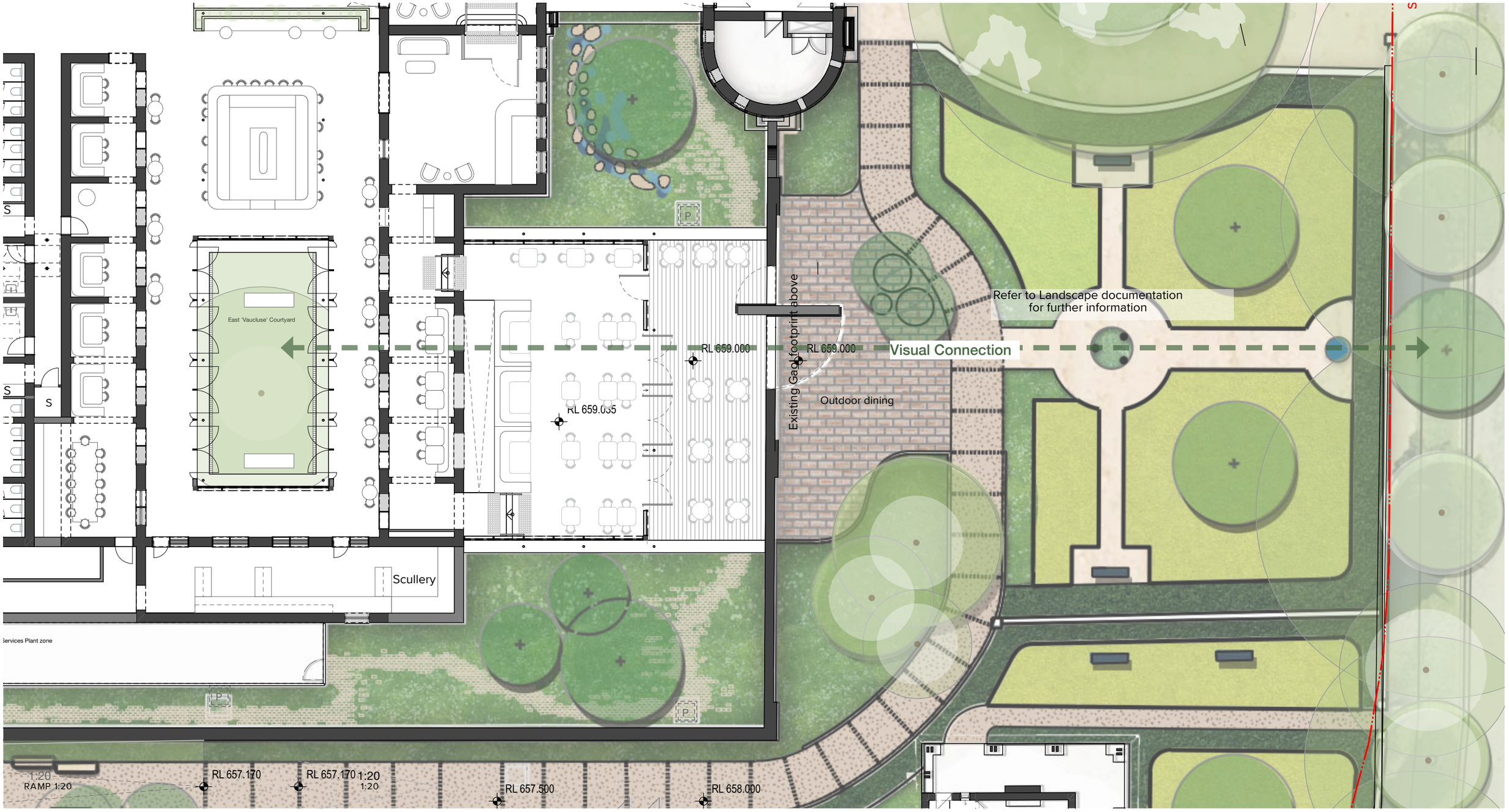
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SSDA Submission
Intervention to Eastern Gaol Wall

Place Measures Analysis

Scenario 2 - SSDA Submission

Argyle Street Activation



Scenario 2 - SSDA Submission Design Iterations

Five design concepts were presented to the State Design Review Panel (SDRP Session No.2). These were measured and compared against the project's objectives to ensure alignment with both heritage and urban design outcomes.

Following this comparative assessment, the Panel expressed a clear preference for the 'Pivoting Wall' intervention, noting its reversibility, level of subtlety, and capacity to provide a contemporary access point without detracting from or competing with the geometry, scale, or symbolic prominence of the arched 1866 Entrance Gates.

SSDA Submission

		Always Open	The Archway	Porous & Transparent	A Shift	Mirrored
						
1. Respect and enhance the natural environment	Welcoming for all	**Yes** ✓	**Yes** ✓	**Yes** ✓	**Yes** ✓	**Yes** ✓
	Allows for public art opportunities	Limited	**Yes** ✓	**Yes** ✓	Limited	**Yes** ✓
	Symbolic gesture that is sensitive and responsive to the complex history of the site	Partially	**Yes** ✓	**Yes** ✓	**Yes** ✓	**Yes** ✓
2. Work with the site's unique and established features and levels	Location and proportions of the opening follows existing datums	**Yes** ✓	**Yes** ✓	**Yes** ✓	Partially	**Yes** ✓
3. Maximise Views and Vistas	The size of the opening does not dilute the scale of prominence of the main Entrance Gate	**Yes** ✓	**Yes** ✓	**Yes** ✓	No	**Yes** ✓
	Provides visual connection to internal fabric and proposed activities within the Gaol	**Yes** ✓	**Yes** ✓	Partially	**Yes** ✓	**Yes** ✓
4. Adaptive Reuse that maintains the character of the Gaol and it's Grounds	Visual Impact	High	High	**Medium** ✓	Very High	High
	Material Impact	High	High	**Low** ✓	**Low** ✓	Medium
	Ability to reinstate sandstone blocks and reverse the architectural intervention	Difficult	Difficult -	**Yes** ✓	**Yes** ✓	**Yes** ✓
	Clear and sensitive orchestration of adaptive re-use to visitors	**Yes** , clear distinction between existing and addition ✓	**Yes** , clear distinction betwee existing and addition ✓	**Yes** , clear distinction betweer existing and addition ✓	**Yes** , clear distinction between existing and addition ✓	**Yes** , clear distinction between existing and addition ✓

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Scenario 2
SSDA Submission
Place Measures Analysis

Activation	***Welcoming to All***	Opens the Gaol to the public, creates an inviting, accessible environment that encourages entry and use	✔
	Active Street Edges	Supports informal and organised gathering beyond the Gaol walls, extending activity into the street edges and thresholds	✔
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	Inclusive access	Provides accessible communal spaces that support diverse uses and everyday gathering	✔
	Community Use	Incorporates flexible spaces for events, workshops and cultural activities, enabling ongoing local use	✔
Adaptive Reuse	***Legibility of the Old and New***	Ensures insertions are clearly destinguishabe within the heritage fabric, legibility of the Gaol's significant structures are legible with interventions integrated to reveal and enhance, rather than obscure	✔
	Enhances Existing	Primarily achieves reinforcement of the existing fabric, spatial hierarchy and landscape setting	✔
	Revives Existing	Introduces new interventions that revive existing spaces to enable contemporary ongoing use and activation, supporting a viable future	✔
Heritage Experience/ Arrival Journey	***Arrival and Address***	Establishes a clear arrival sequence from key approaches, reinforcing the prominence and civic presence of the Main Gate	✔
	Movement and	Establishes a legible movement sequence with varied experiences informed through the revealing of existing and new fabric and spatial hierarchy	✔
	Views and Visual	Frames heritage significant views to the Gaol fabric, ground activities and landscape, to support sitewide permeability and connection.	✔
Site Parameters + Environmental Amenity	***Site Responsive***	Responds to existing topography and landscape, using levels to inform design, spatial organisation and movement	✔
	Climate and Comfort	Works with the site's sun movement, shading and wind climate to create comfortable public outdoor spaces year-round	✔
	Enhance biodiversity	Retains, enhances, relocates landscape elements to improve microclimate, biodiversity and environmental performance	✔
Functional + Technical Requirements	***Distribution of Egress***	Allows for even distribution of safe and compliant evacuation routes close to pathways exiting the site	✔
	Egress Width	Facilitates a clear 3m width egress, to complement the overall egress strategy (from within the Gaol) which requires total aggregate width of 7m.	✔
	Equitable Access	Ensures accessible entry and exit with clear paths connecting all key spaces and levels	✔
	Operations and	Allows efficient back-of-house and servicing areas that support operations without compromising public engagement and experience	✔
Public Art + Educational Opportunity	***First Nations History***	Allows for sufficient integration of public art and educational works to express and highlight the integral, layered and ongoing narratives and knowledge-sharing of First Nations history within the site	✔
	Learning and Cultural	Allows natural connections to spaces that encourage storytelling and reflection, used for workshops, and cultural education experiences as part of everyday use	✔



Argyle St Frontage, CGI Photomontage SSDA Submission

DLCS Owners Corporation Strata Plan 2015, Registration Number 20476
ACN 000 000 000 TURNER 6695, ABN 86 064 084 911

What if...
There is Intervention on the Southern Gaol Wall

Scenario 3 Place Measures Analysis

Intervention to the Southern Wall
Scenario 3A
Elevated Connection

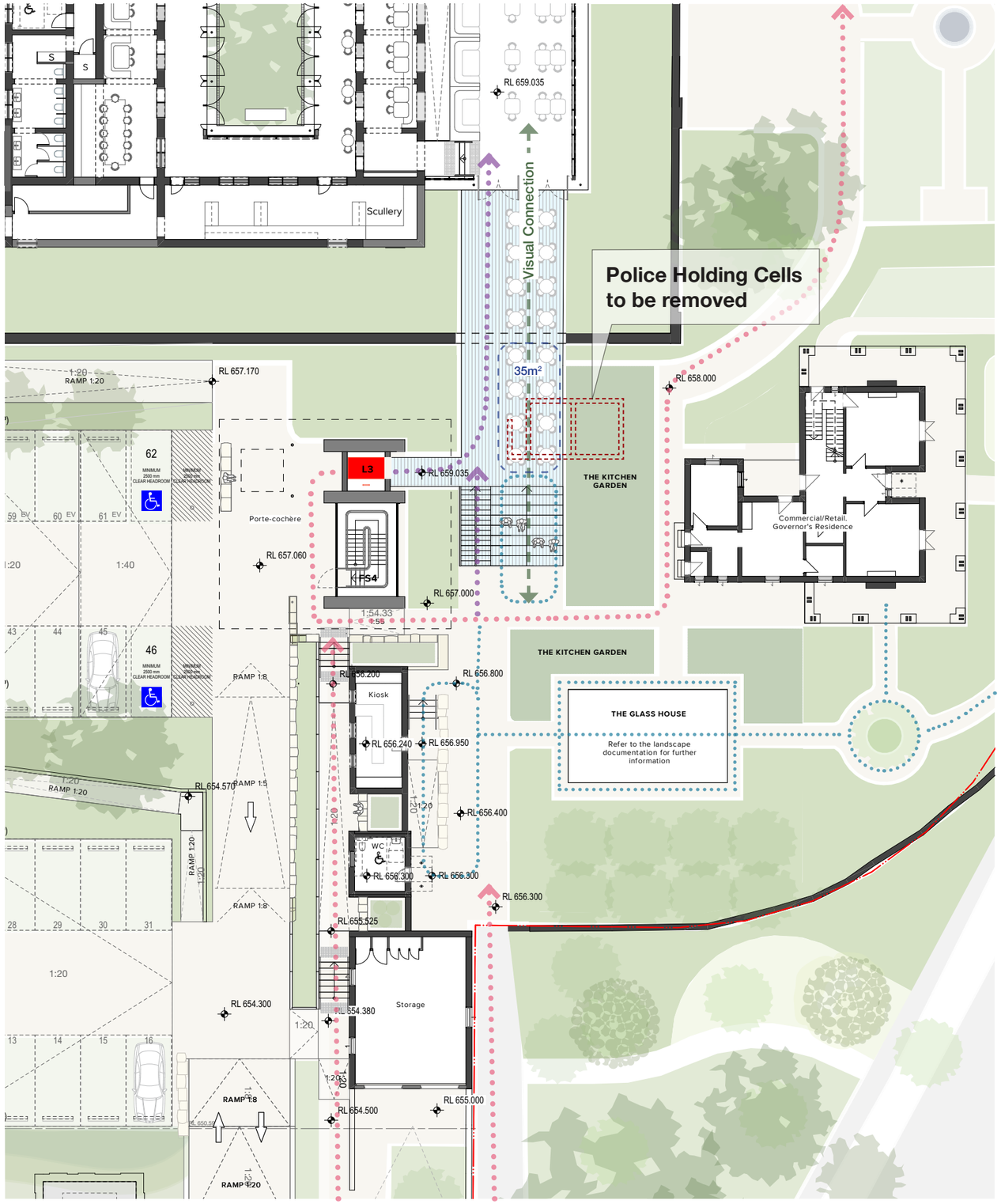
Proposed changes to SSDA submission

Arrival movement path to Entrance Gate

Arrival movement path to F&B

Circulation movement path

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	Views and Visual	Frames heritage significant views to the Gaol fabric, ground activities and landscape, to support sitewide permeability and connection.	
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Intervention to the Southern Wall
Scenario 3A
Elevated Connection

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	Learning and Cultural	Allows natural connections to spaces that encourage storytelling and reflection, used for workshops, and cultural education experiences as part of everyday use	





The Police Holding Cells are required to be removed under this scenario. Raising the Porte-cochère Pavilion for accessible deck access would further obscure views of the Gaol Wall from arrival.

Intervention to the Southern Wall
Scenario 3B
Elevated and Integrated with the Landscape

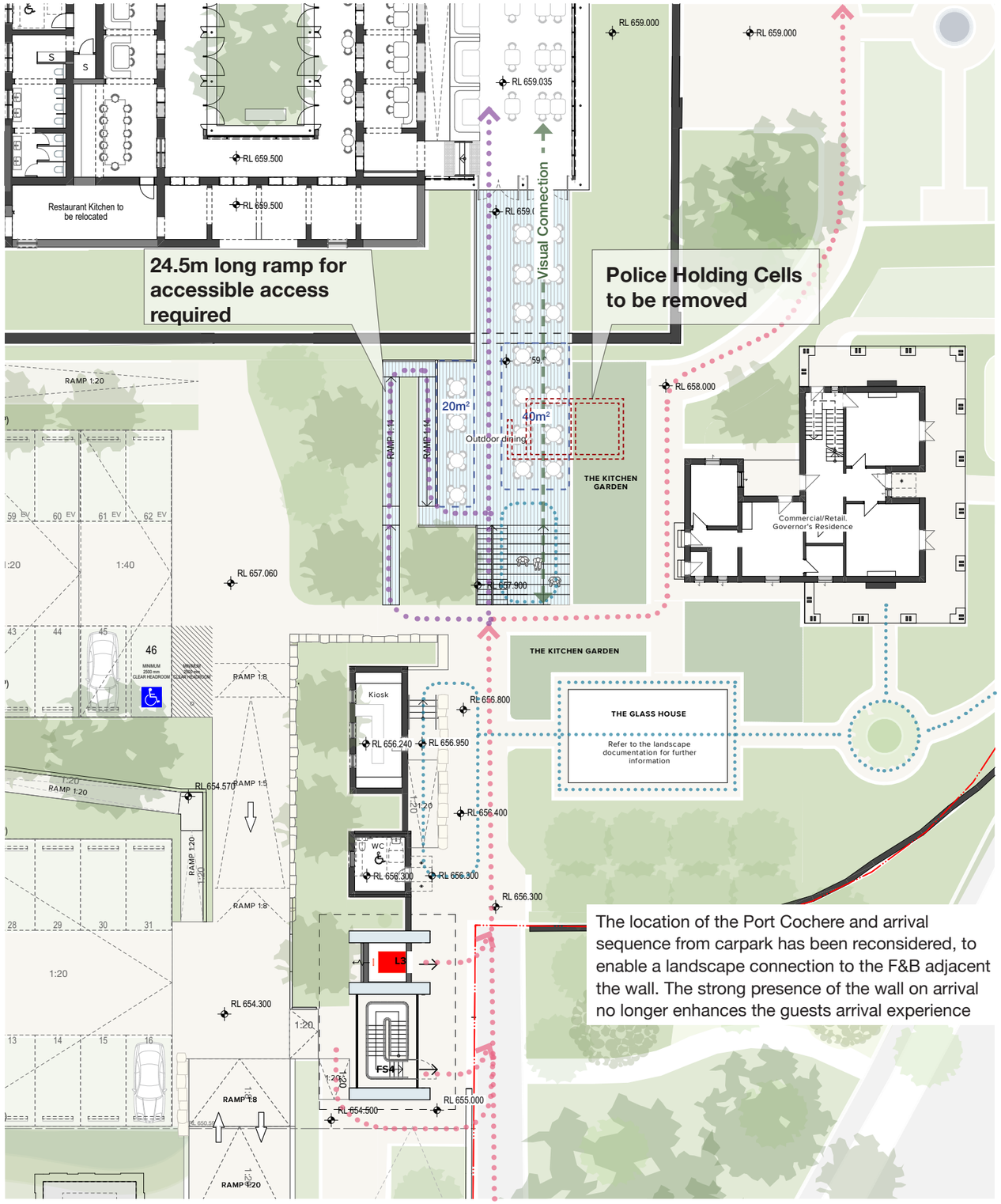
Proposed changes to SSDA submission

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Arrival movement path to F&B

Circulation movement path

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The location of the Port Cochere and arrival sequence from carpark has been reconsidered, to enable a landscape connection to the F&B adjacent the wall. The strong presence of the wall on arrival no longer enhances the guests arrival experience

Intervention to the Southern Wall
Scenario 3B
Elevated and Integrated with the Landscape

Activation	***Welcoming to All***	Opens the Gaol to the public, creates an inviting, accessible environment that encourages entry and use	✔
	Active Street Edges	Supports informal and organised gathering beyond the Gaol walls, extending activity into the street edges and thresholds	
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	Enhance biodiversity	Retains, enhances, relocates landscape elements to improve microclimate, biodiversity and environmental performance	✔
Functional + Technical Requirements	***Distribution of Egress***	Allows for even distribution of safe and compliant evacuation routes close to pathways exiting the site	*uneven distribution*
	Egress Width	Facilitates a clear 3m width egress, to complement the overall egress strategy (from within the Gaol) which requires total aggregate width of 7m.	✔
	Equitable Access	Ensures accessible entry and exit with clear paths connecting all key spaces and levels	✔
	Operations and	Allows efficient back-of-house and servicing areas that support operations without compromising public engagement and experience	
Public Art + Educational Opportunity	***First Nations History***	Allows for sufficient integration of public art and educational works to express and highlight the integral, layered and ongoing narratives and knowledge-sharing of First Nations history within the site	✔
	Learning and Cultural	Allows natural connections to spaces that encourage storytelling and reflection, used for workshops, and cultural education experiences as part of everyday use	✔





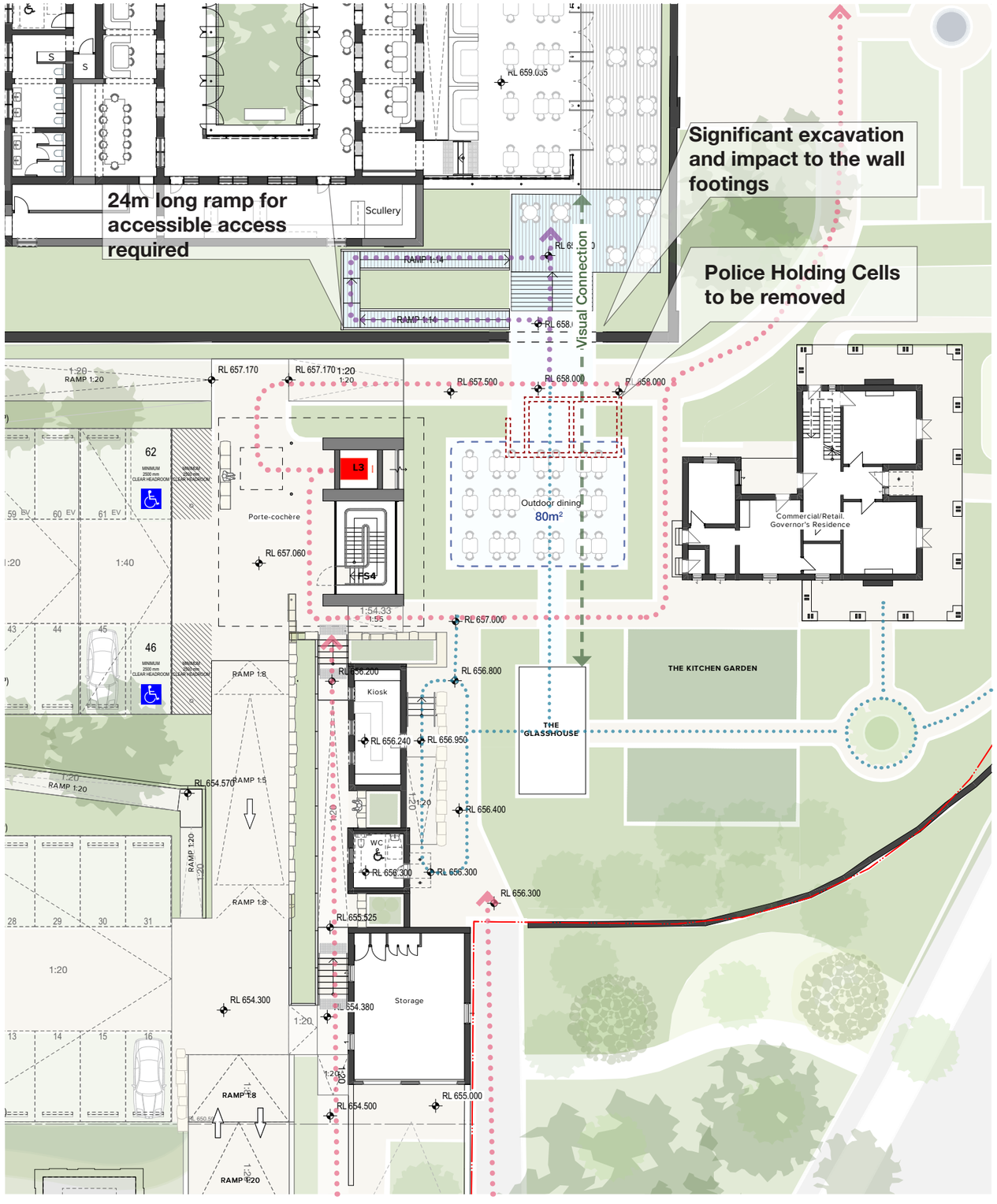
The Police Holding Cells are required to be removed under this scenario. Elevated platform and ramps are integrated with the landscape to soften intervention, however the level difference requires

DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

Intervention to the Southern Wall
Scenario 3C
Excavated Connection

- Proposed changes to SSDA submission
- Arrival movement path to Entrance Gate
- Arrival movement path to F&B
- Circulation movement path

Activation	***Welcoming to All***	Opens the Gaol to the public, creates an inviting, accessible environment that encourages entry and use	✔
	Active Street Edges	Supports informal and organised gathering beyond the Gaol walls, extending activity into the street edges and thresholds	
	Connection to Berrima Village	Activates street edges and public domain along the Gaol perimeter to strengthen connections with the surrounding sites and local shops in Berrima Village. Supports an integrated community network and a sense of place for community and visitors	
	Inclusive access	Provides accessible communal spaces that support diverse uses and everyday gathering	✔
	Community Use	Incorporates flexible spaces for events, workshops and cultural activities, enabling ongoing local use	✔
Adaptive Reuse	***Legibility of the Old and New***	Ensures insertions are clearly destinguishabe within the heritage fabric, legibility of the Gaol's significant structures are legible with interventions integrated to reveal and enhance, rather than obscure	✔
	Enhances Existing	Primarily achieves reinforcement of the existing fabric, spatial hierarchy and landscape setting	✔
	Revives Existing	Introduces new interventions that revive existing spaces to enable contemporary ongoing use and activation, supporting a viable future	✔
Heritage Experience/ Arrival Journey	***Arrival and Address***	Establishes a clear arrival sequence from key approaches, reinforcing the prominence and civic presence of the Main Gate	
	Movement and	Establishes a legible movement sequence with varied experiences informed through the revealing of existing and new fabric and spatial hierarchy	
	Views and Visual	Frames heritage significant views to the Gaol fabric, ground activities and landscape, to support sitewide permeability and connection.	✔
Site Parameters + Environmental Amenity	***Site Responsive***	Responds to existing topography and landscape, using levels to inform design, spatial organisation and movement	
	Climate and Comfort	Works with the site's sun movement, shading and wind climate to create comfortable public outdoor spaces year-round	
	Enhance biodiversity	Retains, enhances, relocates landscape elements to improve microclimate, biodiversity and environmental performance	✔
Functional + Technical Requirements	***Distribution of Egress***	Allows for even distribution of safe and compliant evacuation routes close to pathways exiting the site	*uneven distribution*
	Egress Width	Facilitates a clear 3m width egress, to complement the overall egress strategy (from within the Gaol) which requires total aggregate width of 7m.	✔
	Equitable Access	Ensures accessible entry and exit with clear paths connecting all key spaces and levels	✔
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Public Art + Educational Opportunity	***First Nations History***	Allows for sufficient integration of public art and educational works to express and highlight the integral, layered and ongoing narratives and knowledge-sharing of First Nations history within the site	✔
	Learning and Cultural	Allows natural connections to spaces that encourage storytelling and reflection, used for workshops, and cultural education experiences as part of everyday use	✔



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Intervention to the Southern Wall
Scenario 3C
Excavated Connection

Activation	***Welcoming to All***	Opens the Gaol to the public, creates an inviting, accessible environment that encourages entry and use	✔
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	Learning and Cultural	Allows natural connections to spaces that encourage storytelling and reflection, used for workshops, and cultural education experiences as part of everyday use	✔





Casual outdoor dining is connected to the Glasshouse and Cafe/Kiosk, however the Police Holding Cells are required to be removed in this scenario. Additionally, significant excavation and impact to footings required.

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What if...
There is Intervention on the Southern Gaol Wall

Scenario 3 Place Measures Analysis

Intervention to the Southern Wall
Scenario 4A
Elevated Entry

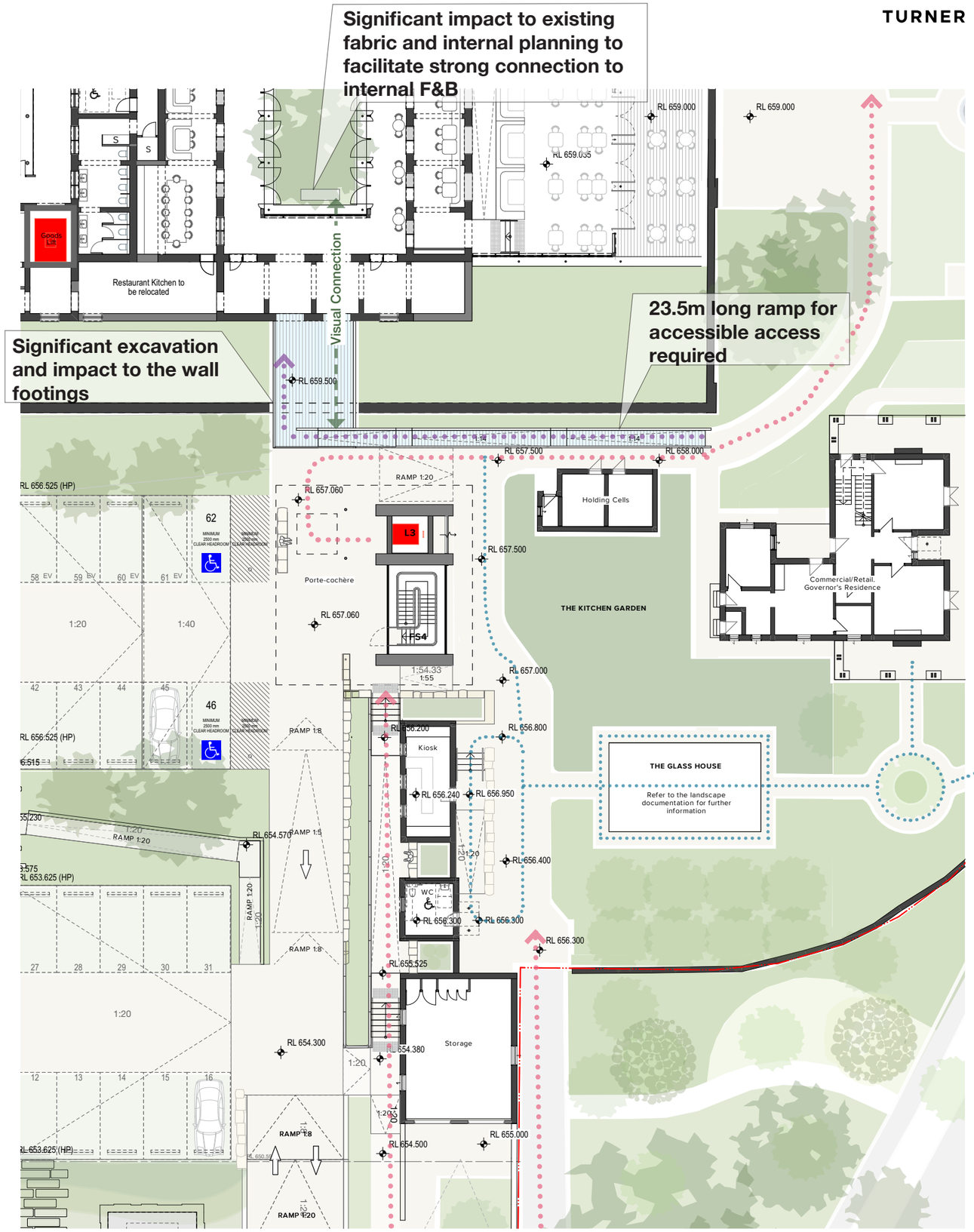
Proposed changes to SSDA submission

Arrival movement path to Entrance Gate

Arrival movement path to F&B

Circulation movement path

Activation	***Welcoming to All***	Opens the Gaol to the public, creates an inviting, accessible environment that encourages entry and use	✔
	Active Street Edges	Supports informal and organised gathering beyond the Gaol walls, extending activity into the street edges and thresholds	
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Public Art + Educational Opportunity	***First Nations History***	Allows for sufficient integration of public art and educational works to express and highlight the integral, layered and ongoing narratives and knowledge-sharing of First Nations history within the site	
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Intervention to the Southern Wall
Scenario 4A
Elevated Entry

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	Connection to Berrima Village	Activates street edges and public domain along the Gaol perimeter to strengthen connections with the surrounding sites and local shops in Berrima Village. Supports an integrated community network and a sense of place for community and visitors	
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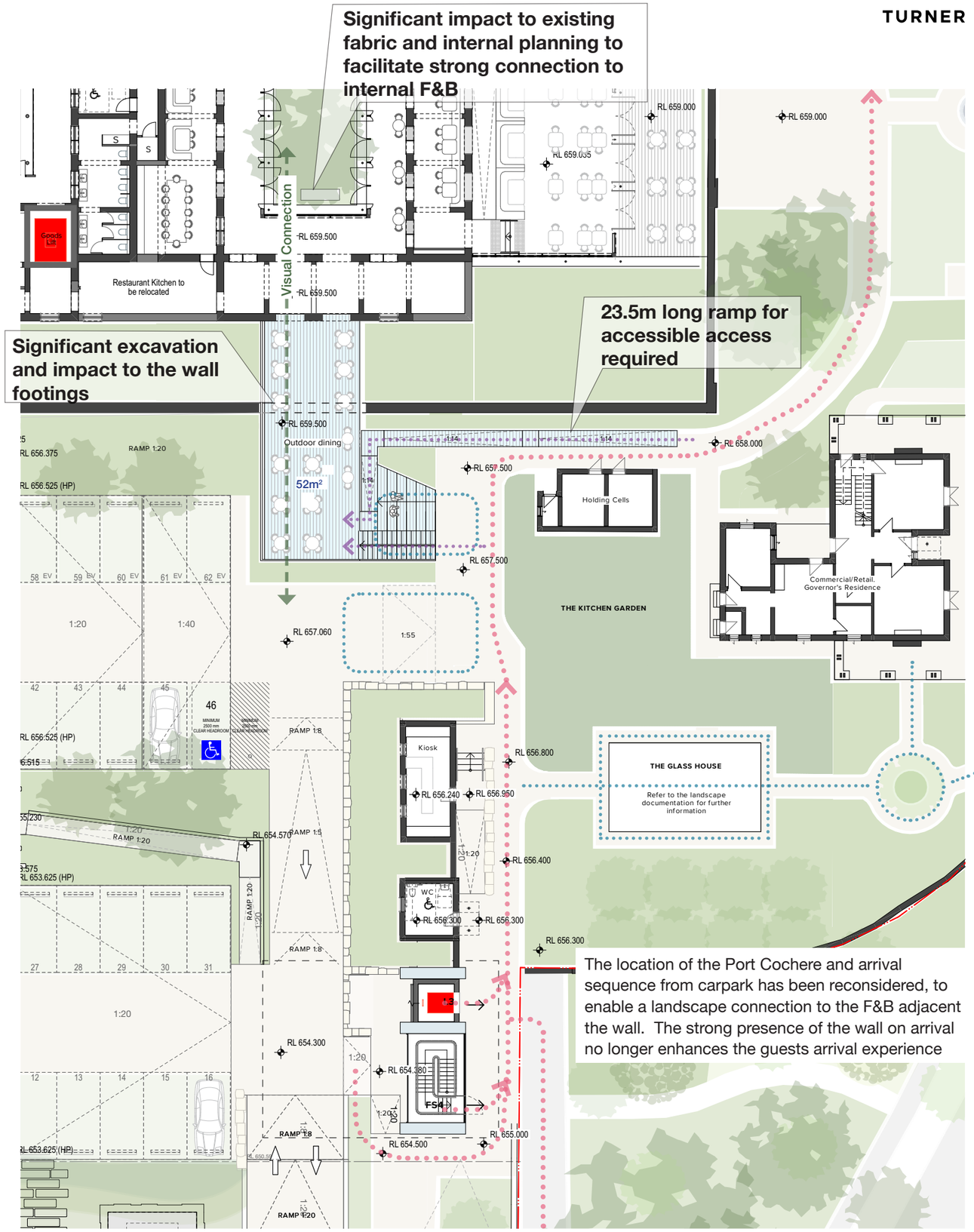
Legibility of Gaol Wall from the Porte-cochere Carpark pavillion during the arrival sequence is obscured by the elevated deck

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Intervention to the Southern Wall
Scenario 4B
Elevated Connection

- Proposed changes to SSDA submission
- Arrival movement path to Entrance Gate
- Arrival movement path to F&B
- Circulation movement path

Activation	***Welcoming to All***	Opens the Gaol to the public, creates an inviting, accessible environment that encourages entry and use	✔
	Active Street Edges	Supports informal and organised gathering beyond the Gaol walls, extending activity into the street edges and thresholds	
	Connection to Berrima Village	Activates street edges and public domain along the Gaol perimeter to strengthen connections with the surrounding sites and local shops in Berrima Village. Supports an integrated community network and a sense of place for community and visitors	
	Inclusive access	Provides accessible communal spaces that support diverse uses and everyday gathering	✔
	Community Use	Incorporates flexible spaces for events, workshops and cultural activities, enabling ongoing local use	✔
Adaptive Reuse	***Legibility of the Old and New***	Ensures insertions are clearly destinguishabe within the heritage fabric, legibility of the Gaol's significant structures are legible with interventions integrated to reveal and enhance, rather than obscure	✔
	Enhances Existing	Primarily achieves reinforcement of the existing fabric, spatial hierarchy and landscape setting	
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Heritage Experience/ Arrival Journey	***Arrival and Address***	Establishes a clear arrival sequence from key approaches, reinforcing the prominence and civic presence of the Main Gate	
	Movement and	Establishes a legible movement sequence with varied experiences informed through the revealing of existing and new fabric and spatial hierarchy	
	Views and Visual	Frames heritage significant views to the Gaol fabric, ground activities and landscape, to support sitewide permeability and connection.	
Site Parameters + Environmental Amenity	***Site Responsive***	Responds to existing topography and landscape, using levels to inform design, spatial organisation and movement	
	Climate and Comfort	Works with the site's sun movement, shading and wind climate to create comfortable public outdoor spaces year-round	
	Enhance biodiversity	Retains, enhances, relocates landscape elements to improve microclimate, biodiversity and environmental performance	
Functional + Technical Requirements	***Distribution of Egress***	Allows for even distribution of safe and compliant evacuation routes close to pathways exiting the site	*uneven distribution*
	Egress Width	Facilitates a clear 3m width egress, to complement the overall egress strategy (from within the Gaol) which requires total aggregate width of 7m.	✔
	Equitable Access	Ensures accessible entry and exit with clear paths connecting all key spaces and levels	
	Operations and	Allows efficient back-of-house and servicing areas that support operations without compromising public engagement and experience	
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	Learning and Cultural	Allows natural connections to spaces that encourage storytelling and reflection, used for workshops, and cultural education experiences as part of everyday use	✔



Intervention to the Southern Wall
Scenario 4B
Elevated Connection

Activation	***Welcoming to All***	Opens the Gaol to the public, creates an inviting, accessible environment that encourages entry and use	✔
	Active Street Edges	Supports informal and organised gathering beyond the Gaol walls, extending activity into the street edges and thresholds	
	Connection to Berrima Village	Activates street edges and public domain along the Gaol perimeter to strengthen connections with the surrounding sites and local shops in Berrima Village. Supports an integrated community network and a sense of place for community and visitors	
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	Learning and Cultural	Allows natural connections to spaces that encourage storytelling and reflection, used for workshops, and cultural education experiences as part of everyday use	✔



Original Photo



Concept Sketch

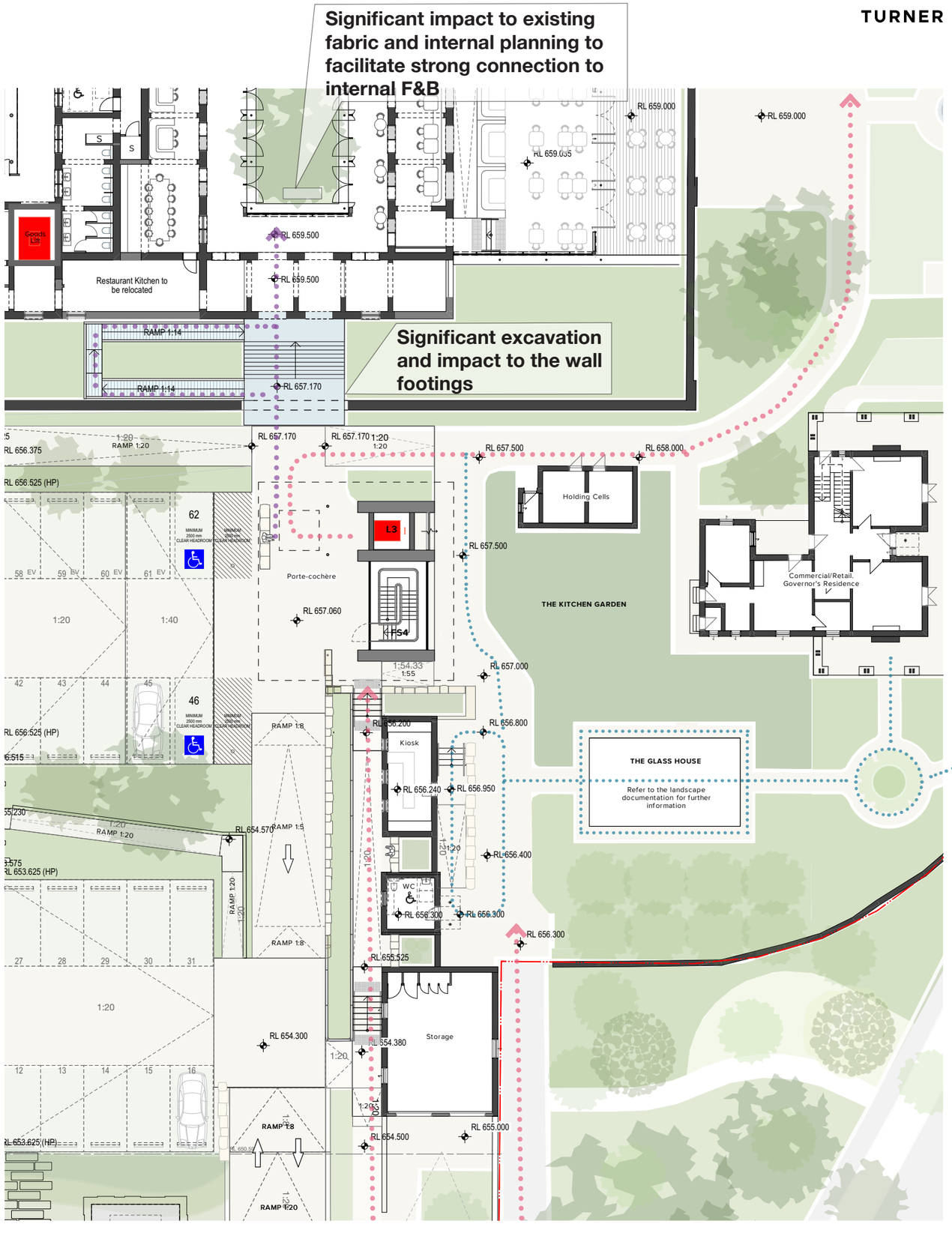
Legibility of Gaol Wall, and existing sightline toward Wingecarriee Escarpment is obsured by the elevated deck

TURNER

Intervention to the Southern Wall
Scenario 4C
Excavated Entry

- Proposed changes to SSDA submission
- Arrival movement path to Entrance Gate
- Arrival movement path to F&B
- Circulation movement path

Activation	***Welcoming to All***	Opens the Gaol to the public, creates an inviting, accessible environment that encourages entry and use	✔
	Active Street Edges	Supports informal and organised gathering beyond the Gaol walls, extending activity into the street edges and thresholds	
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Significant impact to existing fabric and internal planning to facilitate strong connection to internal F&B
Significant excavation and impact to the wall footings
Goods Lift
Restaurant Kitchen to be relocated
RAMP 1:14
RAMP 1:14
RL 659.500
RL 659.500
RL 659.000
RL 659.000
RL 659.035
RL 657.170
RL 657.170
RL 657.170
1:20
RAMP 1:20
RL 656.375
RL 656.525 (HP)
62
L3
Porte-cochère
RL 657.060
FS4
1:54.33
1:55
RL 657.500
RL 657.500
RL 658.000
Holding Cells
THE KITCHEN GARDEN
Commercial/Retail, Governor's Residence
RL 657.000
RL 656.800
RL 656.200
Kiosk
THE GLASS HOUSE
Refer to the landscape documentation for further information
RL 656.240
RL 656.950
RL 656.400
WC
RL 656.300
RL 656.300
RL 656.300
RL 655.525
Storage
RL 654.380
RL 654.300
RL 654.500
RL 655.000
RL 654.570
RAMP 1:5
RAMP 1:8
RAMP 1:8
RAMP 1:8
RAMP 1:20
RAMP 1:20
RL 653.625 (HP)
RL 653.625 (HP)
1:20
1:40
1:20
1:20
1:20

Intervention to the Southern Wall
Scenario 4C
Excavated Entry

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Visual and physical connection to the Eastern 'Vaucluse' courtyard upon arrival however activation outside the Gaol Walls through outdoor dining is limited in this scenario Significant excavation is required with potential impact to Wall footings.

Intervention to the Southern Wall
Scenario 4D
Excavated Connection

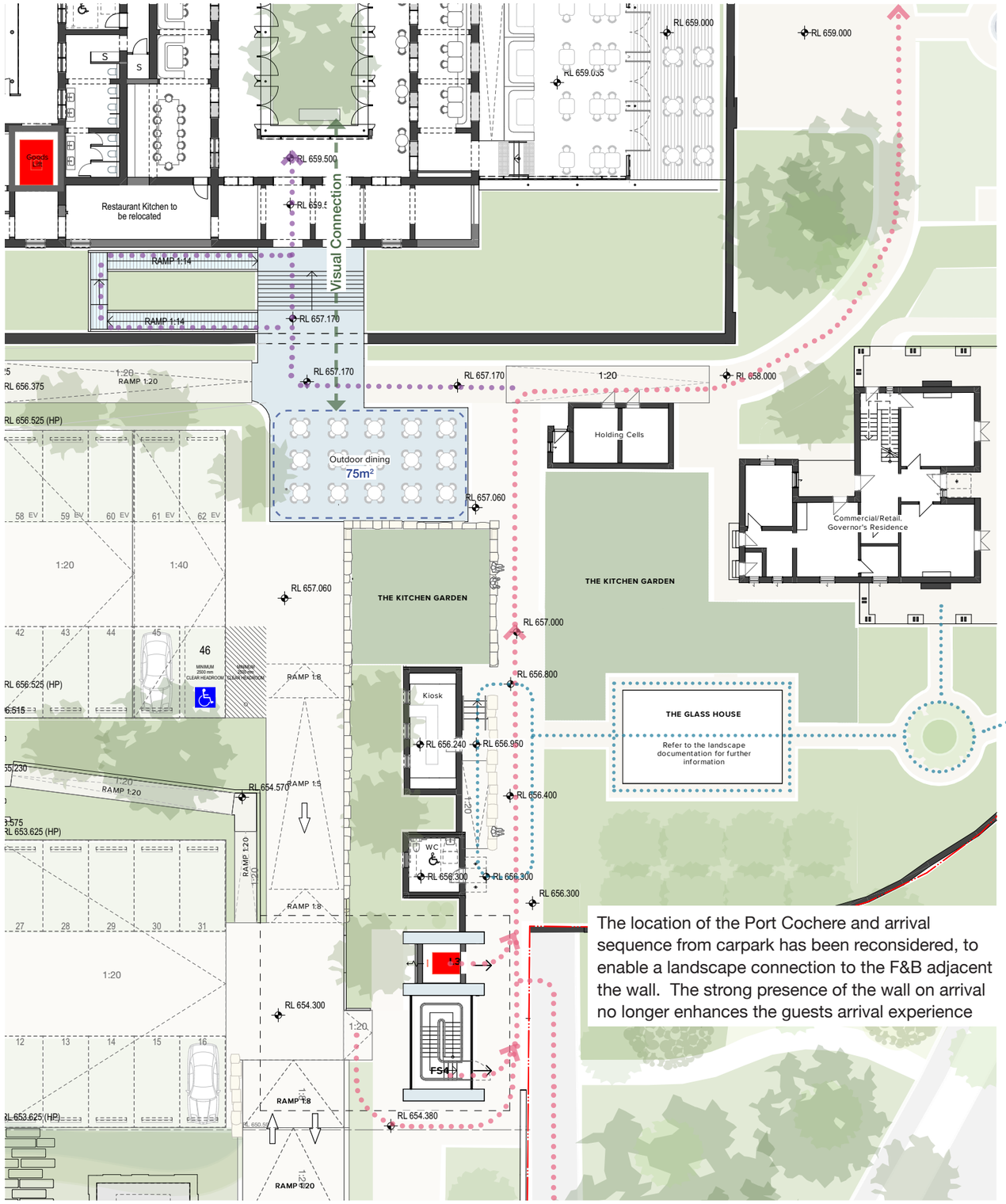
Proposed changes to SSDA submission

Arrival movement path to Entrance Gate

Arrival movement path to F&B

Circulation movement path

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Heritage Experience/ Arrival Journey	***Arrival and Address***	Establishes a clear arrival sequence from key approaches, reinforcing the prominence and civic presence of the Main Gate	✔
	Movement and	Establishes a legible movement sequence with varied experiences informed through the revealing of existing and new fabric and spatial hierarchy	✔
	Views and Visual	Frames heritage significant views to the Gaol fabric, ground activities and landscape, to support sitewide permeability and connection.	✔
Site Parameters + Environmental Amenity	***Site Responsive***	Responds to existing topography and landscape, using levels to inform design, spatial organisation and movement	
	Climate and Comfort	Works with the site's sun movement, shading and wind climate to create comfortable public outdoor spaces year-round	
	Enhance biodiversity	Retains, enhances, relocates landscape elements to improve microclimate, biodiversity and environmental performance	✔
Functional + Technical Requirements	***Distribution of Egress***	Allows for even distribution of safe and compliant evacuation routes close to pathways exiting the site	*uneven distribution*
	Egress Width	Facilitates a clear 3m width egress, to complement the overall egress strategy (from within the Gaol) which requires total aggregate width of 7m.	✔
	Equitable Access	Ensures accessible entry and exit with clear paths connecting all key spaces and levels	✔
	Operations and	Allows efficient back-of-house and servicing areas that support operations without compromising public engagement and experience	
Public Art + Educational Opportunity	***First Nations History***	Allows for sufficient integration of public art and educational works to express and highlight the integral, layered and ongoing narratives and knowledge-sharing of First Nations history within the site	✔
	Learning and Cultural	Allows natural connections to spaces that encourage storytelling and reflection, used for workshops, and cultural education experiences as part of everyday use	✔



The location of the Port Cochere and arrival sequence from carpark has been reconsidered, to enable a landscape connection to the F&B adjacent the wall. The strong presence of the wall on arrival no longer enhances the guests arrival experience

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Nominated Architect: Nicholas TURNER 6695, ABN 86 064 084 911

Intervention to the Southern Wall
Scenario 4D
Excavated Connection

Activation	***Welcoming to All***	Opens the Gaol to the public, creates an inviting, accessible environment that encourages entry and use	✔
	Active Street Edges	Supports informal and organised gathering beyond the Gaol walls, extending activity into the street edges and thresholds	
	Connection to Berrima Village	Activates street edges and public domain along the Gaol perimeter to strengthen connections with the surrounding sites and local shops in Berrima Village. Supports an integrated community network and a sense of place for community and visitors	
	Inclusive access	Provides accessible communal spaces that support diverse uses and everyday gathering	✔
	Community Use	Incorporates flexible spaces for events, workshops and cultural activities, enabling ongoing local use	✔
Adaptive Reuse	***Legibility of the Old and New***	Ensures insertions are clearly destinguishabe within the heritage fabric, legibility of the Gaol's significant structures are legible with interventions integrated to reveal and enhance, rather than obscure	✔
	Enhances Existing	Primarily achieves reinforcement of the existing fabric, spatial hierarchy and landscape setting	
	Revives Existing	Introduces new interventions that revive existing spaces to enable contemporary ongoing use and activation, supporting a viable future	✔
Heritage Experience/ Arrival Journey	***Arrival and Address***	Establishes a clear arrival sequence from key approaches, reinforcing the prominence and civic presence of the Main Gate	✔
	Movement and	Establishes a legible movement sequence with varied experiences informed through the revealing of existing and new fabric and spatial hierarchy	✔
	Views and Visual	Frames heritage significant views to the Gaol fabric, ground activities and landscape, to support sitewide permeability and connection.	✔
Site Parameters + Environmental Amenity	***Site Responsive***	Responds to existing topography and landscape, using levels to inform design, spatial organisation and movement	
	Climate and Comfort	Works with the site's sun movement, shading and wind climate to create comfortable public outdoor spaces year-round	
	Enhance biodiversity	Retains, enhances, relocates landscape elements to improve microclimate, biodiversity and environmental performance	✔
Functional + Technical Requirements	***Distribution of Egress***	Allows for even distribution of safe and compliant evacuation routes close to pathways exiting the site	*uneven distribution*
	Egress Width	Facilitates a clear 3m width egress, to complement the overall egress strategy (from within the Gaol) which requires total aggregate width of 7m.	✔
	Equitable Access	Ensures accessible entry and exit with clear paths connecting all key spaces and levels	✔
	Operations and	Allows efficient back-of-house and servicing areas that support operations without compromising public engagement and experience	
Public Art + Educational Opportunity	***First Nations History***	Allows for sufficient integration of public art and educational works to express and highlight the integral, layered and ongoing narratives and knowledge-sharing of First Nations history within the site	✔
	Learning and Cultural	Allows natural connections to spaces that encourage storytelling and reflection, used for workshops, and cultural education experiences as part of everyday use	✔



Visual and physical connection to the Eastern 'Vaucluse' courtyard upon with activation outside the Gaol Walls through outdoor dining integrated with kitchen gardens
Significant excavation is required with potential impact to Wall footings.

Scenario Summary
Place Measures Analysis

Scenario Analysis Comparison Table

			SSDA Submission								
			No Intervention	Eastern Wall	Southern Wall - Kitchen Gardens			Southern Wall - 'Vaucluse' Courtyard and Carpark			
			1	2	3a	3b	3c	4a	4b	4c	4d
Activation	***Welcoming to All***	Opens the Gaol to the public, creates an inviting, accessible environment that encourages entry and use		✔	✔	✔	✔	✔	✔	✔	✔
	Active Street Edges	Supports informal and organised gathering beyond the Gaol walls, extending activity into the street edges and thresholds	✔	✔							
	Connection to Berrima Village	Activates street edges and public domain along the Gaol perimeter to strengthen connections with the surrounding sites and local shops in Berrima Village. Supports an integrated community network and a sense of place for community and visitors	✔	✔							
	Inclusive access	Provides accessible communal spaces that support diverse uses and everyday gathering	✔	✔	✔	✔	✔		✔		✔
	Community Use	Incorporates flexible spaces for events, workshops and cultural activities, enabling ongoing local use	✔	✔		✔	✔		✔		✔
Adaptive Reuse	***Legibility of the Old and New***	Ensures insertions are clearly destinguishabe within the heritage fabric, legibility of the Gaol's significant structures are legible with interventions integrated to reveal and enhance, rather than obscure	✔	✔	✔	✔	✔	✔	✔	✔	✔
	Enhances Existing Gaol Character	Primarily achieves reinforcement of the existing fabric, spatial hierarchy and landscape setting	✔	✔			✔			✔	
	Revives Existing Spaces	Introduces new interventions that revive existing spaces to enable contemporary ongoing use and activation, supporting a viable future	✔	✔	✔	✔	✔			✔	✔
Heritage Experience/ Arrival Journey	***Arrival and Address***	Establishes a clear arrival sequence from key approaches, reinforcing the prominence and civic presence of the Main Gate	✔	✔		✔				✔	✔
	Movement and Circulation	Establishes a legible movement sequence with varied experiences informed through the revealing of existing and new fabric and spatial hierarchy	✔	✔		✔				✔	✔
	Views and Visual Connections	Frames heritage significant views to the Gaol fabric, ground activities and landscape, to support sitewide permeability and connection.	✔	✔			✔			✔	✔
Site Parameters + Environmental Amenity	***Site Responsive***	Responds to existing topography and landscape, using levels to inform design, spatial organisation and movement	✔	✔							
	Climate and Comfort	Works with the site's sun movement, shading and wind climate to create comfortable public outdoor spaces year-round		✔							
	Enhance biodiversity	Retains, enhances, relocates landscape elements to improve microclimate, biodiversity and environmental performance	✔	✔	✔	✔	✔			✔	✔
Functional + Technical Requirements	***Distribution of Egress Point***	Allows for even distribution of safe and compliant evacuation routes close to pathways exiting the site	*uneven distribution*	✔	*uneven distribution*	*uneven distribution*	*uneven distribution*	*uneven distribution*	*uneven distribution*	*uneven distribution*	*uneven distribution*
	Egress Width Requirements	Facilitates a clear 3m width egress, to complement the overall egress strategy (from within the Gaol) which requires total aggregate width of 7m.	*Does not comply, 3m shortfall in egress width*	✔	✔	✔	✔	✔	✔	✔	✔
	Equitable Access	Ensures accessible entry and exit with clear paths connecting all key spaces and levels	✔	✔		✔	✔			✔	✔
	Operations and Servicing	Allows efficient back-of-house and servicing areas that support operations without compromising public engagement and experience	✔	✔							
Public Art + Educational Opportunity	***First Nations History***	Allows for sufficient integration of public art and educational works to express and highlight the integral, layered and ongoing narratives and knowledge-sharing of First	✔	✔		✔	✔		✔	✔	✔
	Learning and Cultural Exchange Spaces	Allows natural connections to spaces that encourage storytelling and reflection, used for workshops, and cultural education experiences as part of everyday use	✔	✔		✔	✔		✔		✔

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