

Our ref: HMS ID 5650

Fadi Shakir
Planner
Department of Planning and Environment
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PARRAMATTA, 2124 NSW
By email: fadi.shakir@planning.nsw.gov.au

**Request for Secretary's Environmental Assessment Requirements (SEARS)
for 2-4 Argyle Street / 30 Wingecarribee Street, Berrima – Berrima Hotel
(SSD-66876472)**

Dear Mr Shakir,

Thank you for your referral dated 30 January 2024 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD-66876472) proposal.

The proposed SSD site includes State Heritage Register (SHR) item *Berrima Correctional Centre* (SHR no. 00807). The site also includes the following locally heritage listed items: *Berrima Correctional Centre* (WLEP I109, I110, I484), *Superintendent's House* (WLEP I107), *Stone Cottage* (WLEP I236), *Bull's Head Drinking Fountain* (WLEP I111) and *Lambie's Well* (WLEP I234).

The subject site is also located within the locally listed *Berrima Conservation Area* (WLEP C148).

In addition, state and local heritage listed items are located in the vicinity.

I note that the proposed Berrima Hotel will include:

- construction of new hotel rooms adjacent to the river escarpment to the western edge of the site (outside the Gaol wall),
- adaptive reuse of the gaol structures for hotel amenities, support facilities and limited hotel rooms (within the Gaol wall), and
- new carparking to the southern section of the site (outside the Gaol wall).

The proposal could adversely impact the heritage significance of the SHR item, depending on the final design.

You are advised that the SHR listing includes a unique cultural landscape related to the internment of German merchant mariners and naval personnel during World War One. The internees built an extensive series of huts, associated infrastructure, and watercraft, in the vicinity of the gaol and river that are unique in an Australian context.

Noting these special values and the gaol's State listed values, adaptive reuse could be supported with careful design considerations.. The intended shared experience inside the perimeter walls and the proposed design process in collaboration with the State Design Review Panel are supported.

It is recommended that the draft heritage SEARs no 20. be amended as follows:

20. Environmental Heritage *and Archaeology*

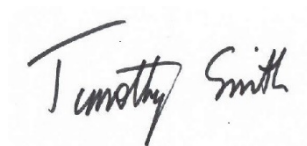
~~Where there is potential for direct or indirect impacts on the heritage significance of environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (if potential impacts to archaeological resources are identified), prepared in accordance with the relevant guidelines, which assesses any impacts and outlines measures to ensure they are minimised and mitigated.~~

1. *A Statement of Heritage Impact (SOHI) prepared by a suitably qualified heritage consultant in accordance with the Guidelines for preparing Statements of Heritage Impact. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to identify the following:*
 - a. *all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance;*
 - b. *compliance with the relevant Conservation Management Plan;*
 - c. *the impacts of the proposal on heritage item(s) including visual impacts, including a visual impact assessment including photomontages in line with NSW LEC Practice Note 'Use of Photomontages', required BCA and DDA works, new fixtures, fittings and finishes, any modified services;*
 - d. *detailed drawings clearly showing any demolition, alterations and additions*
 - e. *the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items; and*
 - f. *justification for any changes to the heritage fabric or landscape elements including any options analysis.*
2. *If the SOHI identifies impact on potential historical and/or maritime archaeology, an historical and/or maritime archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines Archaeological Assessment and Assessing Significance for Historical Archaeological Sites and Relics. This assessment should identify what relics, if any, are likely to be present, assess their significance and consider the impacts from the proposal on this potential archaeological resource. Where harm is likely to occur, it is recommended that the significance of the relics be considered in determining an appropriate mitigation strategy. If harm cannot be avoided in whole or part, an appropriate Research Design and Excavation Methodology should also be prepared to guide any proposed excavations or salvage programme.*

As the site contains a local heritage item, and other local items are in the vicinity, advice should be sought from the relevant local council.

If you have any questions about this correspondence, please contact Veerle Norbury, Senior Heritage Assessment Officer at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely

A handwritten signature in black ink that reads "Timothy Smith". The signature is written in a cursive style with a large initial 'T'.

Tim Smith OAM
Director Assessments
Heritage NSW
Department of Climate Change, Energy, the Environment and Water
As Delegate of the Heritage Council of NSW
16 February 2024