



Pre-Development Application

Date Submitted: 22/01/2024

Project Name: Berrima Hotel  
Case ID: PDA-66076964

Proponent Details

Project Owner Info

|               |                                                         |
|---------------|---------------------------------------------------------|
| Title         | Mr                                                      |
| First Name    | Blue Sox                                                |
| Last name     | Developments                                            |
| Role/Position | Development Manager                                     |
| Phone         | 0407170012                                              |
| Email         | info@bluesox.com.au                                     |
| Address       | 2-4<br>ARGYLE STREET<br>BERRIMA ,<br>,<br>2577 ,<br>AUS |

Company Info

Are you applying as a company/business?  
Yes

|              |                              |
|--------------|------------------------------|
| Company Name | Blue Sox Investments Pty Ltd |
| ABN          | 42142379388                  |

Primary Contact Info

Are you the primary contact?  
Yes

|            |                     |                      |
|------------|---------------------|----------------------|
| Title      | First Name          | Last Name            |
| Mr         | Jonathan            | Wehbe                |
| Phone      | Email               | Role/Position        |
| 0413358878 | info@bluesox.com.au | Development Director |

Address

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?  
No

Project Info

|                                     |                                     |
|-------------------------------------|-------------------------------------|
| Project Name                        | Berrima Hotel                       |
| Industry                            | Entertainment, Tourism & Recreation |
| Development Type                    | Accommodation                       |
| Capital Investment Value (excl GST) | AUD30,000,000.00                    |
| Indicative Operation Jobs           | 50                                  |
| Indicative Construction Jobs        | 1,500                               |
| Number of Occupants                 | 250                                 |
| Number of Dwellings                 | 1                                   |
| Number of Apartments                | 60                                  |
| Number of Rooms                     | 60                                  |
| Gross Floor Area (GFA) sqm          | 1,000                               |

Description of the Development/Infrastructure  
Adaptive Re-use of the former Berrima Correctional Centre

Concept Development

Are you intending to submit a concept or staged application?  
Yes  
  
Would this be for the initial concept application?  
Yes

Would this application also include the first stage of the project?

No

Site Details

Site Information

|                                       |                                                             |
|---------------------------------------|-------------------------------------------------------------|
| Site Name                             | Berrima Correctional Centre                                 |
| Site Address (Street number and name) | 2-4 Argyle St, Berrima (former Berrima Correctional Centre) |
| Site Co-ordinates - Latitude          | -34.487527                                                  |
| Site Co-ordinates - Longitude         | 150.336                                                     |

Local Government Area

| Local Government    | District Name | Region Name               | Primary Region                   |
|---------------------|---------------|---------------------------|----------------------------------|
| Wingecarribee Shire |               | South East and Tablelands | <input checked="" type="radio"/> |

Lot and DP

Lot and DP

101/1283819

Site Area

What is the total site area for your development?

Site Area sqm

19,040

Climate Zone

What climate zone/s is development in?

Climate Zone: select all that apply

Climate zone 6 - mild temperate

How has the climate zone impacted the design of the development?

It hasn't

Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#)

Which State Environmental Planning Policy (SEPP) does your application relate to?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 13 - Cultural, recreation and tourist facilities

Type of Project

Development for tourist related purposes located in an environmentally sensitive area of state significance, or a sensitive coastal location

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is zoned SP1 Correctional Centre pursuant to the Wingecarribee LEP 2010. Development ordinarily permitted with consent includes aquaculture and the purpose shown on the zoning map, including any development that is ordinarily incidental or ancillary to development for that purpose. The proposal will likely meet a variety of definitions including:

- Visitor and tourist accommodation
- Food and drink premises
- Function centre

(refer attached Scoping Report for further details)

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

Yes

Attachments

|           |                                                          |
|-----------|----------------------------------------------------------|
| File Name | 05 Berrima Hotel (SEARs Application)_Comm.Engag.Strategy |
| File Name | 04 Berrima Hotel (SEARs Application)_Transport Asses.    |
| File Name | 03 Berrima Hotel (SEARs Application)_HIA                 |
| File Name | 06 Berrima Hotel (SEARs Application)_QS CIV Letter       |
| File Name | 02 Berrima Hotel (SEARs Application)_Concept Design      |
| File Name | 01 Berrima Hotel (SEARs Application)_Scoping Report      |

Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

SP1 Special Activities

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Section 4.36(1) of the EP&A Act  
State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) Clause 2.6, Pt 2.2  
State Environmental Planning Policy (Planning Systems) 2021 (Planning Systems SEPP) Part 13(2(b)) of Schedule 1 of the SEPP  
State Heritage Register under the Heritage Act 1977 (SHR No. 0000807)  
Wingecarribee LEP 2010  
Clause 5.10(10) of the Wingecarribee LEP 2010  
Section 4.38(2) and (3) of the EP&A Act  
Wingecarribee LEP 2010 – Clause 5.19A  
Wingecarribee LEP 2010, Schedule 5 (Item no. I107, I109, I110, I111, I234, I236, I484)  
NSW State Heritage Register under the Heritage Act 1977 No. 00807  
Berrima Conservation Area C148  
NSW State Agency Section 170 Heritage and Conservation Register under the Heritage Act 1977 Item 18

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

No approvals or planning agreements currently in place

Would the project vary any development standard?

No

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201, 205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

Yes

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

Yes

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?\*

No

A mining lease under the [Mining Act 1992](#)?\*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?\*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?\*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?\*

Yes

A licence under the [Pipelines Act 1967](#)?\*

No

Attachments

|           |                        |
|-----------|------------------------|
| File Name | Scoping Report         |
| File Name | Berrima Hotel_Site Map |
| File Name | NearMap_Site Area      |
| File Name | DP1283819P             |