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SYDNEY NSW 2000**

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NSW Department of Planning & Environment
4 Parramatta Square
Parramatta
NSW 2150

To whom it may concern

SEARS REQUEST – OUTLINE HERITAGE IMPACT STATEMENT – BERRIMA HOTEL

BACKGROUND AND PURPOSE

Urbis has been engaged by Bluesox to prepare this outline Heritage Impact Statement (HIS) to assess the potential impacts of the proposed adaptive reuse development at the former Berrima Gaol, Berrima (hereafter referred to as 'the site' or 'the subject site'). The proposal seeks to redevelop the site to create a hotel, visitor and tourist facility.

The subject site is included on both the NSW State Heritage Register and under the local LEP. This HIS has been prepared as part of the process to obtain project-specific Secretary's Environmental Assessment Requirements (SEARs) to accompany a State Significant Design application (SSDA) for the adaptive reuse of the site.

SITE LOCATION

The subject site is located within the suburb of Berrima, NSW, on Gundungurra and Dharawal land, situated within the Wingecarribee Shire Local Government Area (LGA). The site is identified as Lot 7304 of DP 1146099 and Lot 447 of DP 751252 by NSW Land and Property Information (LPI).

The subject site is located on the western side of Argyle Street on a block bounded by Argyle Street to the east, Wilshire Street to the north and the Wingecarribee River to the west. Further to the south is Wingecarribee Street. The location of the subject site is shown below in Figure 1.



Figure 1 Location map showing the subject site outlined in red.

Source: SIX Maps 2023

HERITAGE SIGNIFICANCE

HERITAGE LISTINGS

The following heritage listings apply to the subject site.

Table 1 Statutory Heritage Listings

Heritage List	Item Name	Item Number
<i>Wingecarribee Local Environmental Plan 2010, Schedule 5</i>	Superintendent's House	I107
<i>Wingecarribee Local Environmental Plan 2010, Schedule 5</i>	Berrima Correctional Centre Group	I109
<i>Wingecarribee Local Environmental Plan 2010, Schedule 5</i>	Berrima Gaol	I110

Heritage List	Item Name	Item Number
<i>Wingecaribee Local Environmental Plan 2010, Schedule 5</i>	Gatehouse and Walls	I111
<i>Wingecaribee Local Environmental Plan 2010, Schedule 5</i>	Lambies Well	I234
<i>Wingecaribee Local Environmental Plan 2010, Schedule 5</i>	Stone Cottage	I236
<i>Wingecaribee Local Environmental Plan 2010, Schedule 5</i>	Berrima Correctional Centre – 1945 Section	I484
NSW State Heritage Register under the <i>Heritage Act 1977</i>	Berrima Correctional Centre	00807
Heritage Conservation Area	Berrima Conservation Area	C148
NSW State Agency Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i> Directory of Correctional Services *Note – site no longer under government ownership	Berrima Correction Centre Berrima Correctional Centre – Arts & Crafts Shop Berrima Correctional Centre – Dangerous Goods Store Berrima Correctional Centre – Farm Buildings Berrima Correctional Centre – Gatehouse Berrima Correctional Centre – Officer Amenities Berrima Correctional Centre – Outer Wall	18

The subject site is listed on the following non-statutory heritage registers:

- *Berrima Training Centre Group* (1561), *Bulls Head Fountain on Outside Wall* (1563) and *Gatehouse and Walls* of Gaol (former) (1562) Register of the National Estate (non-statutory)
- *Berrima Training Centre Group (comprising Gatehouse and walls of former Gaol and Bull's Head Fountain on outside Wall)* (Item 1430), *Superintendent's House, Formerly Gaol Governor's Residence* (1426), *Bull's Head Fountain on Outside Wall* (1428) and *Gatehouse and Walls of Former Gaol* (1429), Register of the National Trust of Australia (non-statutory)

The heritage context of the place is shown on the following heritage maps.

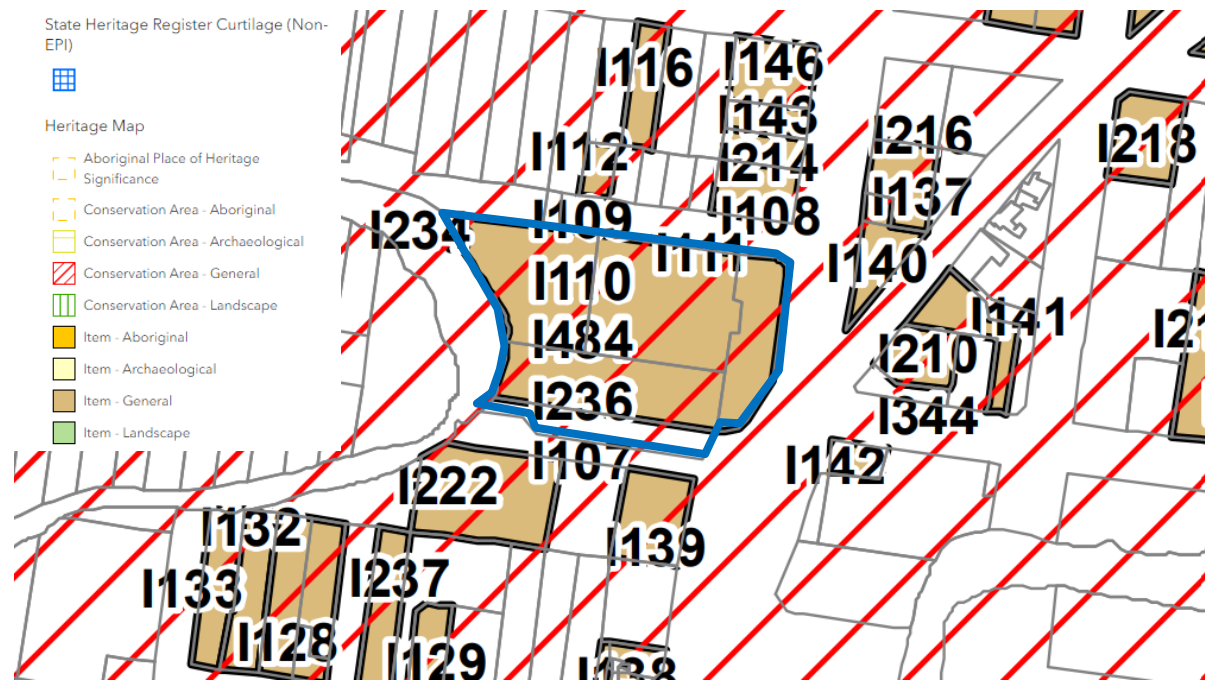
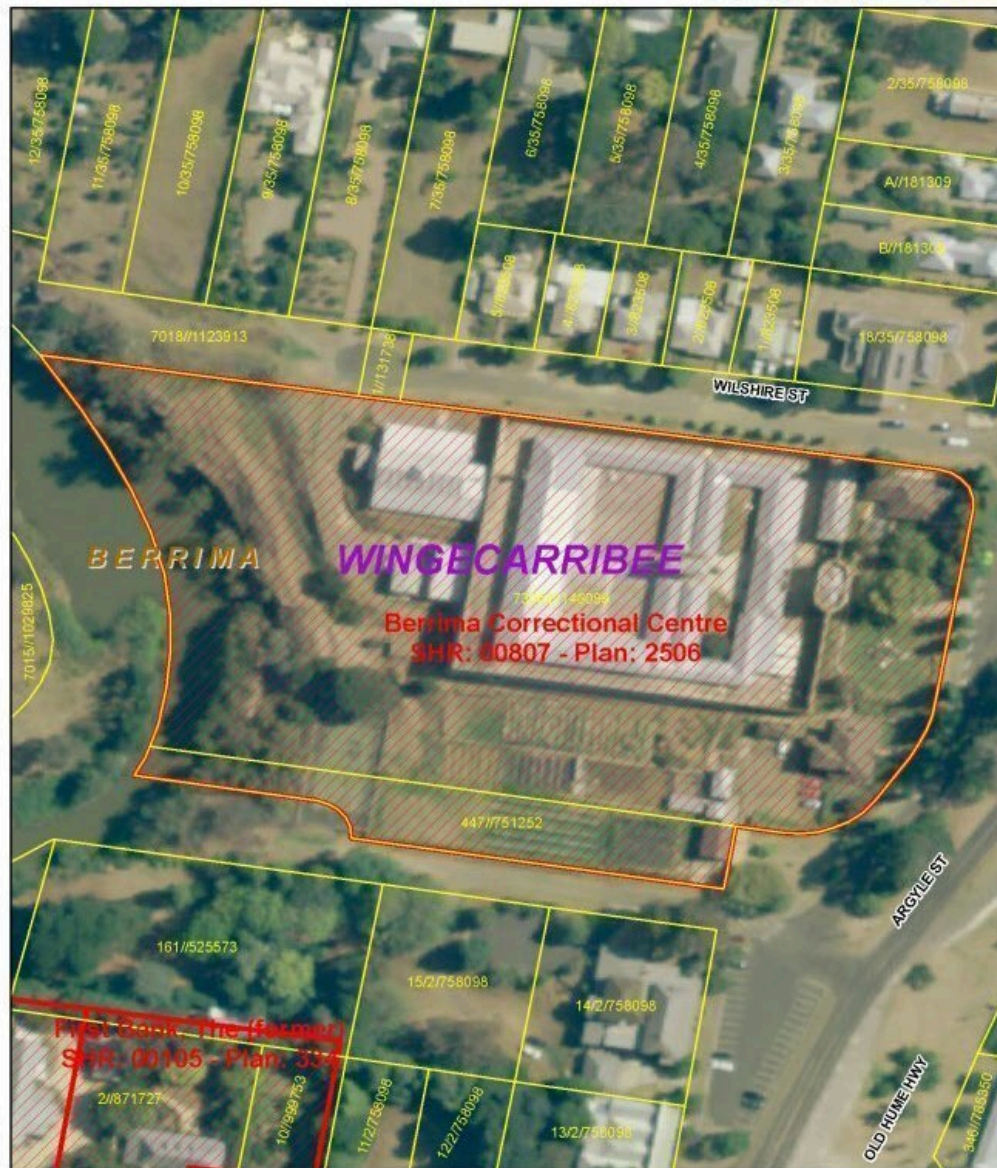


Figure 2 – Local heritage map showing the subject site outlined in blue, with the heritage items identified shaded in brown and numbered.

Source: Wingecarribee LEP 2010, Heritage Map HER007A, with annotation by Urbis

Heritage Council of New South Wales



State Heritage Register

Gazettal Date: 02 April 1999



Scale: 1:1,500

Produced by: Michelle Galea

Legend

- SHR Curtilage
- Land Parcels
- LGAs
- Suburbs

Figure 3 – State Heritage curtilage

Source: NSW State Heritage Register Plan No.2506.

ESTABLISHED STATEMENTS OF SIGNIFICANCE

State Heritage Register

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre:¹

The Berrima Correctional Centre is historically significant as it contains elements of the original Berrima Gaol, dating from the 1830s. Its original configuration was distinctive, employing a partial panopticon layout. Subsequent changes and uses reflect the changing philosophies, expectations and requirements for the incarceration of criminals in NSW, and penal architecture generally from the 1830s until the present day.

This complex and adjoining courthouse reflect the importance of Berrima as a regional centre in the early 19th century, and are directly linked to its subsequent development. Berrima Correctional Centre is aesthetically significant for its form and character; while the complex has a form and fabric from a range of periods, it retains a distinctive character through the consistent use of sandstone, dominant fence, gatehouse, adjoining stone & brick residences and landscaped setting.

At a local level, the Berrima Correctional Centre is socially significant for its role in law and order in the local area, as well as being an important local employer since the early 19th century. Berrima Correctional Centre has technical / research significance and is rare at a national level as it contains elements of the original Berrima Gaol, dating from the 1830s. Furthermore, its original configuration was distinctive, employing a partial panopticon layout, and records and fabric relating to this earlier configuration are rare.

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre – Gatehouse:²

The Gatehouse of Berrima Correctional Centre is historically significant as it relates to the first major redevelopment of the prison in the 1860s and was designed by the Colonial Architect, James Barnet - it is one of the first of several neo-classical prison gatehouses he designed from the 1860s-1890s. Subsequent changes and uses of the complex reflect the changing philosophies, expectations and requirements for the incarceration of criminals in NSW, and penal architecture generally from the 1830s until the present day. The gatehouse is also important as is associated with the reception of prisoners and visitors and the daily management of the gaol.

The Gatehouse of Berrima Correctional Centre has aesthetically significance at a state level as an impressive structure, elliptical in plan, constructed of finely worked sandstone, with a central arch and keystone in the form of a console bracket. The Gatehouse is a distinctive local landmark and is perhaps the most defining component of the complex.

¹ Heritage NSW, The Berrima Correctional Centre, database no. 3360094

² Heritage NSW, The Berrima Correctional Centre – Gatehouse, database no.3360095

At a local level, the Gatehouse at Berrima Correctional Centre is socially significant as part of the Correctional Centre, noted for its role in law and order in the local area, as well as being an important local employer since the early 19th century.

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre – Outer Wall:³

The Outer Wall of Berrima Correctional Centre is historically significant at a state level as it is an integral extant element of the original Berrima Gaol, dating from the 1830s. It is one of the few surviving examples of a gaol compound dating from pre 1840 and was constructed using convict work gangs. This element has been continually in use since it was constructed.

The Outer Wall of Berrima Correctional Centre is aesthetically significant for its form and character, as an integral and extant element of the original Berrima Gaol, dating from the 1830s. The Outer Wall is also important as a distinctive landmark. At a local level, the Outer Wall of Berrima Correctional Centre is socially significant as part of the Correctional Centre, noted for its role in law and order in the local area, as well as being an important local employer since the early 19th century.

The Outer Wall of Berrima Correctional Centre has technical / research significance as it is an important and extant element of the original Berrima Gaol, dating from the 1830s. It is rare as a convict-built structure. The original configuration of the Gaol was distinctive, employing a partial panopticon layout, and records and fabric relating to this earlier configuration are rare.

The Outer Wall of Berrima Correctional Centre is representative of a gaol compound wall, generally high masonry walls with limited openings, typically used in prison development to restrict access into and out of the complex.

The following statement of significance has been extracted from the State Heritage Inventory for the Bull's Head Drinking Fountain:⁴

The fountain is considered to be an excellent example of craft work of the Victorian period and is valued by the local community because it is an object of interest associated with the Berrima Training Centre Group from the period when it was enlarged as a 'model' prison.

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre – Arts & Crafts Shop (formerly the Governor's residence):⁵

The Arts and Crafts Shop at Berrima Correctional Centre is historically significant as it was constructed during the late 19th Century for use as the Governor's Residence. It's development and subsequent uses including as police station and arts and crafts shop reflects the changing philosophies, expectations and requirements for the incarceration of criminals in NSW, and penal architecture generally. The building is also indicative of

³ Heritage NSW, The Berrima Correctional Centre – Outer Wall, database no.3360096

⁴ Heritage NSW, The Bull's Head Drinking Fountain, database no. 2680111

⁵ Heritage NSW, The Berrima Correctional Centre – Arts & Crafts Shop (formerly the Governor's residence), database no. 3360098

the development of Berrima generally. The Arts & Crafts Shop at Berrima Correctional Centre is aesthetically significant for its strong form, character, materials and details. It is a distinctive building, prominently located on the north-eastern corner of the gaol site, and retains an attractive landscaped setting. At a local level, the Arts & Crafts Shop at Berrima Correctional Centre is socially significant as part of the Correctional Centre, noted for its role in law and order in the local area, as well as being an important local employer since the early 19th century.

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre – Dangerous Goods Store (formerly the police cells associated with the former Governor’s residence’s later use as a police station):⁶

The Dangerous Goods Store at the Berrima Correctional Centre is historically significant as the former isolation cells, an important part of the Correctional Centre as it shows the changing philosophies, expectations and requirements for the incarceration of criminals in NSW. The Dangerous Goods Store at Berrima Correctional Centre is socially significant as part of the Correctional Centre, noted for its role in law and order in the local area, as well as being an important local employer since the early 19th century. Originally constructed as isolation cells, the Dangerous Goods Store at Berrima Correctional Centre has technical/research significance as part of the interesting complex of Berrima Gaol, dating from the 1830s. This building can provide further information on the changing management and use of the site from the early 20th century.

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre – Officer Amenities (formerly the Deputy Governor’s residence):⁷

The Officers Amenities Building at Berrima Correctional Centre has historic significance as it was built for use as the Deputy Governors Residence in 1900. It also has historic significance as part of the Berrima Correctional Centre, an important prison complex dating from the 1830s. The Officers Amenities Building at Berrima Correctional Centre is aesthetically significant for its form and character, materials, detailing and setting, typical of the work of Walter Liberty Vernon, Government Architect during the Federation period. The Officers Amenities is a significant element within the State heritage curtilage of the gaol complex, informing the early layout of the site and for its role in law and order in the local area, as well as being an important local employer since the early 19th century.

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre – Farm Buildings⁸:

The Farm Buildings at Berrima Correctional Centre are historically significant as part of the Berrima Correctional centre, an important gaol dating from the 1830s. They provide evidence of how the prison was managed since the mid-late 19th century. At a local level, the Farm Buildings at Berrima Correctional Centre are socially significant as part

⁶ Heritage NSW, The Berrima Correctional Centre – Dangerous Goods Store (formerly the police cells associated with the former Governor’s residence’s later use as a police station), database no. 3360099

⁷ Heritage NSW, The Berrima Correctional Centre – Officer Amenities (formerly the Deputy Governor’s residence) database no. 3360097

⁸ Heritage NSW, The Berrima Correctional Centre – Farm Buildings, database no. 3360100

of the Correctional Centre, noted for its role in law and order in the local area, as well as being an important local employer since the early 19th century. The Farm Buildings at Berrima Correctional Centre are rare as evidence of early rural industries associated with the correctional centre. The Farm Buildings at Berrima Correctional Centre are representative of mid-late 19th century rural vernacular buildings of the southern highlands.

THE SITE

Site Context

The subject site occupies a prominent position on the corner of the western side of Argyle and the southern side of Wilshire streets. The topography of the site is slanted, with a sloping land grade to the west. The subject site is sited within the historic centre of Berrima, and there are views to the subject site and to other heritage items such as the Berrima Court House.

Site Description

The former Berrima Gaol comprises a high, sandstone perimeter wall, two entrance gatehouses (1866 and 1839) and a series of cell blocks, the guard tower and ancillary buildings located within the enclosing wall. Outside the wall, but within the curtilage of the site, it contains two former residences (the Governor's Residence and the Deputy Governor's Residence), former police cells, a series of sheds, former tennis court and the 1990s Industries Building.

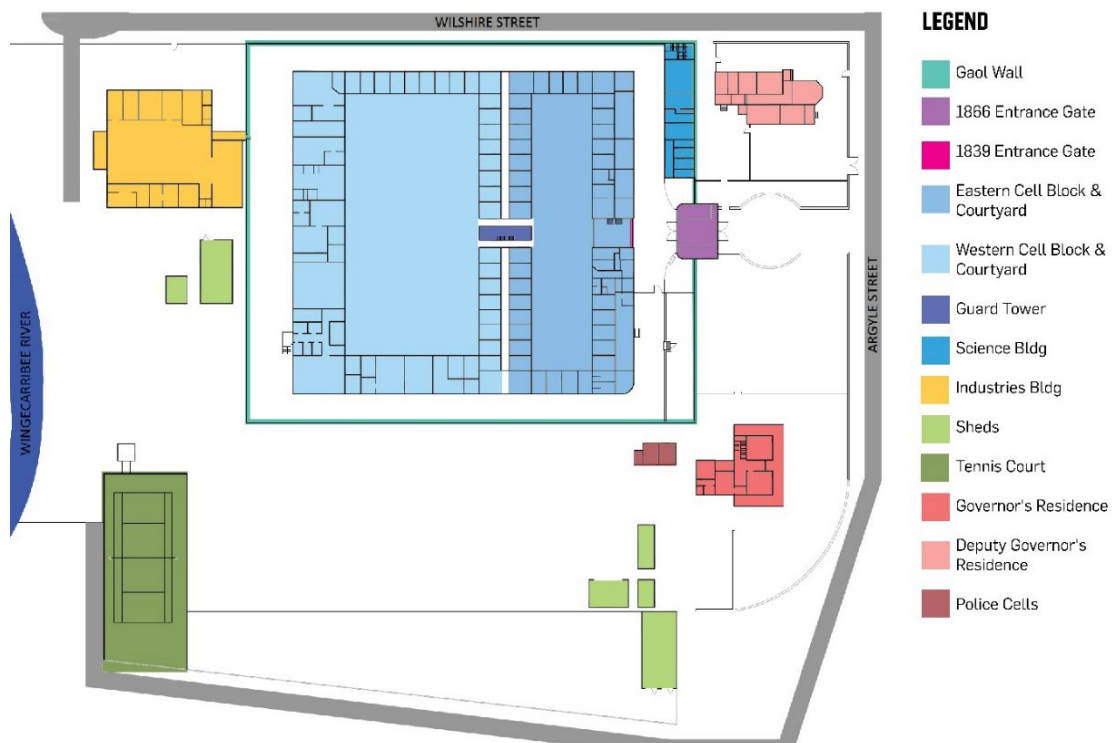


Figure 4 – Labelled Site Plan

Source: Provided by Bluesox, edited by Urbis

The following provides a short summary description of each section of the former Gaol.

The exterior of the subject site comprises a tall, dominant, solid sandstone exterior wall. The wall was constructed in two parts (c.1839 and c.1866), and there is subtle, yet evident change between the finish in the 1839 and 1866 portions of the Gaol wall with the 1839 sections being either a typical 'convict picked' finish with and without tooled margins or sparrow pecked with tooled margins, and the 1866 section being part 'sparrow pecked' and part 'picked-and-boasted'. The tops of the walls feature a slight curve inwards, as a climbing deterrent. Centrally located on the northern wall is the Bulls Head Drinking Fountain, comprising a cast iron water fountain, carved with a bull's head and stone trough.

The principal entrance gate was constructed in 1866 in the Victorian Georgian style, and presents as a grand, formal and imposing entrance to the subject site. Centrally positioned and accessed via an ornamental forecourt with a centrally located mature *Conifer sp.* tree, the entrance gate is an oversized three-storey sandstone structure with an oval plan form.

The original, 1839 entrance gate is a simply composed sandstone block structure in a simple Old Colonial Regency style. Following the extension of the gaol wall, and construction of the new entrance gate, this structure became a secondary, internal entrance through to the cell blocks and courtyard via the "sterile zone". The flanking wings were reconstructed as part of the c1940s remodelling of the gaol, and extended in the 1980s and 1990s. The wings were constructed of reused sandstone blocks, noting the variety of tooling marks present on these surfaces.

The eastern and western cell blocks are single storey structures, constructed of re-used sandstone blocks, with pitched roofs clad in corrugated metal and with exposed timber rafters. The cells are accessed by regularly placed two panel timber door and window sets, with terrazzo thresholds. Windows are generally timber framed, double-hung sashes with metal security bars. The western cell block also contains amenity and staff spaces located on the west and south sides of the block. These rooms comprise a gym, laundry, dining room, kitchens, chapel and staff offices, and are labelled with painted timber signage above each door bearing the name / purpose of the room. The cell blocks surround courtyards. The eastern courtyard is a planted green space, comprising an open patch of lawn with shrubs and trees around the perimeter. The western courtyard is an open, concrete space with a basketball hoop at one end and no other features.

Centrally located within the gaol and providing visibility over the two cell blocks and courtyards is the guard tower. It is a tall, three-storey structure constructed of reused sandstone blocks to ground and first floor level, and timber weather board to the top level. It has a pitched roof clad in corrugated iron with exposed timber eaves.

The Science Block is located to the north-east corner of the site, and comprises a rendered sandstone structure with a pitched metal roof.

Located outside the gaol wall are a series of ancillary structures that supported the former Gaol use. The industries building is a weatherboard structure with a pitched corrugated iron roof and lantern, constructed in 1990. The sheds include the sandstone garden sheds and timber garden sheds, as well as aluminium sheds and garages to the rear of the site.

The Governor's residence is a two-storey, Federation style sandstone dwelling with a pitched, tile roof and overhanging eaves supported on cast iron brackets. The dwelling features a dominant wraparound verandah supported on paired timber posts with sandstone plinths. It is set within formal garden, and accessed via a gate from Argyle Street. The dwelling was used as a police station, and a small brick building containing former police cells is located to the west of the former Governor's Residence.

The Deputy Governor's Residence is a single storey Federation dwelling. Constructed of biochromatic brick with sandstone dressings, the dwelling features a projecting polygonal bay and porch accessed via steps. The roof is hipped and clad in tiles. The dwelling is set within formal garden, surrounded by a stone fence and accessed via a gate from Argyle Street.

THE PROPOSAL

The concept strategy for the SEARs request has been prepared by Turner Architects. It seeks to establish a strategy for the adaptive re-use of the former Berrima Gaol as a tourist facility comprising a boutique hotel, function centre, restaurant, bar and wellness facilities.

Key aspects of the proposal are outlined below.

- Construction of new hotel rooms outside the Gaol wall, to the western edge of the site (adjacent to the river escarpment).
- Adaptive reuse of Gaol structures (within the wall) for hotel amenities and support facilities (function centre, restaurant and other food and beverage, and wellness facilities), and limited hotel rooms.
- New carparking to the southern section of the site.

Urbis has been provided with concept strategy documentation, December 2023, prepared for the SEARs Request, and as prepared by Turner Architects. This outline HIS has relied on this document for the outline impact assessment included below.

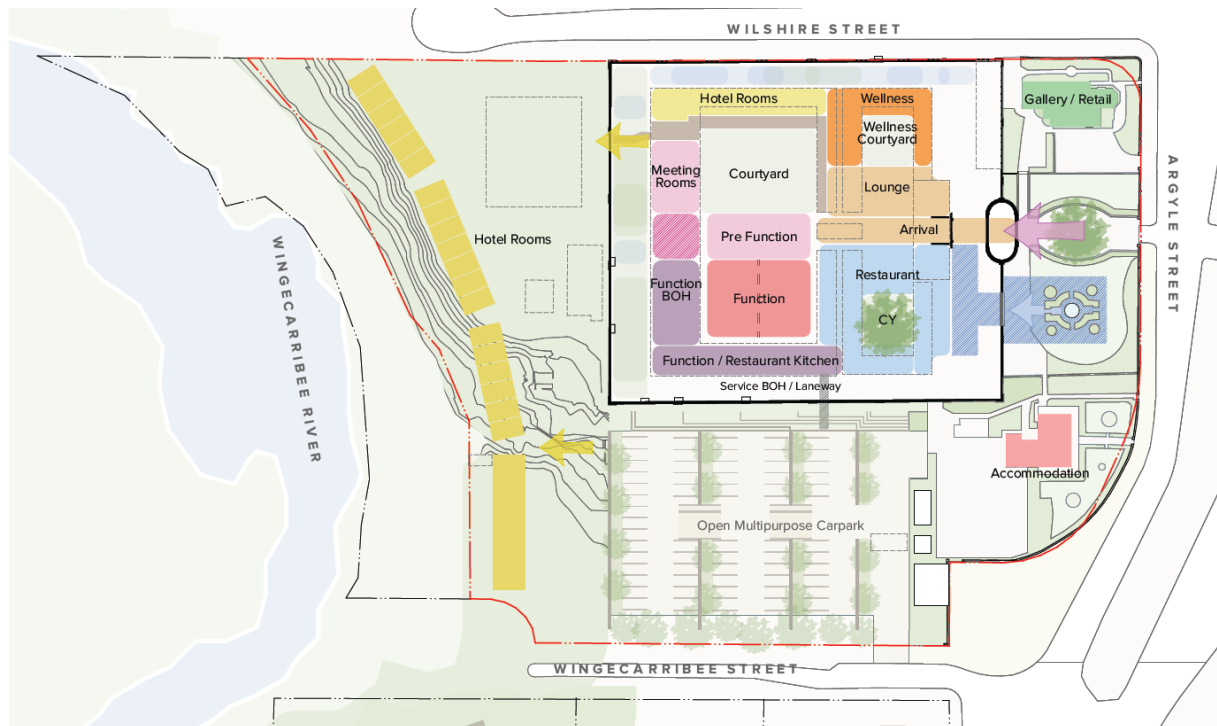
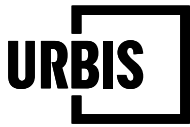


Figure 5 – Proposed Concept Strategy

Source: Turner



OUTLINE IMPACT ASSESSMENT

The concept strategy is generally supported from a heritage perspective, subject to design development. The proposal has had regard for the significant aspects of the site, does not propose to demolish substantial areas of the Gaol, retains early fabric and has been developed in consultation with Urbis who are also preparing a Conservation Management Plan (CMP) for the site (to be submitted with the SSDA application).

Urbis are of the view that the concept design is capable of responding to, and according with the requirements of the Heritage Act, and the Wingecarribee LEP.

The concept proposal seeks an adaptive reuse that considers the key, significant features of the site and utilises these in a concept strategy that keeps publicly oriented and accessible uses within the Gaol walls, and moves the majority of hotel rooms outside the main facility. This is a sensitive approach to ensure the works do not close off the site, and therefore, will ensure the significance of the place is maintained.

The detailed design of the project, and an assessment of potential impacts will be carefully considered and will require further detailed design development and assessment as part of the SSDA process. Detailed design will be undertaken in conjunction with Urbis, to ensure that the developing design, materials and composition, and overall adaptive reuse of the site responds to its significant heritage character and fabric ensuring the heritage significance of the site is maintained.

As part of the SSDA submission, a thorough Heritage Impact Statement will be prepared that will outline the detailed proposal and provide an assessment of the detailed design and recommendations.

Should you have any questions, please do not hesitate to contact the undersigned.

Kind regards,

A handwritten signature in black ink, reading "Renee Riley".

Renee Riley
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