

8.2.2 Proposed future view



Figure 22. Viewpoint 2: The Governor's Residence and Entrance Gate (Argyle Street) - proposed view
Source: Virtual Ideas

8.2.3 Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a high sensitivity of the viewpoint to the nature of change proposed.

Table 10. Viewpoint 2: The Governor's Residence and Entrance Gate (Argyle Street) – Sensitivity of the viewpoint to the nature of change proposed

Factor	Level
Place Factors	
Visual characteristics	High
Cultural and social value	High
People factors	
Type of people	High
Number of people	Medium

8.2.4 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a minor change over a restricted area that is ongoing and irreversible. As such the proposal is considered to have a perceptible magnitude of change.

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

Table 11. Viewpoint 2: The Governor's Residence and Entrance Gate (Argyle Street) – Magnitude of the Nature of Change Proposed

8.2.5 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a low significance of visual impact.

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

Table 12. Viewpoint 2: The Governor's Residence and Entrance Gate (Argyle Street) – Significance of the Nature of Change Proposed

8.3 Viewpoint 3: Gaol Wall and western annexe (Wilshire Street)

Table 13. Viewpoint 3: Gaol Wall and western annexe (Wilshire Street) Key parameters

Parameter	Description
Target	Gaol wall and western annexe
Direction	South-east
Range	Immediate
Distance (approx.)	6m
Elevation	Level

8.3.1 Existing view

The main purpose of this viewpoint is to enable assessment of the proposal’s visual impact on Gaol Wall. Its secondary purpose is to enable assessment of the proposal’s visual impact on the Wilshire Street streetscape.

Description of the viewpoint

Where is the location of the viewpoint

The location of the viewpoint is within the northern side of the Wilshire Street carriageway near the end of its bitumen sealed part.

Who are the main types of people who will ordinarily see the view

The main types of people who will ordinarily see the view are:

- local residents engaged in outdoor active recreation such as walking
- visitors to the site, and Berrima in general.

What is the number of people who will ordinarily see the view

A low – moderate number of people will ordinarily see the view.

This may increase on specific occasions, such as during the hosting of event.

Description of the view

What is the extent and nature of the view, including its elements, features and composition and what is not in the view

Extent and nature

This is close range streetscape view that takes in parts of the southern, Wilshire Street frontage of the site.

While not visible in the photo, movement of the eyes or head enables the viewer to also take in a large part of the site’s interface with Wilshire Street, and its relationship with the upper parts of the Wingecarribee River corridor.

As a close range streetscape view it does not take in a large physical area, take in large parts of the Berrima townscape, or otherwise have panoramic qualities in depth or width.

Elements and features

Figure 23 shows the main elements and features that comprise the view.

The Gaol Walls are the key feature of the view.

Composition

This is a general view, with no axial, linear or other strong compositional characteristic present.

The foreground comprises the Wilshire Street road reserve, including its bitumen sealed carriageway, and grassed nature strip. It does not include kerb and channel, a footpath or street trees.

The centre and left (east) midground is occupied by the Gaol Walls. Both the north facing and west facing walls are visible, including their 90 degree intersection.

The right (west) midground is occupied by the Industries Building, its grounds and associated metal paling fence.

The nature of the walls, in particular its height, does not enable views to landscape elements in the background.

Does the view contain iconic elements

Yes, the view contains locally iconic elements in the form of the Entrance Gate, the Gaol Walls, and the formal garden.

What is the extent of existing obstruction

Visibility of the Gaol Walls are presently unobstructed.

Value of the view

What the value of the view, being clear on factors taken into account and the weight assigned to them (eg, iconic elements and features)

The value of the view is high.

Its main value is associated with the ability to see and appreciate the Gaol Wall, in particular both the north facing and west facing walls and their 90 degree intersection.

Other factors contributing to its high value are that the view:

- is located in the Berrima HCA recognised under the WLEP 2010
- contains elements that contribute to the valued character of the Berrima HCA
- is considered of exceptional value by the CMP 2025
- presents in good condition, with evidence of careful maintenance
- includes aesthetically pleasing aspects, including simple line and form, natural materials (eg, sandstone), low impact and neutral colours
- enables a perception of the scale and nature of the Gaol Walls.

The visual prominence of the Industries Building and its fence detract from the value of the view

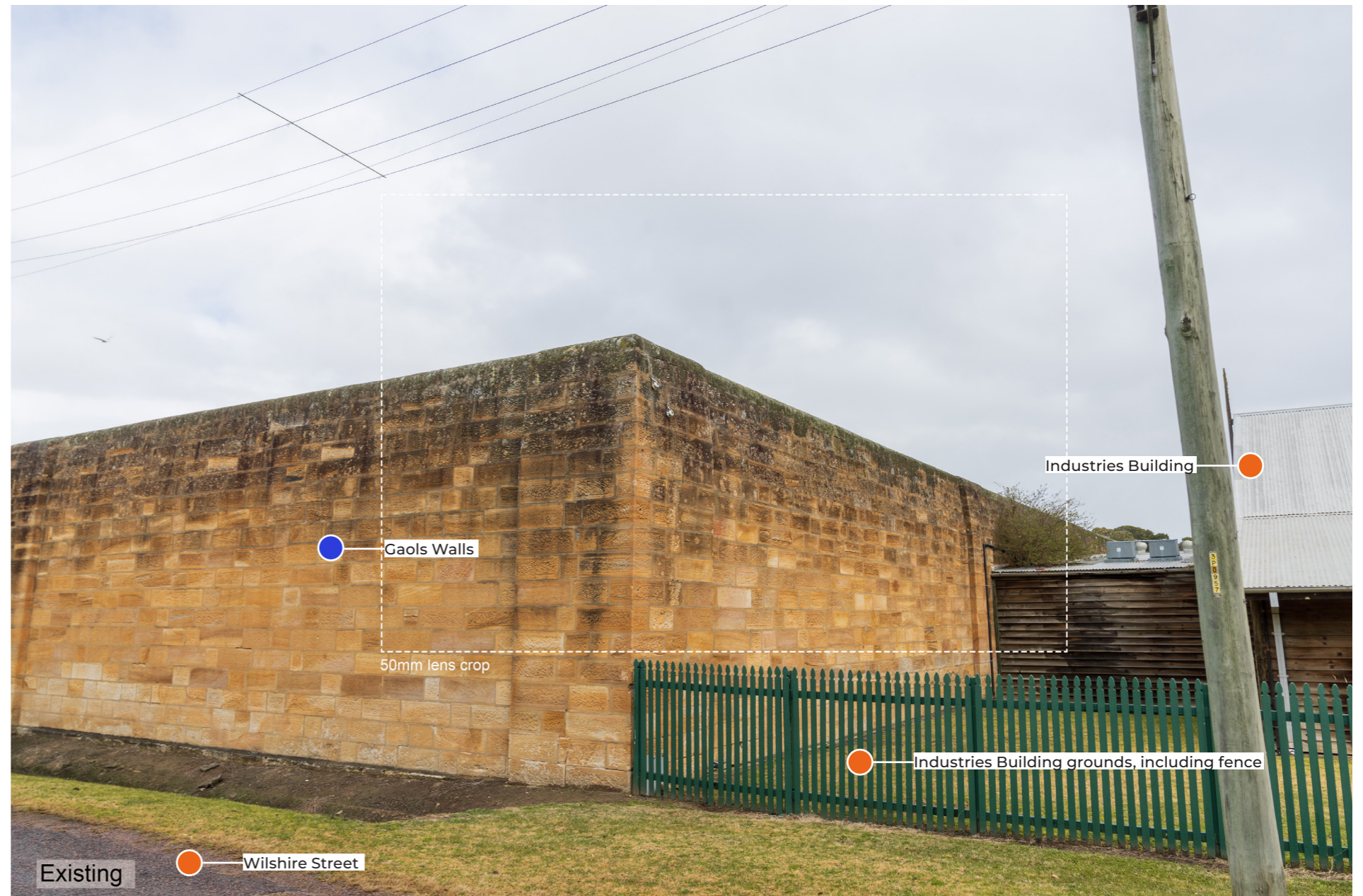


Figure 23. Viewpoint 3: Gaol Wall and western annexe (Wilshire Street) - existing view
Source: Virtual Ideas

Legend:

- Key element
- Element

8.3.2 Proposed future view



Figure 24. Viewpoint 3: Gaol Wall and western annexe (Wilshire Street) - proposed view
Source: *Virtual Ideas*

8.3.3 Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a high sensitivity of the viewpoint to the nature of change proposed.

Table 14. Viewpoint 3: Gaol Wall and western annexe (Wilshire Street) – Sensitivity of the viewpoint to the nature of change proposed

Factor	Level
Place Factors	
Visual characteristics	High
Cultural and social value	High
People factors	
Type of people	High
Number of people	Medium

8.3.4 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a moderate change over a restricted area that is ongoing and irreversible. As such the proposal is considered to have a dominant magnitude of change.

Size and scale of change	Duration and reversibility			
	Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Major change over wide area	Dominant	Considerable	Considerable	Noticeable
Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

Table 15. Viewpoint 3: Gaol Wall and western annexe (Wilshire Street) –Magnitude of the Nature of Change Proposed

8.3.5 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a moderate significance of visual impact.

Sensitivity	Magnitude				
	Dominant	Considerable	Noticeable	Perceptible	Imperceptible
High	Major	High	Moderate	Low	Negligible
Medium	High	Moderate	Low	Low	Negligible
Low	Moderate	Low	Low	Negligible	Negligible
Negligible	Low	Low	Negligible	Negligible	Negligible

Table 16. Viewpoint 3: Gaol Wall and western annexe (Wilshire Street) –Significance of the Nature of Change Proposed

8.4 Viewpoint 4: Wingecarribee Street

Table 17. Viewpoint 4: Wingecarribee Street Key parameters

Parameter	Description
Target	Boundary fence/Gaol wall (former Governor's residence)
Direction	North-east
Range	Immediate
Distance (approx.)	4m
Elevation	Level

8.4.1 Existing view

The main purpose of this viewpoint is to enable assessment of the proposed carpark. Its secondary purpose is to enable assessment of the proposal's visual impact on the Wingecarribee Street streetscape.

Description of the viewpoint

Where is the location of the viewpoint

The location of the viewpoint is within the southern side of the Wingecarribee Street carriageway near the end of its bitumen sealed part.

Who are the main types of people who will ordinarily see the view

The main types of people who will ordinarily see the view are:

- local residents engaged in outdoor active recreation such as walking
- visitors to the site, and Berrima in general.

What is the number of people who will ordinarily see the view

A low – moderate number of people will ordinarily see the view.

This may increase on specific occasions, such as during the hosting of event.

Description of the view

What is the extent and nature of the view, including its elements, features and composition and what is not in the view

Extent and nature

This is streetscape view that takes in a large part of the site's interface with Wingecarribee Street.

While not visible in the photo, movement of the eyes or head enables the viewer to also take in both sides of Wingecarribee Street.

It does not take in large parts of the Berrima townscape. While it has considerable depth, it does not represent a panoramic view.

Elements and features

Figure 25 shows the main elements and features that comprise the view.

There is no single key feature of the view. Rather, the view enables an appreciation of the relationship between Wingecarribee Street and the site, in particular the south facing Gaol walls and the former vegetable gardens.

Composition

This is a linear view, with Wingecarribee Street leading the eye diagonally across the view from the left (west) foreground to the right (east) background.

In this view, Wingecarribee Street is narrow, and does not have formed kerb and channel, a footpath or street trees. The overall visual effect is evocative of a village lane, rather than a street in an urban area.

A high, worn timber paling fence parallels Wingecarribee Street and separates the street from the site.

The former vegetable gardens are not readily visible in the view.

As with the fence, the south facing wall of the gaol parallels Wingecarribee Street. A large part of the wall is visible, and it is seen as a large scale, high and unrelieved element.

Sloping topography is a feature of this view, with Wingecarribee Street and the site rising eastwards away from the viewer.

Other elements visible in the background of the view include a glimpse of the Governor's Residence, and outbuildings. Trees frame the eastern end of Wingecarribee Street.

Does the view contain iconic elements

Yes, the view contains locally iconic elements in the form of the Gaol Walls.

What is the extent of existing obstruction

Visibility of the Gaol Walls are presently unobstructed.

Value of the view

What the value of the view, being clear on factors taken into account and the weight assigned to them (eg, iconic elements and features)

The value of the view is moderate.

Its main value is associated with the ability to see and appreciate the relationship of the Gaol Walls and Wingecarribee Street.

Other factors contributing to its value are that the view:

- is located in the Berrima HCA recognised under the WLEP 2010
- contains elements that contribute to the valued character of the Berrima HCA
- enables appreciation of the steep slope of the site and Wingecarribee Street in this location
- includes other aesthetically pleasing aspects, including simple line and form, natural materials (eg, sandstone), low impact and neutral colours
- enables a perception of the scale and nature of the Gaol Walls.

The condition of the boundary fence detracts from the value of the view.



Figure 25. Viewpoint 4: Wingecarribee Street - existing view
Source: Virtual Ideas

Legend:

- Feature
- Key element
- Element

8.4.2 Proposed future view



Figure 26. Viewpoint 4: Wingecarribee Street - proposed view
Source: Virtual Ideas

8.4.3 Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a high sensitivity of the viewpoint to the nature of change proposed.

Table 18. Viewpoint 4: Wingecarribee Street – Sensitivity of the viewpoint to the nature of change proposed

Factor	Level
Place Factors	
Visual characteristics	High
Cultural and social value	High
People factors	
Type of people	High
Number of people	Medium

8.4.4 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a major change over a wide area that is ongoing and irreversible. As such the proposal is considered to have a considerable magnitude of change.

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

Table 19. Viewpoint 4: Wingecarribee Street – Magnitude of the Nature of Change Proposed

8.4.5 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a high significance of visual impact.

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

Table 20. Viewpoint 4: Wingecarribee Street – Significance of the Nature of Change Proposed

8.5 Viewpoint 5: Wilshire Street

Table 21. Viewpoint 5: Wilshire Street Key parameters

Parameter	Description
Target	Industries Building (lower site)
Direction	South-east
Range	Medium
Distance (approx.)	55m
Elevation	Below

8.5.1 Existing view

The main purpose of this viewpoint is to enable assessment of the proposed hotel suites. Its secondary purpose is to enable assessment of the proposal’s visual impact on the upper part of the Wingecarribee River corridor.

Description of the viewpoint

Where is the location of the viewpoint

The location of the viewpoint is within the northern side of the Wilshire Street road reserve west of the end of its bitumen sealed part.

Who are the main types of people who will ordinarily see the view

The main types of people who will ordinarily see the view are:

- local residents engaged in outdoor active recreation such as walking
- visitors to the site, and Berrima in general.

What is the number of people who will ordinarily see the view

A low – moderate number of people will ordinarily see the view.

This may increase on specific occasions, such as during the hosting of event.

Description of the view

What is the extent and nature of the view, including its elements, features and composition and what is not in the view

Extent and nature

This is general views that takes in the site’s relationship with the upper part of the upper Wingecarribee River corridor.

While not visible in the photo, movement of the eyes or head enables the viewer to also take in a greater proportion of the Wingecarribee River corridor, including the river itself.

It does not take in large parts of the Berrima townscape. While it has considerable depth, it does not represent a panoramic view.

Elements and features

Figure 27 shows the main elements and features that comprise the view.

There is no single key feature of the view.

Composition

The foreground and midground of the view is occupied by the steeply sloping and largely grassed upper part of the upper Wingecarribee River corridor. There is a clear distinction between the well maintained grass in the Wilshire Street road reserve and that within the site. The vegetated part of the corridor is visible in the far right of the foreground, midground and background. Most notably, this includes a large eucalypt largely devoid of foliage. Rock outcrops are visible in the left foreground of the view.

The background is occupied by the Industries Building, with the Gaol Walls located behind and partly screened.

Other elements visible in the background of the view include trees within the Wilshire Street road reserve.

Does the view contain iconic elements

Yes, the view contains a locally iconic element in the form of the Gaol Walls.

What is the extent of existing obstruction

Visibility of the Gaol Walls are partially obstructed by the Industries Building and associated outbuildings.

Value of the view

What the value of the view, being clear on factors taken into account and the weight assigned to them (eg, iconic elements and features)

The value of the view is moderate.

Its main value is associated with the ability to see and appreciate the relationship between the Gaol Wall and the upper part of the Wingecarribee River corridor.

Other factors contributing to its high value are that the view:

- is located in the Berrima HCA recognised under the WLEP 2010
- contains elements that contribute to the valued character of the Berrima HCA
- includes aesthetically pleasing aspects, including simple line and form, natural materials (eg, sandstone), low impact and neutral colours
- while community engagement is varied on this aspect, the eucalypt provides a sculptural form that draws the eye
- enables a perception of the scale and nature of the Gaol Walls.

The visual prominence of the Industries Building detracts from the value of the view.



Figure 27. Viewpoint 5: Wilshire Street - existing view
Source: Virtual Ideas

Legend:

- Feature
- Key element
- Element

8.5.2 Proposed future view



Figure 28. Viewpoint 5: Wilshire Street - proposed view
Source: *Virtual Ideas*

8.5.3 Sensitivity of the viewpoint to the nature of change proposed

The following table assesses the sensitivity of the viewpoint to the nature of change proposed. The viewpoint is considered to have a high sensitivity of the viewpoint to the nature of change proposed.

Table 22. Viewpoint 5: Wilshire Street – Sensitivity of the viewpoint to the nature of change proposed

Factor	Level
Place Factors	
Visual characteristics	High
Cultural and social value	High
People factors	
Type of people	High
Number of people	Medium

8.5.4 Magnitude of the nature of change proposed

The following table assesses the magnitude of the nature of change proposed. The proposed is considered to represent a major change over a wide area that is ongoing and irreversible. As such the proposal is considered to have a considerable magnitude of change.

		Duration and reversibility			
		Ongoing and irreversible	Ongoing capable of being reversed	Limited life (5 – 10 years)	Limited life (< 5 years)
Size and scale of change	Major change over wide area	Dominant	Considerable	Considerable	Noticeable
	Major change over restricted area, or Moderate change over wide area	Considerable	Considerable	Noticeable	Noticeable
	Moderate change over restricted area; or Minor change over a wide area	Considerable	Noticeable	Noticeable	Perceptible
	Minor change over a restricted area; or Insignificant change	Perceptible	Perceptible	Perceptible	Imperceptible
	Imperceptible change	Imperceptible	Imperceptible	Imperceptible	Imperceptible

Table 23. Viewpoint 5: Wilshire Street – Magnitude of the Nature of Change Proposed

8.5.5 Significance of the nature of change proposed

The following table assesses the significance of the nature of change proposed. Overall, the proposal is considered to have a high significance of visual impact.

		Magnitude				
		Dominant	Considerable	Noticeable	Perceptible	Imperceptible
Sensitivity	High	Major	High	Moderate	Low	Negligible
	Medium	High	Moderate	Low	Low	Negligible
	Low	Moderate	Low	Low	Negligible	Negligible
	Negligible	Low	Low	Negligible	Negligible	Negligible

Table 24. Viewpoint 5: Wilshire Street – Significance of the Nature of Change Proposed

8.6 Findings

This part summarises the findings of the visual impact assessment.

Table 25. Consolidated photos and photomontages


Photo of existing view	Photomontage of proposed view
 <p>Existing</p>	 <p>Proposed</p>
<p>Viewpoint 1: Entrance Gate (Argyle Street) – existing view</p>	<p>Viewpoint 1: Entrance Gate (Argyle Street) – proposed view</p>
 <p>Existing</p>	 <p>Proposed</p>
<p>Viewpoint 2: The Governor's Residence and Entrance Gate (Argyle Street) – existing view</p>	<p>Viewpoint 2: The Governor's Residence and Entrance Gate (Argyle Street) – proposed view</p>

Photo of existing view

Photomontage of proposed view



Viewpoint 3: Gaol Wall and western annexe (Wilshire Street) – existing view



Viewpoint 3: Gaol Wall and western annexe (Wilshire Street) – proposed view



Viewpoint 4: Wingecarribee Street – existing view



Viewpoint 4: Wingecarribee Street – proposed view



Viewpoint 5: Wilshire Street – existing view



Viewpoint 5: Wilshire Street – proposed view

Table 26. Findings of the VIA

Viewpoint	Sensitivity to the nature of change proposed	Magnitude of the nature of change proposed	Significance of visual impact
Viewpoint 1: Entrance Gate (Argyle Street)	High	Perceptible	Low
Viewpoint 2: The Governor's Residence and Entrance Gate (Argyle Street)	High	Perceptible	Low
Viewpoint 3: Gaol Wall and western annexe (Wilshire Street)	High	Noticeable	Moderate
Viewpoint 4: Wingecarribee Street	High	Considerable	High
Viewpoint 5: Wilshire Street	High	Considerable	High

Key points from this part

VIA has shown that while the sensitivity of the site overall to the nature of change proposed is high due to its State heritage listing and inclusion in the Berrima Heritage Conservation, this sensitivity varies across the site. While the Argyle Street and Wilshire Street frontages are highly sensitive, the Wingecarribee Street frontage is less sensitive for a range of reasons including it having no visual connection to the village east of Argyle Street.

The magnitude of visual impact was assessed as ranging from perceptible to considerable.

The significance of visual impact was assessed as follows:

- **Viewpoint 1 Entrance Gate (Argyle Street):** low
- **Viewpoint 2 The Governor's Residence and Entrance Gate (Argyle Street):** low
- **Viewpoint 3 Gaol Wall and western annexe (Wilshire Street):** moderate
- **Viewpoint 4 Wingecarribee Street:** high
- **Viewpoint 5 Wilshire Street:** high.

As such, using the SEARs terminology the proposal is considered to have the potential for a significant visual impact on the public domain. However, a significant visual impact is not determinative of an unacceptable visual impact. Rather, this is determined by having regard to the planning framework, mitigation measures, and other relevant environmental planning grounds.



9 Assessment Against the Planning Framework

9.0 Assessment Against the Planning Framework

This part assesses whether the proposal is consistent with relevant parts of the planning framework to VIA.

9.1 Wingecarribee Local Environmental Plan 2010

9.1.1 Section 1.2 'Aims of Plan'

(d) To provide opportunities for development and land use activities that (iii) retain the critical natural, rural and built environmental landscape elements that make up the scenic and cultural heritage value of Wingecarribee

The Gaol constitutes a critical built environmental landscape element contributes to the scenic and cultural heritage value of Wingecarribee, and in particular Berrima.

As can be seen in the separate planning and design documentation and supported by the photomontages in this VIA, the proposal retains the Gaol.

Indeed, through adaptive reuse, the proposal promotes the retention of the Gaol.

(k) To protect areas of high scenic landscape value

In a landscape and visual impact assessment context scenic landscapes are typically visually attractive natural environments such as waterways or bushland. High value is correlated with attributes such as representativeness and rarity.

Overall, the site does not align with this understanding.

However, it is acknowledged that the adjoining Wingecarribee River does represent an element of high scenic landscape value.

In this location, in addition to the river itself, its key visual elements are the escarpment and its corridor.

As can be seen in the site plan in the separate planning and design documentation, the proposal (being the hotel suites) is located outside the river corridor, and is setback a minimum of 32 metres from the river.

In doing so, it provides the opportunity for considerable rehabilitation of the steeply sloping lower part of the site, including through new plantings that align with and strengthen the visual character of the river ecosystem.

It will have no direct visual impact on the visual qualities of the escarpment as experienced from the main riverside pedestrian pathway.

The escarpment, as well as existing and additional vegetation further screen or substantially filter views of the hotel suites from this pathway.

9.1.2 Section 2.3 'Zone objectives and Land Use Table'

To facilitate development that is in keeping with the special characteristics of the site or its existing or intended special use, and that minimises any adverse impacts on surrounding land

As is noted in the glossary of this VIA, characteristics are 'elements, or combinations of elements, which make a contribution to distinctive landscape character'.

The VIA, in particular through the description of the views being assessed, identifies the special characteristics of the site from a visual perspective as seen from the adjoining public domain.

The most important visual feature of the site is the external gaol walls. Of particular note is the Entrance Gate.

Other visually important features and elements include the former Governor's Residence, the former Deputy Governor's Residence / Wardens Cottage and the formal gardens.

Due to attributes such as the absence of a setback, the external gaol walls are most visually appreciable as an individual item from Wilshire Street. As a visual composition, the external gaol walls together with the Governor's Residence, the former Deputy Governor's Residence / Wardens Cottage and the formal gardens are most visually appreciable from Argyle Street. In terms of contribution to context and the broader Berrima townscape, these elements have a visually valuable relationship with the former Court House on the corner of Argyle Street and Wilshire Street, and that part of the village to the east of the site between Wingecarribee Street and Oxley Street which contains a concentration of heritage items, and key open spaces.

As can be seen from the separate design documentation and supported by the photomontages in this VIA, the proposal will:

- have minimal visual impact on these visually important features and elements
- will maintain the visual integrity of these visually important features and elements when seen from the key Argyle Street and Wilshire Street frontage
- will retain the visual relationship between the site and the broader Berrima townscape.

The main visual changes to the site are the erection of the hotel suites and replacement of the former vegetable gardens with 'The Paddock' public carpark providing space for 62 vehicles.

As has been noted in the separate planning documentation, these elements are considered critical to the viable adaptive reuse of the site, and enable delivery the full range of proposed public benefits most notably opening up the Gaol for greater public access. It is also consistent with NSW Government and council planning policy aimed at strengthening the economic and tourism offering of places such as Berrima, and the adaptive reuse of heritage assets.

While the local planning framework settings for Berrima established by the LSPS and the BCDPC 2021 seek protection of the village's existing visual character, it also enables sensitive development.

As is demonstrated in the separate planning and design documentation and outlined in the proposal part of this VIA, the siting, size, massing and details of these two elements has been subject to a rigorous planning and design process.

Critically from a visual perspective, they are located on the least visually sensitive part of the site. Due mainly to topography, these parts of the proposal will not be visible from that part of Berrima to the east of the site. They will also not be visible from the critically important Argyle Street frontage of the site adjacent to the Entrance Gate from which the composition of the external gaol walls together with the Governor's Residence, the former Deputy Governor's Residence / Wardens Cottage and the formal gardens are most keenly appreciated.

As is outlined in the separate design documentation, the hotel suites have been informed by a number of principles aimed at ensure a complementary, sympathetic response to the site and its context that minimises visual impact.

An overall aim of these principles is to retain the gaol as a prominent landmark.

They include:

- integrating with existing topography
- respecting existing datums and structures, maintaining the gaol as a prominent landmark.

While the hotel suites will be visible from the western end of Wilshire Street, as can be seen in the photomontages, through sensitive design, it will not visually dominate the street and will be seen as a separate element to the external gaol walls. The key contributing design measures to this are:

- its responding to and integrating with existing topography
- an absence of vehicle parking and access at this frontage
- its siting recessed back from Wilshire Street and the gaol, being 15.2 metres to its main part adjacent to the external gaol walls and 9.2 metres to its secondary part further away from the external gaol walls
- its siting presenting its narrow elevation to Wilshire Street
- its narrow elevation having a depth of 13.85 metres (max.)
- it being setback 7.5 metres minimum from the external gaol walls
- its maximum height being less than that of the external gaol walls, and 7.2m and 2 storeys at its Wilshire Street frontage
- sensitive landscaping that contributes to screening and filtering views to the hotel suites while retaining visibility of the external gaol walls
- its emphasis on horizontal and simple form and massing, in particular in response to SDRP advice and recommendations
- predominant use of simple, geometric lines
- complementary, neutral and visually recessive materiality and colours
- specific design measures such as the extensive use of transparent glass at the ground level fronting Wilshire Street to reduce the appearance of building bulk.

In addition, it removes the visually detracting Industries Building and its ancillary elements, including the metal boundary fence along its Wilshire Street frontage.

While the hotel suites will be more visible from Wingecarribee Street, its placement in the topographically lowest part of the site and similar design measures will minimise its visual impact on this streetscape.

The carpark will be most visible from Wingecarribee Street.

As with the hotel and as shown in the separate design documentation, the siting and layout of the carpark has been informed by a number of principles aimed at ensure a complementary, sympathetic response to the site and its context that minimises visual impact.

As with the hotel suites, a key principle is responding to and integrating with existing topography.

Other principles include:

- being capable of being a multi-purpose space for either carparking or community gathering
- maintaining the visual relationship to the external gaol wall
- maintain a visual connection to the river through sightlines
- informal and formal landscaping.

This has resulted in:

- removal of the visually distracting boundary fence
- removal of other low amenity elements such as internal fencing and non-maintained grass
- a setback to Wingecarribee Street that is intended to be landscaped, which will reduce and soften the visual impact of the carpark from the public domain
- a setback to the external gaol wall to ensure visual separation
- 2 areas of carparking aligned parallel to the street at different levels on the site, reducing adjustment to natural landform
- separating the carparking with a single, contiguous and large area of landscaped open space aligned parallel to the street which works with the setback to the street and Gaol to reduce the visual impact of the carpark
- use of naturalistic landscape design
- extensive use of stonework for pedestrian paths and walls
- use of complementary, neutral and recessive colours.

The carpark is accompanied by the upgrade of the northern side of

Wingecarribee Street. Of importance for visual character outcomes, this maintains the street's current absence of kerb and channel which is consistent with the prevailing nature of lower order streets in the village.

The visual outcome is shown in the photomontage for viewpoint 4, and the artists impression below.



Figure 29. Artist Impression of the car park
Source: Turner

9.1.3 4.3 'Height of buildings'

- (b) To ensure that the heights of buildings are compatible with the character of the existing development within the surrounding area

In their judgement in *Project Venture Developments v Pittwater Council* [2005] NSWLEC 191 (Project Venture), Roseth SC of the LEC established a planning principle for 'compatibility in the urban environment'.

In this principle, Roseth stated that compatibility does not equate to sameness:

- 'There are many dictionary definitions of compatible. The most apposite meaning in an urban design context is capable of existing together in harmony. Compatibility is thus different from sameness. It is generally accepted that buildings can exist together in harmony without having the same density, scale or appearance, though as the difference in these attributes increases, harmony is harder to achieve'.

Roseth stated 'Where compatibility between a building and its surroundings is desirable, its two major aspects are physical impact and visual impact. They further stated that 'in order to test whether a proposal is compatible with its context, two questions should be asked:

- Are the proposal's physical impacts on surrounding development acceptable? The physical impacts include constraints on the development potential of surrounding sites.
- Is the proposal's appearance in harmony with the buildings around it and the character of the street?'

Roseth noted the subjectivity of visual impact assessment, but also acknowledged that analysis of the existing context can help reduce this subjectivity:

- 'The physical impacts, such as noise, overlooking, overshadowing and constraining development potential, can be assessed with relative objectivity. In contrast, to decide whether or not a new building appears to be in harmony with its surroundings is a more subjective task. Analysing the existing context and then testing the proposal against it can, however, reduce the degree of subjectivity'.

Roseth also outlined the key considerations to help inform judgements about compatibility:

- 'For a new development to be visually compatible with its context, it should contain, or at least respond to, the essential elements that make up the character of the surrounding urban environment. In some areas, planning instruments or urban design studies have already described the urban character. In others (the majority of cases), the character needs to be defined as part of a proposal's assessment. The most important contributor to urban character is the relationship of built form to surrounding space, a relationship that is created by building height, setbacks and landscaping. In special areas, such as conservation areas, architectural style and materials are also contributors to character'.

In terms of height, Roseth stated:

- 'Buildings do not have to be the same height to be compatible. Where there are significant differences in height, it is easier to achieve compatibility when the change is gradual rather than abrupt. The extent to which height differences are acceptable depends also on the consistency of height in the existing streetscape'.

Roseth's judgement in *Veloshin v Randwick Council* [2007] NSWLEC 428, which established the planning principle for height, bulk, scale and overdevelopment, provides further guidance on height.

In this regard, Roseth stated 'Where there is an absence of planning controls related to bulk and character, the assessment of a proposal should be based on whether the planning intent for the area appears to be the preservation of the existing character or the creation of a new one. In cases where even this question cannot be answered, reliance on subjective opinion cannot be avoided'. Roseth then stated that 'the question then is:

- 'Does the proposal look appropriate in its context?'

As can be seen, these planning principles place importance on:

- analysis of context
- responsiveness to essential elements in the context
- consideration of the visual character of the context, and in particular the street.

This VIA has undertaken a comprehensive and detailed site and context analysis.

Key findings of this site and context analysis relevant to height are:

- the gaol, and in particular its external walls, has a considerable height
- as such and in general, the site is more capable of accommodating a greater height of built form that would be the case in different parts of Berrima such as along the Old Hume Highway or in residential streets with a coherent character such as Oxley Street
- however, careful consideration does need to be given to the placement of height
- in particular, it needs to be very carefully considered in the most visually exposed parts of the site that both significantly contribute to the way people recognise and appreciate the gaol and also have strong visual connections to other key parts of the Berrima townscape (eg, Old Hume Highway) and as such significantly contribute to the predominant visual character of Berrima
- to avoid unacceptable diminishment of its visual prominence, height should not exceed that of the Gaol.

In this regard, the following attributes of the gaol are noted:

- the proposal does not exceed the height of the gaol
- new built form is not placed at the highly visually sensitive Argyle Street frontage of the site
- similarly, new built form is not placed at most of the Wilshire Street frontage of the site
- where its is placed at the street's western end, when seen from locations to the east it is screened in part by the Gaol itself
- while the western end of Wilshire Streete does not have a consistent streetscape, its height of 7.2 metres is nonetheless compatible with that of houses in the street and does not visually compete with the gaol or former Court House as the key visual elements in the streetscape
- the tallest elements, being the central (14.3 metres) and southern parts (13.2 metres) of the hotel suites, are oriented to the Wingecarribee River and not streets

- while visible in part from Wingecarribee Street, the street is largely absent of built form and does not have a clear, coherent built landscape
- rather the street is visually dominated by the large scale external gaol wall
- the proposal has a height that has an appearance that is harmonious with the gaol.

Complementing height, when seen from Wingecarribee Street the proposal responds to the essential elements that make up the character of the streetscape, including the open balance of built form and open space through the small footprint of the hotel suites and while repurposing it, retains the open space nature of the former vegetable gardens

As such, the proposal is seen to exist in harmony and look appropriate in its context.

- 4.4 'Floor space ratio'
- (b) To ensure that floor space ratios provide development opportunities that are compatible with building heights

The interpretation of this objective is that FSR controls must enable a development scale that can be delivered with the relevant planning control. As the site is not subject to either a FSR or height control, the objective is of limited relevance and hold limited weight in informing judgments about the acceptability of visual impact.

Nonetheless, FSR and its companion metrics of GFA and footprint provide an indication of a proposal's scale. In this regard, the hotel suites:

- have a GFA of 2,538sqm
- have a footprint of 1,689sqm.

These are relatively limited in scale, in particular given that the hotel suites will be seen in the context of the gaol which has a considerably larger footprint.

As has been noted, DCPs do not apply to SSDA. Nonetheless, in the interests of comprehensiveness, the BDCP 2021 has been considered to the extent that it helps guide visual impact considerations.

Furthermore, the intent and limitations of DCPs under the EP&A Act are noted:

3.42 Purpose and status of development control plans

- (1) The principal purpose of a development control plan is to provide guidance on the following matters to the persons proposing to carry out development to which this Part applies and to the consent authority for any such development—
- (a) giving effect to the aims of any environmental planning instrument that applies to the development,
- (b) facilitating development that is permissible under any such instrument,
- (c) achieving the objectives of land zones under any such instrument.
- The provisions of a development control plan made for that purpose are not statutory requirements.

3.43 Preparation of development control plans

- 5) A provision of a development control plan (whenever made) has no effect to the extent that—
- (a) it is the same or substantially the same as a provision of an environmental planning instrument applying to the same land, or
- (b) it is inconsistent or incompatible with a provision of any such instrument.

9.2 Berrima Village Development Control Plan 2021

9.2.1 A2.2 'Objectives of this Plan'

(a) Preserve the character of Berrima Village as being a largely intact nineteenth century village, predominantly Georgian in character, with modest scaled buildings set in a mature landscape setting

(c) Maintain and enhance the existing visual, built and landscape character of Berrima Village

The proposal will preserve the existing character of Berrima Village by:

- retaining the Gaol and heritage items, in particular those that form a key visual composition at the site's Argyle Street frontage
- ensuring new built form is not visible from the Old Hume Highway, including from the main northern Old Hume Highway entrance to the village, or the main southern entrance to the part of the village that is visually related to the site (ie, north of the former post office)
- not involving new built form at the highly visually sensitive Argyle Street frontage of the site
- minimising new built form at the Wilshire Street frontage of the site, and focussing new development at the western edge of the site in large part screened from view
- focussing new built form at the last visually sensitive Wingecarribee Street part of the site, which does not have an intact, Georgian built streetscape.

(d) Ensure that new or infill development is sympathetic to the existing built forms and landscape

As has been noted already, the proposal is sympathetic to the existing built forms and landscape through siting, size and scale, massing and architectural and landscaping measures. In particular, this includes:

- siting new built form in the least visually sensitive parts of the site
- integrating with natural topography, and using topographic features such as the escarpment and vegetation to help screen and filter its visibility

- calibrating height to be less than the gaol walls, and varying height to visually break up the appearance of scale
- having a relatively small built footprint
- having considerable setbacks to street and the gaol
- having an external visible materiality and colour that is complementary to the Gaol
- maintaining the overall balance between built form and non-built form elements.

(e) Protect and conserve buildings, structures or places of environmental heritage and/ or visual importance

The proposal retains and does not involve visually prominent change to features and elements on the site of visual importance, in particular the Gaol.

While the proposal does change the former vegetable garden, this area has not been used for this purpose for a considerable period, supports visually detracting elements such as fencing, and overall presents in a poor visual condition. In addition, the proposal does not involve replacement of the area with built form. Rather, through the carpark, it retains its open space nature. Any built form is located at the areas edges. Furthermore, the carpark has been sensitively designed, and will include landscaped open space and trees that will help establish a more naturalistic character for this part of the site compared to an alternative carpark design.

9.2.2 A2.4.2 'Visual Amenity'

Retain the identity and containment of the village core area to the north of the Wingecarribee River within the Berrima Conservation Area and to limit the settlement as a whole within the Berrima Landscape Conservation Area

The proposal is located in the village core area to the north of the Wingecarribee River and does not involve development in the Berrima Landscape Conservation Area.

Retain the rural setting of Berrima by regulating development and removal of trees within the Berrima Conservation Area and the Berrima Landscape Conservation Area

The proposal is concentrated in that part of the site which is largely grassed, and does not contain significant areas of trees. As is shown in the design and landscape documentation, the proposal also

involves supplementary planting to help restore Country, which will also screen, filter and soften the visual impact of development.

Retain the rural setting along the main approaches to and exits from Berrima, being the Old Hume Highway (Great South Road), Oldbury Street, Berrima Road (to the southern boundary of the Berrima cemetery) and Medway Road (between the Old Hume Highway and the freeway)

The proposal is not visible from these the main approaches to and exits from Berrima.

Demonstrate an appreciation of the existing streetscape

Enhance the character of individual streets within the Village through appropriate built form design

As has been noted, the proposal involves minimal intervention in the Argyle Street streetscape, and sensitive change to the Wilshire Street and Wingecarribee Street streetscapes. As is shown in the design documentation, the design response to the Wingecarribee Street streetscape was informed by considerable site and context analysis. Apart from the Surveyor General Inn at its northern end and intersection with Argyle Street and the gaol, street does not contain built form. The nearest built form are dwellings on large residential fronting Jellore Street 50m (approx.) further to the south.

While acknowledging the southern end of the hotel suites and the carpark, the proposal will retain the largely open space character of the street. It will also retain the unformed nature of the street itself, in particular the absence of formed kerb and channel.

Provide areas of private open space which are well maintained and contribute to the overall visual amenity of the locality

While not proposing areas of private open space, the proposal involves prominently site and sizeable areas of open space which are intended to be well maintained as part of the operation of the hotel suites and which will reduce the visual impact if new built form and enhance the visual quality of the locality. In particular, it will replace currently unmaintained grassed area that detract from the visual quality of the site and its context.

9.2.3 A9.7 Views and Vistas

A9.7.1 Objectives

To protect existing views corridors within the Berrima Conservation Area

To protect views of prominent buildings

To retain the visual character of Berrima by retaining open spaces

A9.7.2 Controls

No building is to be erected on land identified by hatching on Figure A8.11 (marked in legend "land not to be built on")

The site is subject to one area of this nature that corresponds generally with part of the former vegetable garden.

The BDCP 2021 does not provide further elaboration on the specific reasons for its designation on this map.

In any event, the proposal seeks for much of this area to be occupied by the proposed carpark.

With reference to the underlying objectives of this control, this will:

Protects views to the southern gaol wall from Wingecarribee Street

Open up new viewing experiences through the proposed new southern entry, enabling the public for the first time to experience this part of the gaol up close which enables a greater appreciation of its nature, including scale, form and materiality

Through an at grade, open to the sky carpark, retains the largely open existing character of this part of the site

No building is to be erected which would intrude or block important views identified by arrows on Figure A8.11 (marked in legend "views to be retained")

The site is impacted by a number of these views.

Due to not involving new buildings at the site's most visually sensitive Argyle Street frontage and the central and eastern end of Wilshire Street, the proposal will not impact most of these views.

As evidenced by the image below, the proposal will also not be visible from the Bryan Street viewpoint.

The hotel suites will however impact the view obtained diagonally across the south-wester corner of the site from Wingecarribee Street to the western side of the Wingecarribee River.

However as with the previous section, the BDCP 2021 does not provide further elaboration on the specific reasons for the designation of ghsi view on this map. The underpinning logic is made more obtuse by the greater ability to appreciate the river and the connection between the site and the river from the more elevated north-west part of the site at the western end of Wilshire Street.

Inspection of the site shows that the view is in part obstructed by the tennis court and vegetation in the upper part of the river corridor.

The proposal mitigates for the loss of any view by inclusion of a new publicly accessible vantage point of the Wingecarribee River from the hotel suites building. This will provide a more elevated and extensive view of the river and the Landscape Conservation Area.

No development is to take place on the ridgelines that will, in the opinion of Council, have a detrimental impact on the rural bushland setting of Berrima or of any listed heritage item

The proposal is not sited on a ridgeline.

9.2.4 A13.5 Gaol and Court House Precinct (No. 4)

The Court House is to retain its present use as a museum and visitor information centre and together with the gaol, shall retain its significant visual dominance over the precinct and the town

As the proposal does not involve new elements of scale between the site and that part of Berrima to the east with which it has a strong visual connection, the gaol and former court house retains its significant visual dominance over the precinct and Berrima.

The continued residential use of the remaining identified buildings in the precinct is to be retained and no new development is to occur which will adversely affect the streetscape qualities of these buildings.

The only street that contains dwellings is the northern side of Wilshire Street. This part contains 5, single storey detached houses surrounded by generous areas of landscaped private open space. Apart from the most western house, they appear to be post-war construction.

The proposal does not have a direct visual impact on this part of the streetscape.

The streetscape overall is varied, containing these houses as well as significantly larger scale elements in the form of the gaol and the former court house. As such, it does not have a clear, consistent character.

Nonetheless, the hotel suite adopts measures that make its compatible and not of unacceptably high visual impact on these houses, including:

- presentation as two storeys to the street
- setback from the street
- partial screening from the east by the gaol walls
- simple forms and lines
- neutral and visually recessive colours.

The existing vegetable growing area south of the gaol wall should be retained

The proposal involves replacement of the former vegetable gardens with the carpark, which is also intended to be capable of use for community gathering purposes. As is noted in the separate planning documentation, the carpark is critical to enabling greater public access and use of the gaol, and avoiding carparking challenges on the more visually sensitive Argyle Street and Wilshire Street.

While separate to heritage considerations which ate outside the scope of this VIA, the main value of this area from a visual perspective is its open space nature. This in particular provides for a balance of built form and non-built form, and views to the southern gaol wall from the Wingecarribee Street.

Being surface level and open to the sky, the carpark both retains the fundamental non built form, open nature of the area and the ability to retain views to the gaol.

The unformed section of Wilshire Street is to remain unformed

The proposal will retain the unformed section of Wilshire Street.

Any new building is to be single storey so that the dominance of the gaol and Court House is retained

The hotel suites vary from 7.2 metres in height at their northern, Wilshire Streete end to 14.3 metres at their middle.

Discussion of the compatibility of this height with the gaol and its context is provided earlier in this section.

As they are located 90m approx. to the former Court House, the hotel suites do not form part of its visual curtilage. Furthermore, they will not occupy a key line of sight to the court house, and will not be visually prominent when seen in views that contain the court house. Of particular note, as the court house is most keenly appreciated when looking to north from Wilshire Street to its main elevation and the hotel suites are located to the south-west, the hotel suites will not be visible in this view.

The visual dominance of the gaol is not solely derived from its height and the absence of other tall buildings. Rather, it is also derived from factors such as:

- Its siting proximate and highly visible to Argyle Street and Wilshire Street
- Its elevated siting relative to the southern and south-west part of the site, and the main part of Berrima to the east of the site overall
- Its length and unbroken form
- Its consistent sandstone materiality and colour.

In response to this, the gaol is a highly robust structure. Subject to appropriate measures such as siting, footprint and for, it can accommodate a level of change in its visual curtilage that may otherwise not be appropriate in other parts of Berrima such as residential streetscapes with clear and consistent visual character.

As has been noted, the proposal adopted a range and number of design responses with the intent of maintaining the visual dominance of the Gaol.

As such, while the hotel suites have a greater height than one storey, it is not considered that its unacceptably reduces the visual dominance of the Gaol.

The four warden's staff cottages between the Police Sergeant's residence and the Court House in Wilshire Street may be sympathetically refurbished (with timber weatherboards and timber framed double hung windows) but should retain their original cottage shapes

The proposal does not involve change to these elements.

There should be no external alteration or development to the gaol

While some intervention in the externally visible fabric of the gaol is proposed, as is shown in the photomontages for viewpoints 1 and 2 it is not visually dominant and does not unacceptably erode the integrity or character of the elements from a visual perspective.

Key points from this part

The most relevant part of the planning framework is the Wingecarribee Local Environmental Plan 2010 (WLEP 2010). While not applying to SSDA, the Berrima Village Development Control Plan 2021 provides guidance in considering the merits of the proposal. The proposal is considered to be consistent with the WLEP 2010, including through

- retaining and adaptively reusing the gaol as a critical built environmental landscape element that makes up the scenic and cultural heritage value of Wingecarribee
- being in keeping with the special characteristics of the site.
- minimising adverse impacts on surrounding land
- being compatible with the character of existing development within the surrounding area
- preserving the character of Berrima Village as being a largely intact nineteenth century village.



10 Discussion of key issues

10.0 Discussion of key issues

This part discusses the performance of the proposal in relation to the key issues.

10.1 Significant views

The proposal will not be visually prominent in the 6 key CMP views, and the carpark and hotel suites will not be visible from these views

While the proposal impacts a designated view in the BDCP 2021, this view is not considered to make a significant contribution to the character of the site or of Berrima overall.

As noted while the rationale for its designation is not known, it is most likely that its intent is to protect a visual connection between the site, the Wingecarribee River and the Berrima Landscape Conservation Area.

It does not demonstrate other characteristics that warrant a designation as a significant view such as exhibiting visual attributes of the gaol's statement of heritage significance or highly valued visual characteristic such as a largely intact Georgian residential streetscape. A visual connection between the site, the river and the Landscape Conservation Area from the elevated, western end of Wilshire Street, and a new publicly accessible and more elevated viewpoint will be provided as part of the hotel suites.

The proposal:

- does not involve noticeable visual change to the significant and highly sensitive set of views seen from the Argyle Street streetscape that capture the Entrance Gate, gaol walls, former Governor's Residence and former Deputy Governor's Residence / Wardens Cottage
- does not impact the visual relationship between the gaol and the former Court House
- does not diminish the integrity of the visual relationship between the gaol, former Court House or that part of Berrima to the east of Argyle Street
- is not visible from the Old Hume Highway, in particular the main approach to the village from the north or this part of Berrima from the south.

As such, the proposal does not have an unacceptable impact on significant views.

10.2 Streetscape

The proposal does not involve noticeable visual change to the Argyle Street streetscape.

Visual change to the Wilshire Street streetscape is contained to its western end, and is minimised through sensitive siting, size and scale, form and massing, and detailed architectural and landscaping measures.

The main streetscape value of Wilshire Street, which is the ability to recognise and appreciate the nature of the northern external gaol wall at close range, will not be adversely impacted.

Due to the hotel suites and carpark, the largest streetscape change will be to Wingecarribee Street. However, compared to Argyle Street and Wilshire Street, this streetscape is the least sensitive to change and has greater capacity to absorb change due to it being considerably less visually exposed, not having a strong connection with that part of Berrima east of Argyle Street, and not having a clear, consistent streetscape. Indeed, dwellings and other typically more sensitive land uses do not front the street.

While changing the former vegetable gardens to a carpark, in doing so it retains the largely open character of this part of the site. It also incorporates design measures that reduce its impact on the streetscape, including its working with the existing topography and incorporating landscaped open spaces oriented parallel to the street to maximise their visibility and concurrently reduce that of the carparking and access areas. It also retains the existing unformed nature of the street, including its absence of formed kerb and channel. Through these design moves, the carpark also retains views from the Wingecarribee Street to the south facing external gaol wall.

The hotel suites are clustered at the far western end of the streetscape. As with the carpark, it exhibits design principles that have the effect of considerably mitigating its visual impact such as its relatively small footprint and incorporation of architectural and landscape measures. While the hotel suites are visible from Wingecarribee Street, on the balance of considerations the scale and nature of its visual impact on the street is considered acceptable.

10.3 Townscape

As the proposal is largely not seen from the broader Berrima townscape, in particular that part of the village east of Argyle Street, it does not have a significant impact on townscape overall.

Similarly, it does not unacceptably impact the contribution the site makes to this townscape. Rather, visual impact is largely contained to individual streets, in particular Wingecarribee Street.

As is noted above, its impact on these streetscapes is considered acceptable.

10.4 Visual amenity

At present, the visual amenity of the site is eroded by a number of detracting elements. This includes the nature of the former vegetable garden, the tennis court and a number of outbuildings.

While neutral, the Industries Building nonetheless does not make a contribution to visual amenity.

By removal of many of these detracting and neutral elements the proposal improves the visual amenity of the site and its surrounds. In particular, it represents an improvement to the visual amenity of the Wingecarribee Street streetscape.

Furthermore, the proposal's architectural and landscape expression is considered to overall improve the visual quality of the site and its context.

10.5 Wingecarribee River

The proposal is setback more than 30 metres from the Wingecarribee River, and is designed to integrate the existing topography of the river edge.

As has been noted, views to the proposal from the pathway adjoining the Wingecarribee River to the proposal will be screened by the escarpment or filtered by vegetation.

The proposal also represents a potential future opportunity for the rehabilitation and bush regeneration of the river corridor in partnership with the local or state government.

10.6 Landscape character

Using the Gaol walls as a reference point the proposal will likely be visible in part from the western side of Wingecarribee Street on the western side of the Wingecarribee in the Berrima Landscape Conservation Area.

This is evidenced by the sequence of photographs from this street heading east from near its intersection with Sutton Street to its eastern end.

However, the following observations are noted:

- the foreground and midground are visually dominant in these views, occupying a large part of the view, containing large scale elements
- their coherent rural character forms a strong counterbalance to any built form elements, and is capable of absorbing a large part of their visual impact
- along many parts of the street the Gaol is not visible due to the screening effect of vegetation
- where it is visible, it appears in the background and only in part
- it appears beneath the dominant background tree line, ensuring that it does not break the skyline
- its materiality and colour is compatible with those predominant in these views.
- overall, it appears to integrate into the overall landscape and does not detract from the visual character of this part of the Landscape Conservation Area.

The proposal will share many of the attributes of the Gaol. Of particular note, it will have a lesser height than the gaol. As such, the statements above applying to the gaol will hold true for the proposal.

Its main visual impact will be to replace visibility of the Gaol from this street. However, the importance of the Landscape Conservation Area is as a frame to the village, and views from the Landscape Conservation Area and in particular this location are not explicitly identified as being of significance and as such warranted for protection under relevant planning instruments.

As such, while acknowledging the likely change, the proposal is not considered to constitute an unacceptable change to the visual character of these views.



Figure 30. View from Wingecarribee Street west
Source: Narrative



Figure 31. View from Wingecarribee Street west
Source: Narrative

Key points from this part

It is acknowledged that the hotel suites and carpark have visual impacts. However, with reference to the key issues, the proposal overall is not considered to have an unacceptable visual impact. In particular, it will not unacceptably impact the 6 key Conservation Management Plan views, and will not interrupt or diminish the integrity of the critically important visual relationship between the site, Argyle Street, the Court House and that part of the village to the east of Argyle Street focussed around the Old Hume Highway.

While the proposal will likely be visible in part from the western side of Wingecarribee Street on the western side of the Wingecarribee River it will most likely not be a visually prominent element, will appear to integrate into the overall landscape, and will not detract from the visual character of this part of the Landscape Conservation Area.



Figure 32. View from Wingecarribee Street west
Source: Narrative



Figure 33. View from Wingecarribee Street west
Source: Narrative



11 Mitigation Measures

11.0 Mitigation Measures

This part discusses whether the proposal's visual impact can be adequately mitigated.

Under the principles for the management of environmental impacts in the GLVIA3 there are three broad types of mitigation measures:

1. avoid
2. minimise
3. offset.

There are a number of stages in the development process when mitigation measures should be considered. Of relevance to this proposal are the following:

- **primary measures:** considered as part of design development
- **secondary measures:** considered as part of conditioning a development consent.

As has been outlined in the planning documentation, the proposal has been the subject to a design process that has included consideration of visual impact. This has resulted in the incorporation of a number of primary measures that seek to avoid and minimise any potential significant adverse visual impacts.

The consequent proposal exhibits a number of siting and design measures that improve visual amenity, mitigate visual impact by reducing the appearance of building scale and bulk, and providing visual interest. This includes:

- avoiding the placement of large scale new buildings or structures along the Argyle Street frontage of the site
- siting of the largest new part of the proposal, being the hotel suites, in the least visually exposed part of the site
- Calibrating the height of the hotel suites to no greater than that of the Gaol Walls to retain their visual prominence
- Designing the proposed carpark to work with the natural

topography of the site, and comprise lower impact materials that have a lower visual impact than standard alternatives such as bitumen

- offset impacts by rehabilitation of the Wingecarribee River corridor, helping to better integrate the hotel suites into the natural landscape and further screen it from view
- use of materials and colour that are both complementary to those which currently predominate on the site and are neutral or recessive in nature.

The incorporation of these mitigation measures have been critical to the determination of acceptable visual impact. On this basis, it is not considered necessary to make further fundamental or otherwise large-scale amendments to the proposal in its current form to satisfactorily manage visual impact.

To further assist in ensuring acceptable visual impact, it is recommended that as part of any future planning process consideration be given to updating the BDCP 2021 to include performance based provisions such as objectives and supporting measurable provisions such as controls that address visual impact, including for:

- siting and layout, including setbacks to streets
- massing and articulation
- detailed design, including materiality and colour.

Key points from this part

The VIA has found that primary design measures, including the siting of the hotel suites and carpark at the least visually sensitive western and southern parts of the site, their setback from streets, their integration with existing topography, the height of the hotel suites being less than the gaol, the relatively small footprint of the gaol, the massing and form of the gaol and the incorporation of materiality and colours that are complementary to the existing visual landscape, adequately mitigate the visual impact of the proposal. As such, additional fundamental or large scale mitigation measures are not considered necessary.



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12 Conclusion

12.0 Conclusion

This part identifies whether the proposal has an acceptable visual impact and can be supported on visual impact grounds.

It is acknowledged that the proposal represents a change to the existing visual condition of the site. This impact largely arises from the proposed carpark and hotel suites.

However, on the balance of relevant considerations, the proposal has been assessed as having an acceptable visual impact on the following grounds:

- it retains the prevailing visual character of the site
- the scale of new buildings is compatible with the visual character of the site / the key visual characteristics of the site
- it retains the visual prominence of the main gaol building, in particular its external walls
- it will not be visually prominent in the 6 key CMP views, and the carpark and hotel suites will not be visible from these views
- it will not unacceptably impact the character of significant views identified in planning instruments (ie, the BDCP 2021)
- it will retain the integrity of the Berrima village townscape
- it will not change how the Gaol is seen from the Old Hume Highway as the village's main street
- it will not change how the gaol is seen from the majority of Argyle Street as the site's main street address
- it will not result in a major change to the Argyle Street streetscape, in particular the visual relationship between the street, the Entrance Gate, the former Governor's Residence, the former Deputy Governor's Residence / Wardens Cottage and the traditional, formal landscaped gardens
- it will open up new ways in which to see the gaol from publicly accessible spaces (eg, secondary arrival spaces), enhancing the ability of its visual characteristics (eg, large scale) to be understood and appreciated
- it will not be visually dominant when seen from the adjoining Wingecarribee River vegetation area.
- it will improve the visual amenity of Wingecarribee Street
- It will not be visually prominent when seen from the western side of Wingecarribee Street within the Berrima Landscape Character Area
- it will revitalise the site's existing landscape, including sensitive renewal of the Argyle Street gardens
- it will incorporate additional tree and vegetation planting to enhance the landscape, and contribute to screening the carpark and hotel suites from Argyle Street
- avoiding the placement of large scale new buildings or structures along the Argyle Street frontage of the site
- siting of the largest new part of the proposal, being the hotel suites, in the least visually exposed part of the site
- calibrating the height of the hotel suites to no greater than that of the Gaol Walls to retain their visual prominence
- shaping the hotel suites to reference the geometric form of the Gaol
- designing the proposed carpark to work with the natural topography of the site, and comprise lower impact materials that have a lower visual impact than standard alternatives such as bitumen
- it will feature use of materials and colour that are both complementary to those which currently predominate on the site and are neutral or recessive in nature.
- it retains the critical natural and built environmental landscape elements that make up the site and contribute to the scenic and cultural heritage value of Berrima
- it only includes new development that is in keeping with the special characteristics of the site and that minimises any adverse impacts on surrounding land
- it is sympathetic to existing built forms and landscape
- the height of new buildings are compatible with the character of the existing development within the surrounding area
- the floor space ratio is compatible with the proposed building height
- it preserves the townscape character of Berrima Village
- it protects and adaptively reuses buildings, structures and places of environmental heritage and visual importance
- it retains the identity and containment of the village core area to the north of the Wingecarribee River within the Berrima Conservation Area
- it retains the rural setting of Berrima, and does not involve development on the visually sensitive Berrima Landscape Conservation Area
- it does not involve unacceptable removal of trees within the Berrima Conservation Area
- it does not impact the main approaches to and exits from Berrima, in particular the Old Hume Highway (Great South Road)
- it represents a sensitive addition to existing streetscapes
- it enhance the character of adjoining streets through appropriate built form design
- it will retain, enhance and augment areas of public, publicly accessible and private open space which are well maintained and contribute to the overall visual amenity of the locality
- it will not unacceptably impact existing significant views corridors within the Berrima Conservation Area
- it will protect views of prominent buildings, in particular the gaol
- it will retain the visual character of Berrima by retaining open spaces
- it will not involve development on ridgelines
- it will retain the significant visual dominance of the gaol and Court House over the surrounding precinct and the village
- it will not adversely affect the streetscape qualities of existing buildings
- while the former vegetable gardens will not be retained, the area will remain largely absent of above ground buildings and structures enabling the continued visibility and appreciation of the gaol
- it will retain the unformed section of Wilshire Street
- it will not diminish the visual dominance of the gaol and Court House
- it will not impact the four warden's staff cottages between the Police Sergeant's residence and the Court House in Wilshire Street
- interventions to the externally visible fabric of the gaol will be limited to that essential to secure enhanced public access and benefit.

As such, it is the conclusion of this VIA that the proposal can be supported on visual impact grounds.

Appendix A: Visual Impact Evidence

Virtual Ideas and CMS Surveyors



Berrima Gaol VIA, Berrima, NSW

Visual impact photomontages and methodology report

22nd August 2025

1. INTRODUCTION

This document, created by Virtual Ideas, aims to showcase the visual impact of the proposed development for Berrima Gaol, Berrima, NSW, in comparison to the existing built form and site conditions.

2. VIRTUAL IDEAS EXPERTISE

Virtual Ideas is an experienced architectural visualisation company with over 15 years of expertise in crafting visual impact assessment content and reports for projects of significant magnitude, aligning with the standards set by local and state planning authorities.

Our reports have served as evidence in proceedings before both the Land and Environment Court and the Supreme Court of NSW. Our director, Grant Kolln, has provided expert testimony in visual impact assessment in the Supreme Court of NSW.

Virtual Ideas' methodologies and outcomes have undergone thorough scrutiny by court-appointed experts in relation to previous visual impact assessment submissions, consistently garnering recognition for their precision and reliability.

3. RENDERINGS METHODOLOGY

The following outlines the meticulous process employed by Virtual Ideas to produce the renderings that underpin this report.

3.1 DIGITAL 3D SCENE CREATION

Our initial stage involves crafting a precise, true-to-life digital 3D environment using Autodesk 3ds Max software, accurately scaled to real-world dimensions, and aligned to a standardised reference point utilising the MGA 56 GDA 2020 coordinate system.

To construct this environment, we combine various data sources, encompassing existing, approved and proposed building 3D models, along with site survey data. Further information regarding the origins of these data sources is provided in Appendices A, B, and C.

In cases where data sources lack alignment with the MGA-56 GDA 2020 coordinates, we employ identifiable features common across datasets, such as site boundaries and building outlines, which can be aligned with those already situated in the MGA-56 GDA 2020 framework.

Detailed accounts of the alignment processes for each data source are elaborated upon in Section 3.3.

3.2 SITE PHOTOGRAPHY

The site photography was captured by Virtual Ideas, with the respective viewpoint locations delineated on the viewpoint map in Section 4 of this document.

The selection of camera lens and composition of photography from each viewpoint was instructed by Ethos Urban after careful consideration of multiple factors. Paramount among these were the distance of the camera position from the site and the scale of the proposed development in relation to the surrounding built environment and landscape.

For these public domain photomontages, a 24mm lens was chosen for each of the views. This lens choice ensures adequate visibility of both the proposed development and the immediate surrounding context, facilitating a thorough assessment of the proposed development's visual impact.

For certain scenarios, employing a 50mm lens may produce the most effective photomontage for assessing visual impact. The 50mm lens is often favoured for its close approximation to the human eye perception of distance. However, in instances where a 50mm lens fails to encompass an adequate surrounding context for comprehensive visual impact assessment, opting for a wider lens becomes imperative. All photographs are lens profile corrected in Camera RAW, which removes the distortion associated with the curvature of the lens.

Comprehensive metadata, including date, time, and lens information, is recorded during site photography. This critical data enables precise analysis and documentation of each photograph's attributes.

3.3 ALIGNMENT OF 3D SCENE

To accurately position the 3D scene within its geographical context, we employed the following data:

1. Site Survey Alignment: Utilising a provided site survey, we aligned the boundaries of the proposed buildings with geo-referenced data, ensuring precise positioning within the digital environment.
2. Camera Alignment: Cameras were aligned to surveyed positions supplied by CMS Surveyors, adhering to the MGA-56 GDA 2020 coordinate system. This meticulous alignment ensured that viewpoints captured within the 3D scene accurately reflected real-world perspectives.

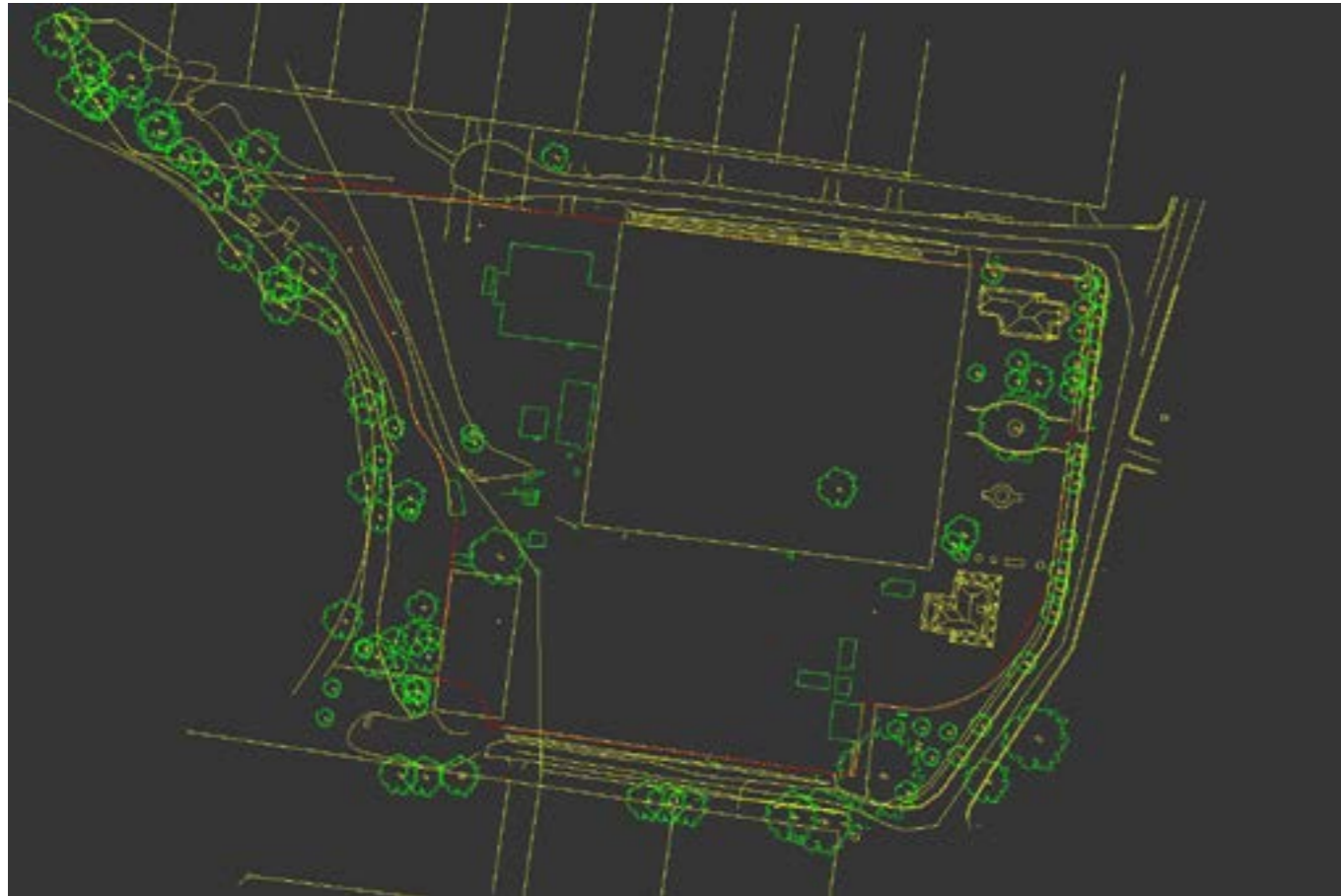


Image showing survey drawing (supplied by SDG) at MGA 56 GDA2020

3.4 RENDERING CREATION

Following the completion of the camera alignment, we proceeded to integrate lighting into the 3D scene. To replicate natural lighting conditions accurately, a digital sunlight system was incorporated into the 3D environment. This system emulates the directional lighting of the sun leveraging location data, as well as time and date information. Implemented through specialised software, the sunlight system ensures precise alignment with the sun's angle, enhancing realism within the scene.

For rendering, we applied detailed materials and textures to the model to present the proposed building design in a photo-realistic condition for assessment of the development's visual impact.

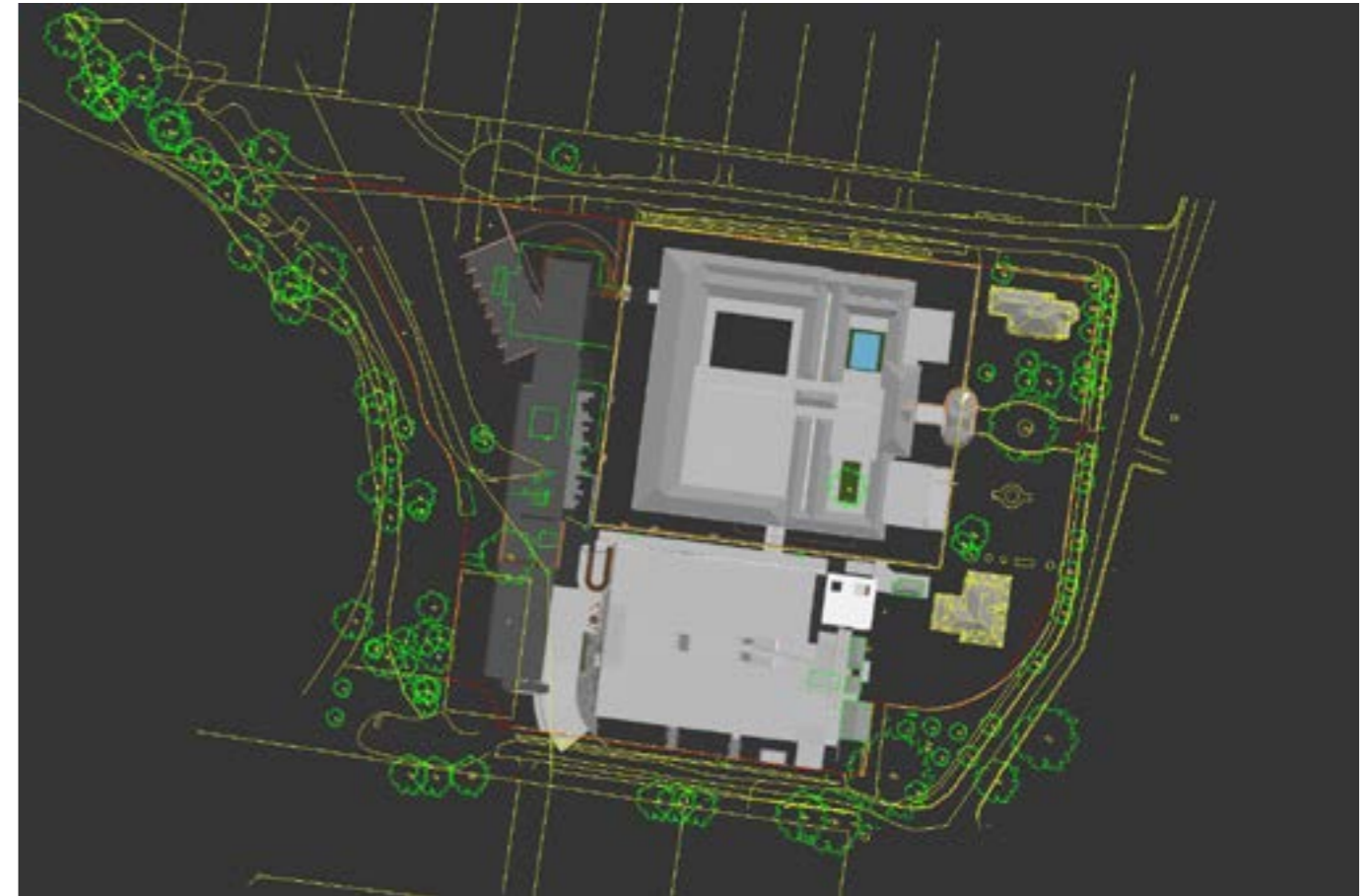


Image showing survey drawing (supplied by SDG) at MGA 56 GDA2020 and 3D model (supplied by Turner) aligned to the site survey

4.1 VIEWPOINTS

MAP ILLUSTRATING VIEWPOINT LOCATIONS (EXISTING)



Viewpoint 1:
Entrance Gate (Argyle Street)

Viewpoint 2:
The Governor's Residence and
Entrance Gate (Argyle Street)

Viewpoint 3:
Gaol Wall and Western Annexe
(Wilshire Street)

Viewpoint 4:
Wingecarribee Street

Viewpoint 5:
Wilshire Street

4.2 VIEWPOINTS

MAP ILLUSTRATING VIEWPOINT LOCATIONS (PROPOSED)



Viewpoint 1:
Entrance Gate (Argyle Street)

Viewpoint 2:
The Governor's Residence and
Entrance Gate (Argyle Street)

Viewpoint 3:
Gaul Wall and Western Annexe
(Wilshire Street)

Viewpoint 4:
Wingecarribee Street

Viewpoint 5:
Wilshire Street

5.1 VIEWPOINT POSITION 01 - Entrance Gate (Argyle Street)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name: View 01_24mm_05
Author: Virtual Ideas
Format: ARW
Date: 4th August 2025
Time: 13:38 AEST
Lens: FE 16-35mm F2.8 GM
Model: SONY ILCE-7RM4A
Sensor: Full frame
Focal length: 24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



5.2 VIEWPOINT POSITION 01 - Entrance Gate (Argyle Street)

VIEWPOINT LOCATION



5.3 VIEWPOINT POSITION 01 - Entrance Gate (Argyle Street)

ALIGNMENT OF SURVEYED POINTS



5.4 VIEWPOINT POSITION 01 - Entrance Gate (Argyle Street)

ORIGINAL PHOTOGRAPH



5.5 VIEWPOINT POSITION 01 - Entrance Gate (Argyle Street)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



6.1 VIEWPOINT POSITION 02 - The Governor's Residence and Entrance Gate (Argyle Street)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name: View 03_24mm_03
Author: Virtual Ideas
Format: ARW
Date: 4th August 2025
Time: 14:53 AEST
Lens: FE 16-35mm F2.8 GM
Model: SONY ILCE-7RM4A
Sensor: Full frame
Focal length: 24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



6.2 VIEWPOINT POSITION 02 - The Governor's Residence and Entrance Gate (Argyle Street)

VIEWPOINT LOCATION



6.3 VIEWPOINT POSITION 02 - The Governor's Residence and Entrance Gate (Argyle Street)

ALIGNMENT OF SURVEYED POINTS



6.4 VIEWPOINT POSITION 02 - The Governor's Residence and Entrance Gate (Argyle Street)

ORIGINAL PHOTOGRAPH



6.5 VIEWPOINT POSITION 02 - The Governor's Residence and Entrance Gate (Argyle Street)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



7.1 VIEWPOINT POSITION 03 - Gaol Wall and Western Annexe (Wilshire Street)

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name: View 06_24mm_02
Author: Virtual Ideas
Format: ARW
Date: 4th August 2025
Time: 13:57 AEST
Lens: FE 16-35mm F2.8 GM
Model: SONY ILCE-7RM4A
Sensor: Full frame
Focal length: 24mm

ORIGINAL PHOTOGRAPH

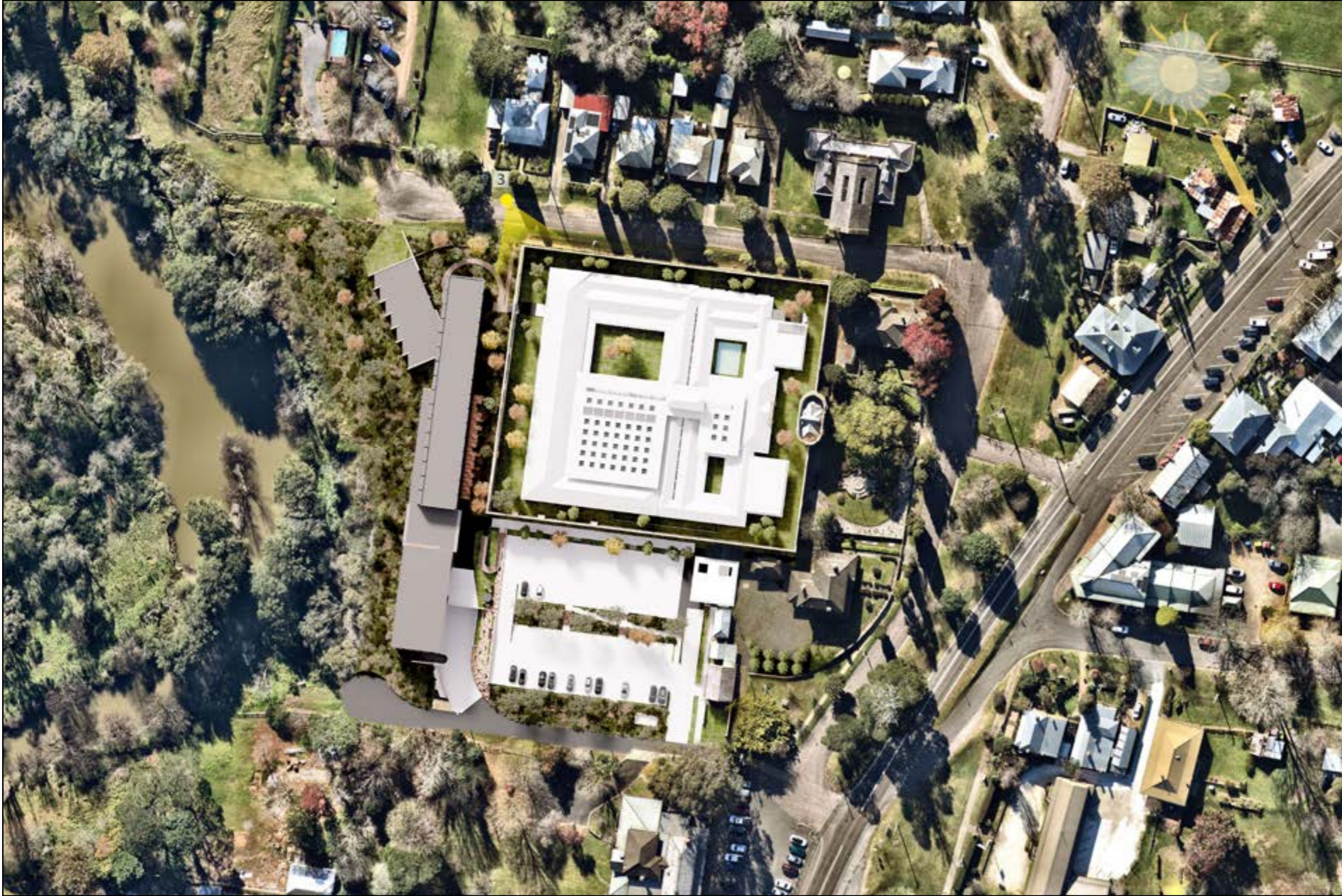


ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



7.2 VIEWPOINT POSITION 03 - Gaol Wall and Western Annexe (Wilshire Street)

VIEWPOINT LOCATION



7.3 VIEWPOINT POSITION 03 - Gaol Wall and Western Annexe (Wilshire Street)

ALIGNMENT OF SURVEYED POINTS



7.4 VIEWPOINT POSITION 03 - Gaol Wall and Western Annexe (Wilshire Street)

ORIGINAL PHOTOGRAPH



7.5 VIEWPOINT POSITION 03 - Gaol Wall and Western Annexe (Wilshire Street)

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



8.1 VIEWPOINT POSITION 04 - Wingecarribee Street

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name: View 08_24mm_05
Author: Virtual Ideas
Format: ARW
Date: 4th August 2025
Time: 14:32 AEST
Lens: FE 16-35mm F2.8 GM
Model: SONY ILCE-7RM4A
Sensor: Full frame
Focal length: 24mm

ORIGINAL PHOTOGRAPH



ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



8.2 VIEWPOINT POSITION 04 - Wingecarribee Street

VIEWPOINT LOCATION



8.3 VIEWPOINT POSITION 04 - Wingecarribee Street

ALIGNMENT OF SURVEYED POINTS



8.4 VIEWPOINT POSITION 04 - Wingecarribee Street

ORIGINAL PHOTOGRAPH



8.5 VIEWPOINT POSITION 04 - Wingecarribee Street

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



9.1 VIEWPOINT POSITION 05 - Wilshire Street

VIEWPOINT LOCATION



ALIGNMENT OF SURVEYED POINTS



PHOTOGRAPH DETAILS

File Name: View 11_24mm
Author: Virtual Ideas
Format: ARW
Date: 4th August 2025
Time: 14:07 AEST
Lens: FE 16-35mm F2.8 GM
Model: SONY ILCE-7RM4A
Sensor: Full frame
Focal length: 24mm

ORIGINAL PHOTOGRAPH

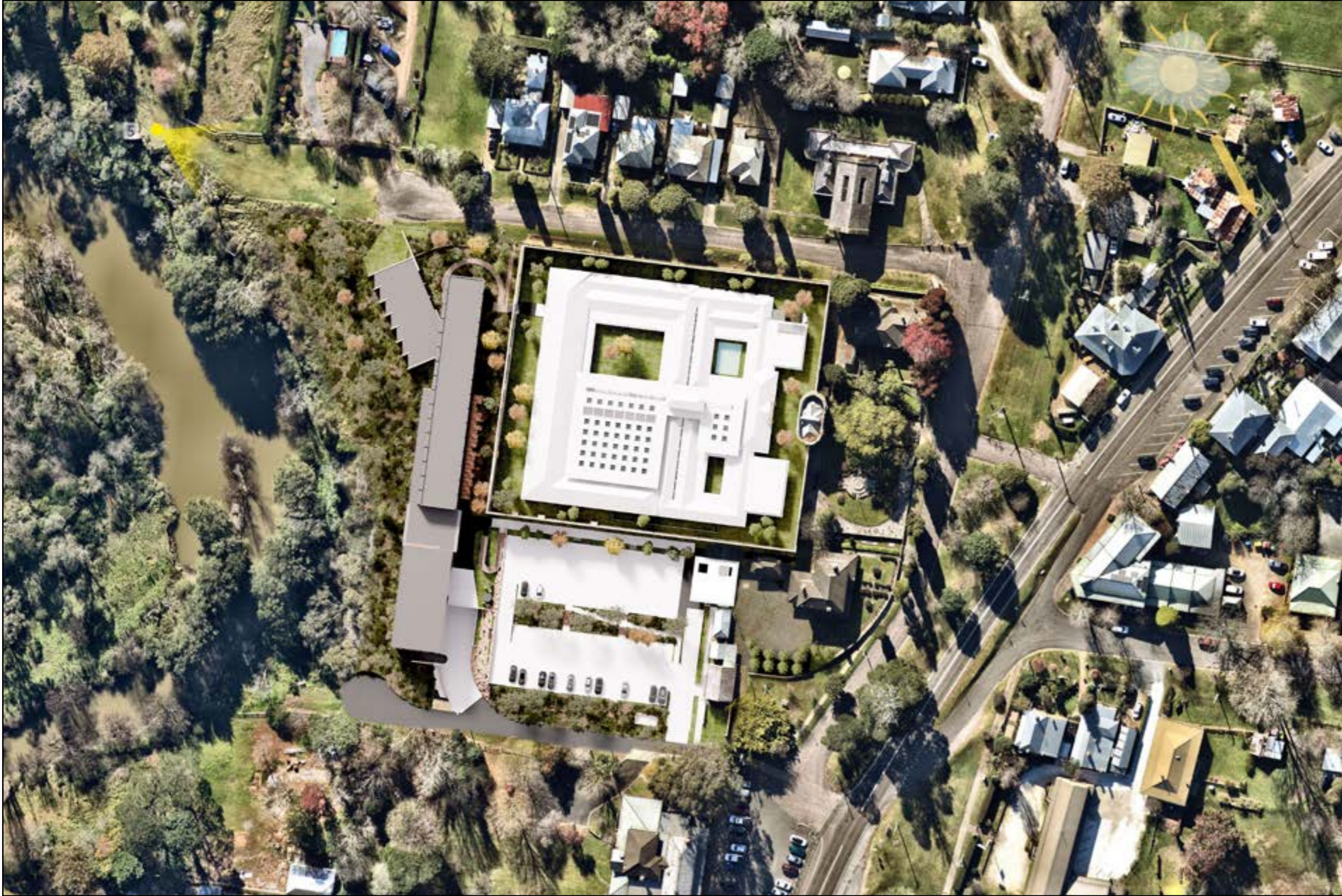


ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



9.2 VIEWPOINT POSITION 05 - Wilshire Street

VIEWPOINT LOCATION



9.3 VIEWPOINT POSITION 05 - Wilshire Street

ALIGNMENT OF SURVEYED POINTS



9.4 VIEWPOINT POSITION 05 - Wilshire Street

ORIGINAL PHOTOGRAPH



50mm lens crop

Existing

9.5 VIEWPOINT POSITION 05 - Wilshire Street

ORIGINAL PHOTOGRAPH WITH PROPOSED DEVELOPMENT



10.1 3D SCENE DATA SOURCES

1 - 3D Model of the proposed building - refer to Appendix A

File Name: 23014_250731_Berrima Model
Author: Turner
Format: din3D
Alignment: Aligned to MGA 56 GDA2020 via Appendix C

2 - Site Survey - refer to Appendix B for details

File Name: 24687photolocations
Author: CMS Surveyors
Format: Autocad DWG
Alignment: MGA 56 GDA2020

3 - Existing Site Survey - refer to Appendix C for details

File Name: 8994 - Detail Survey - Issue I - 24 Old Hume Highway Berrima Client
Author: SDG Pty Ltd
Format: Autocad DWG
Alignment: MGA 56 GDA2020

10.2 APPENDIX B: SITE SURVEY SUPPLIED BY CMS

CMS Surveyors Pty Limited

A.B.N. 79 096 240 201

LAND SURVEYING, PLANNING & DEVELOPMENT CONSULTANTS



Date: 06/08/2025
Our Ref: 24687 Photo Locations

Studio 71/61 Marlborough Street
Surry Hills
NSW 2010

Dear Rick Mansfield,

RE: PHOTO LOCATIONS – Berrima Gaol VIA

As requested, we have attended site and measured the Co-ordinates and Elevation of the photo locations for Berrima Gaol VIA.

Co-ordinates are MGA 56 (GDA 2020) and elevation to Australian Height datum (AHD).

Measurements were taken using theodolite measurement and GNSS measurements by CORSNET. MGA and AHD checked to PM 17340, SSM 39153 & PM 3123.

DWG of locations has also been supplied.

Point Number	Easting	Northing	Reduced Level (RL)	Photo Point
101	255240.393	6180474.463	645.882	VIEWPOINT 5 POSITION
102	255265.313	6180470.378	647.240	VIEWPOINT 4 POSITION
103	255249.515	6180481.009	648.103	TOP OF BRICK WALL
104	255250.097	6180485.031	651.211	TOP OF TENNIS COURT FENCE
105	255256.000	6180480.291	651.176	TOP OF TENNIS COURT FENCE
106	255266.484	6180479.044	651.214	TOP OF TENNIS COURT FENCE
107	255276.957	6180474.868	648.478	BOTTOM OF POWER POLE
109	255316.408	6180469.424	660.711	TOP OF POWER POLE
112	255276.936	6180474.743	657.160	TOP OF POWER POLE
113	255299.145	6180524.571	658.500	TOP OF PIPE
114	255371.378	6180515.920	664.789	TOP OF STONE WALL
115	255349.919	6180473.744	660.102	ROOF RIDGE
116	255382.976	6180512.009	667.577	TOP CORNER OF STONE CHIMNEY
117	255387.476	6180505.297	662.186	ROOF RIDGE
118	255388.678	6180513.831	660.780	TOP OF GUTTER
119	255379.463	6180552.178	664.746	BOTTOM TIP OF STONE FEATURE
120	255399.657	6180508.347	658.853	TOP OF STONE WALL
121	255403.204	6180509.224	657.600	BASE OF STREET SIGN
123	255402.036	6180492.170	656.915	VIEWPOINT 2 POSITION

125	255383.639	6180534.065	666.608	TOP OF FLAGPOLE
126	255398.767	6180545.159	658.626	TOP OF KERB
127	255399.888	6180552.916	658.682	TOP OF KERB
128	255378.684	6180548.217	664.587	TOP CORNER OF WINDOW
129	255379.072	6180550.593	659.533	TOP OF STONE FOUNDATION
130	255391.189	6180558.349	660.572	CORNER OF LIGHT
131	255408.805	6180547.732	658.384	VIEWPOINT 1 POSITION
133	255308.143	6180598.886	660.151	BOTTOM LEFT CORNER OF STONE BRICK
134	255295.897	6180600.383	664.772	TOP OF STONE WALL
135	255295.757	6180600.611	659.256	BOTTOM OF STONE WALL
136	255293.741	6180584.756	662.288	TOP OF GUTTER
137	255289.837	6180604.200	663.100	BUMP IN POWER POLE
138	255287.446	6180581.572	666.616	ROOF RIDGE
139	255290.150	6180611.116	659.652	VIEWPOINT 3 POSITION
140	255289.802	6180604.087	667.220	TOP OF POWER POLE
141	255266.627	6180584.295	666.624	ROOF RIDGE
142	255271.520	6180555.718	659.988	TOP OF GUTTER
143	255212.906	6180609.679	652.933	TOP OF FENCE POST
144	255207.001	6180618.229	657.494	BUMP IN TREE TRUNK
145	255210.298	6180622.626	658.349	FORK OF TREE BRANCH
146	255201.828	6180630.970	652.497	VIEWPOINT 6 POSITION

Note: R.L. shown on the report for photo locations are ground levels. Camera height should be added to the supplied RL of each corresponding photo location.

Yours faithfully,
CMS Surveyors Pty Limited
Luka Pusic
Bachelor of Spatial Science, Surveying

Surveyors
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10.3 APPENDIX C: EXISTING SITE SURVEY SUPPLIED BY CMS



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