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**URBIS**

# HERITAGE IMPACT STATEMENT

Adaptive Reuse  
Former Berrima Correctional  
Centre (former Berrima Gaol)

Prepared for  
**BLUESOX**  
August 2025



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## Acknowledgement of Country

Urbis acknowledges the Traditional Custodians of the lands we operate on.

We recognise that First Nations sovereignty was never ceded and respect First Nations peoples continuing connection to these lands, waterways and ecosystems for over 60,000 years.

We pay our respects to First Nations Elders, past and present.

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

Title: Sacred River Dreaming  
Artist Hayley Pigram  
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# EXECUTIVE SUMMARY

Urbis has been engaged by Bluesox to prepare the following Heritage Impact Statement (HIS) to accompany a State Significant Development (SSD) application for proposed works to the former Berrima Correctional Centre (hereafter referred to as the former Berrima Gaol or 'subject site'). The proposal seeks to adaptively reuse the site as a visitor and tourist destination to transform the place from one of detention to a publicly accessible cultural facility as the next layer in the Gaol's evolving history.

The subject site is identified as 2-4 Argyle Street, Berrima, Lot 102 of DP1283819 by the NSW Land and Property Information (LPI). The subject site is listed on the State Heritage Register under the *Heritage Act 1977* as *Berrima Correctional Centre* (SHR No. 00807). Under the *Environmental Planning & Assessment Act 1979* the site is also listed on Schedule 5, Part 1 of the Wingecarribee Local Environmental Plan (LEP) 2010 as *Berrima Correctional Centre Group*. The Wingecarribee LEP 2010 also includes individual listings for elements of the site on Schedule 5, Part 1. The *Berrima Conservation Area* (C148) in which the site is located is listed on Schedule 5, Part 2 of the Wingecarribee LEP 2010. The site is also located in the vicinity of a range of other locally listed heritage items.

The former Berrima Gaol was identified as surplus to the needs of Corrective Services NSW and was divested by the NSW State Government in 2020. It is therefore imperative that a new compatible use be established for the site and its key elements that best present their features, not only in terms of the site itself but also as an area wide asset. The proposal seeks approval to redevelop the former Berrima Gaol to create a hotel, visitor and tourist destination. The project proposes to retain and adapt the site's historic buildings and spaces into a mixed-use precinct comprising dining facilities, a wellness retreat, function rooms, gallery and retail, public bar, bespoke high-quality accommodation, and publicly accessible gardens and courtyards. Further details of the proposed works are included in Section 5.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the former Berrima Gaol in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued by the NSW Department of Planning, Housing and Infrastructure on 1 March 2024 (SSD-66876472, Condition 20). It provides an assessment of heritage impact relating to built heritage only and does not address archaeology, which has been addressed separately.

The project has been developed by a multidisciplinary team with expertise across heritage, environmental and social impact, planning, sustainability and community engagement, which has resulted in a sensitive and compatible design response that balances adaptive reuse with long-term public value. The proposed works contribute to the evolving historic environment of the former Berrima Gaol, the development of which has been ongoing in major identifiable phases over the course of its history. It is a story of gradual development, with occasional bursts of activity within the enclosing boundary walls to respond to changing needs and circumstances. The careful conservation and adaptive reuse proposal is an appropriate response to support the next phase of development at the former Berrima Gaol.

A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have an acceptable impact on the impact on the subject site, the Berrima Conservation Area and the listed items in the vicinity of the subject site. Key aspects of the proposal assessment are listed below:

- The proposed design has undergone rigorous review with community group and the National Trust as well as authority stakeholders, including the State Design Review Panel (SDRP) and Wingecarribee Shire Council, Heritage NSW and has responded to feedback provided to adopt a range of design strategies to sensitively integrate new work into its heritage context.
- The proposal includes a sensitively designed contemporary development to the rear of the Gaol wall. The design adopts a range of strategies to reduce its visual bulk to avoid competing with the gaol walls. Strategies include upper-level setbacks, articulation between suites, and stepping the massing northwards, creating clear separation and appropriately scaled addition to the site.
- The location of the new accommodation building outside the historic gaol walls preserves the internal spaces of the gaol for public access and adaptive reuse, ensuring that the heritage fabric would be visible and accessible for community and cultural engagement. The siting and proposed landscaping is compatible with the non-contiguous nature of development within the village of Berrima.
- The height of the proposed works, both within and outside the Gaol, remains below the key heritage elements, including the Gaol Wall, Guard Tower, and the domineering entrance Gatehouse ensure they are retained as the predominant defining feature of the Gaol.

- Adaptive reuse of the site for hospitality, wellness and cultural facilities is a compatible use that broadly fits within the planning layout of existing structures.
- All major sandstone walls, roof forms, and axial circulation patterns are retained, with new works designed to be lightweight, reversible and subservient.
- Intervention into stonework to create a new eastern opening to the front wall would reuse the existing stone in a new offset, pivoted alignment such that the original fabric would be retained and the intervention would be both readily interpretable and largely reversible.
- Minor intervention to stonework on the rear elevation of the Gaol wall would facilitate a slightly (300mm) wider door opening than that existing to ensure statutory compliance and support adaptive reuse of the subject site. Affected stonework would be salvaged and reused within the site.
- The adaptive reuse proposal would support conservation objectives through generation of income to support longer term maintenance of heritage fabric. To this effect, detailed schedules of conservation work have been prepared for the site's major assets, including the Gaol wall, buildings within the enclosure and the former Governors and Deputy Governors residences located outside of the Gaol wall, which would be implemented in conjunction with adaptive reuse.
- Adaptive reuse of the former Governor and Deputy Governor's residences is not part of the current proposal, although conservation works would be implemented in accordance with technical schedules of conservation work that have been developed for these buildings to ensure their best practice conservation
- The proposal does not adversely affect the Berrima Conservation Area. The design and location of access points in conjunction with the landscape strategy enhances public access and promotes physical and visual connections to Berrima Village and the Wingecarribee Rover, providing a positive interface between the site and surrounding township.
- The proposal seeks to integrate the Gaol with the broader precinct via retention of an open space setting, enhanced on the south via a landscaped on grade car parking and multifunctional public space and to the east with colonial-era exotic plantings in recognition of the existing character. The proposal retains the formal central access arrangement from Argyle Street and no visual or material changes are proposed to the Wilshire Street frontage such that the existing relationship between the subject site and the former Berrima Court House would be retained.
- The proposal does not adversely affect heritage items in the vicinity and all vicinity items would retain their current streetscape presence and ability to contribute to the Berrima Conservation Area. The predominant streetscape presence of the Gaol wall would be retained such that visual relationships of vicinity items with the wall would be retained, by the proposed works.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

## RECOMMENDATIONS

- An experienced heritage consultant should be engaged to provide ongoing advice throughout the design development, contract documentation and construction stages of the project.
- A detailed methodology for intervention into stonework for the new eastern opening should be developed in consultation with an experienced heritage architect.
- If significant fabric or elements are uncovered during works, works must pause for review by the heritage architect and assessment and direction on next steps. Photographic Archival Recording should be undertaken in accordance with the Heritage NSW Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'. This should be added to the existing archival record of the place.
- Prior to the issue of a Construction Certificate, a Salvage Methodology should be prepared for the place by an experienced heritage consultant.
- Detailed design for new services where there are potential impacts to original fabric of Exceptional and High significance should be designed in consultation with an experienced heritage consultant.
- A Heritage Interpretation Strategy should be prepared for the site by a suitably qualified heritage consultant as a condition of the approval. The Heritage Interpretation Strategy should identify significant themes and narratives for interpretation, as well as identifying potential locations, media, and indicative

content for interpretation. Interpretation should be developed throughout detailed design and construction phases in conjunction with the project architect and other specialists as required.

# 1. INTRODUCTION

## 1.1. BACKGROUND & PURPOSE

Urbis has been engaged by Bluesox to prepare this Heritage Impact Statement (HIS) to accompany a State Significant Development (SSD) application for proposed works to the former Berrima Correctional Centre (hereafter referred to as the former Berrima Gaol or 'subject site'). The proposal seeks to redevelop the site to create a hotel, visitor and tourist facility.

The HIS has been prepared in response to Condition 20 of the Planning Secretary's Environmental Assessment Requirements (SEARs, issued 1 March 2024, ref. SSD-66876472) which states:

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

This report provides an assessment of heritage impact relating to built heritage only and does not address archaeology, which has been addressed separately.

The subject site is identified as 2-4 Argyle Street, Berrima, Lot 102 of DP1283819 by the NSW Land and Property Information (LPI). The subject site is listed on the State Heritage Register under the *Heritage Act 1977* as *Berrima Correctional Centre* (SHR No. 00807). Under the *Environmental Planning & Assessment Act 1979* the site is also listed on Schedule 5, Part 1 of the Wingecarribee Local Environmental Plan (LEP) 2010 as *Berrima Correctional Centre Group*. The Wingecarribee LEP 2010 also includes individual listings for elements of the site on Schedule 5, Part 1. The *Berrima Conservation Area* (C148) in which the site is located is listed on Schedule 5, Part 2 of the Wingecarribee LEP 2010. Detailed information about heritage listings for the subject site are included in Section 4.2. Heritage items in the vicinity of the subject site are also identified in Section 4.2.

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the subject site, the Berrima Conservation Area in which the site is located and heritage items in the vicinity. The proposed works assessed in this HIS are described in Section 5 and a detailed impact assessment of the proposed works has been undertaken in Section 6 of this report.

## 1.2. COMMUNITY AND STAKEHOLDER CONSULTATION

The proposal for adaptive reuse of the former Berrima Gaol has been informed by extensive stakeholder consultation, including local community members, state and local government, heritage bodies, tourism representatives and Aboriginal Knowledge Holders. A staged approach, undertaken over several years commencing in 2022, has been taken for community and stakeholder feedback comprising:

- Stage 1: Informal consultation aimed at introducing the project to key stakeholders and the community, including an Open Day at the gaol, which attracted around 5,000 visitors and an online survey completed by about 40 people.
- Stage 2: Structured community consultation involving meetings with community groups and public drop-in sessions where design concepts were presented for feedback. This stage also involved formal presentations to the State Design Review Panel.

Community and stakeholder consultation meetings and events are documented in Table 1. Consultations involving the community are highlighted in blue.

Table 1 - Community and Stakeholder Consultation

Date	Event
22 March 2021	Conservation Management Plan released by NBRS Architecture to facilitate the disposal of the site via public tender
5 August 2022	Informal introductory online meeting with senior WSC
10 April 2023	Catch up face to face meeting with WSC (Wingecarribee Shire Council) officers
10 June 2023	Initial meeting with Berrima Residents Association (BRA) representatives
30 August 2023	Progress face to face meeting with WSC senior staff
24 October 2023	Progress online meeting with WSC senior staff
26 January 2024	Gaol Open Day -information stand at Australia Day fair Berrima. Berrima District Historical and Family History Society had a stand at the Gaol Open Day
28 March 2024	Face to Face meeting with Vice President – <i>Friends of Wingecarribee</i>
3 April 2024	Briefing with NSW Dept Regional NSW Economic Development Manager South East
9 April 2024	Face to face progress meeting with senior WSC staff
15 April 2024	Online briefing with GM Destination Sydney Surrounds South
18 April 2024	Introductory meeting with One Berrima community group representatives
19 April 2024	Online briefing with Claire Bremner – Board Member Regional Development Australia Southern Inland
3 May 2024	UDIA onsite presentation
9 May 2024	Site tour with WSC Heritage advisor

Date	Event
15 May 2024	Conservation Management Plan by URBIS (incorporating and enhancing the level of research and detail on the previous CMP)
27 May 2024	Introductory meeting with Chair National Trust Southern Highlands Branch
27 May 2024	Meeting with Berrima Courthouse Land Management Group
3 July 2024	Online meeting with One Berrima
5 September 2024	Online meeting with One Berrima and WSC representatives
10 September 2024	Face to face meeting with One Berrima representatives
11 September 2024	Presentation with Traditional Owners and Knowledge holders – Connection with country session 1
19 September	Presentation with Traditional Owners and Knowledge holders – Connection with country session 2
1 October 2024	Meeting with One Berrima reps to present design concepts
14 October 2024	Meeting with residents in the immediate vicinity of the development – Wingecarribee Street and Jellore Street, Berrima
4 December 2024	Presentation to State Design Review Panel Session No.1
17 December 2024	Initial meeting with WSC engineers
20 January 2025	On site meeting to discuss river corridor with WSC officers
23 January 2025	Informal meeting with local residents to discuss the project and obtain feedback
24 January 2025	Informal introductory meetings with Berrima business owners and owners of the Surveyor General Inn
24 January 2025	Follow up briefing with Dept of Regional NSW Economic Development Manager SE
31 January 2025	On site Meeting with NSW Heritage Office and NSW Heritage Council
20 February 2025	Briefing and presentation to One Berrima members ahead of first Community Drop-in Session
20 February 2025	Briefing and presentation to GM Berrima Courthouse Land Management Group
20 February 2025	Briefing to Mayor and Acting General Manager WSC
22 February 2025	1st Community Drop-in session at Berrima
26 February 2025	2nd Community Drop-in session at Bowral

Date	Event
26 February 2025	3rd Community Drop-in session at Moss Vale
17 March 2025	Onsite meeting with WSC senior officers
7 April 2025	Presentation with Traditional Owners and Knowledge holders – Connection with country session 3
17 April 2025	Presentation to State Design Review Panel Session No.2
6 May 2025	Meeting with One Berrima members to provide an update on design progress and changes made
20 May 2025	Online catch-up meeting with NSW Heritage Office and NSW Heritage
3 June 2025	Traditional Owners, Knowledge holders. Connecting with Country - SDRP session #2 follow up
5 June 2025	Traditional Owners, Knowledge holders. SDRP session #2 second group follow up
26 June 2025	Meeting with National Trust Southern Highlands branch members to provide an update on design
4 August 2025	Meeting with Berrima Residents Association members to provide an update
August 2025	State Significant Development Application

In conjunction with inputs of a broad range of specialist consultants, the collaborative process has informed development of an adaptive reuse proposal that responds to the history of the subject site and heritage context while addressing future objectives that support local identity, social connection, and cultural continuity for future generations. The heritage impact of the proposal is assessed under a range of considerations in Section 6.

### 1.3. METHODOLOGY & LIMITATIONS

This HIS has been prepared in accordance with the Heritage NSW guidelines ‘Assessing heritage significance’, and ‘Guidelines for preparing a statement of heritage impact’. The philosophy and process adopted is that guided by *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013*.

The State Significant Development is primarily assessed against applicable state-wide planning policies, the requirements of the SEARs, and site-specific Conservation Management Plan (CMP) prepared by Urbis (Revision 04, May 2024). Regardless, site constraints, opportunities and impacts have also been considered with reference to the relevant controls and provisions contained within the *NSW Heritage Act 1977*, *Wingecarribee Local Environmental Plan 2010* (Wingecarribee LEP) and the Berrima Village Development Control Plan 2021 (Berrima Village DCP).

This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess the archaeological potential of the subject site or assess any potential archaeological impacts resulting from the proposal.

### 1.4. AUTHOR IDENTIFICATION

The following report has been prepared by Karen Urquhart (Associate Director) and Renee Riley (Associate Director). Kate Paterson (Director) has reviewed and endorsed its content.

Unless otherwise stated, all illustrations and photographs are the work of Urbis.

## 2. SITE DESCRIPTION

### 2.1. SITE LOCATION

The site is identified as 2-4 Argyle Street, Berrima, Lot 102 of DP1283819 by the NSW Land and Property Information (LPI). The subject site is located on the western side of Argyle Street on a block bounded by Argyle Street to the east, Wilshire Street to the north and the Wingecarribee River to the west. Further to the south is Wingecarribee Street. Lot 101 of DP1283819, located to the west of the site and adjacent to the river, is excluded from this study. This is shown on Figure 1.



Figure 1 – Location map showing the subject site - Lot 102/DP 1283819 outlined in yellow. The adjacent Lot 101/DP123819 excluded from the subject site (shown in blue dashed line).

Source: NSW ePlanning spatial viewer

### 2.2. SETTING

The town of Berrima includes a range of development types, including the substantial Georgian institutional buildings of the former Berrima Gaol and Court House located on high ground, through to single storey commercial tenancies and residential dwellings which, while developed over successive periods, include a high proportion of historic properties. The surrounding area is generally characterised by open spaces between small scale buildings.

To the north of the site along Wilshire Street are modest single storey detached residences setback from the street and incorporating generous landscaped front gardens, many with mature exotics on the front boundary, including *Conifer sp.* trees. At the eastern end, at the junction with Argyle Street, is the imposing and sparingly detailed Berrima Court House, with its grand scale pedimented portico addressing Wilshire Street directly opposite to the former Deputy Governor's Residence and north east corner of the enclosing wall of Berrima Gaol.

The land immediately adjacent to Berrima to the north and east is flat, falling away gently to the east towards the commercial centre of the town. Nestled into lower ground and on a significant north east bend in the major thoroughfare of the Old Hume Highway, the town centre is moderately removed from the site of

Berrima Gaol, although screened views are available between the intervening landscape areas. Mature exotic *Conifer sp.* trees along western side of Argyle Street in particular screen views to Berrima Gaol at both close and far range. The immediate eastern setting is characterised by the wide street and expansive grassed and largely undeveloped land between Argyle Street and the Old Hume Highway. The open spaces, including Pound Green in the broader setting to the north east, contribute to the village character and reinforce the non-contiguous nature of development in Berrima.

More commercial development is located to the south of the subject site, supported by a large expanse of on grade asphalt paved parking on the eastern side of the highway and further on grade parking behind the commercial properties on Wingecarribee Street.

Mature trees at the eastern end of Wingecarribee Street provide a degree of screening to Berrima Gaol, although there are views to the southern wall of the Gaol from the outdoor seating area of the Surveyor General public house. The western end of Wingecarribee Street becomes a pedestrian way sloping down towards the river. Alongside the pathway of this section, the properties to the south are screened by vegetation, while to the north there are views to the southern wall of the Gaol over the timber paling boundary fence.

To the west of the subject site is the Wingecarribee River, comprising a bushland area with a publicly accessible walking trail set up to ten metres below the escarpment. The escarpment adjacent to the subject site features sandstone outcrops, with substantial overgrowth currently concealing much of the rock face.



Picture 1 Single storey detached residences on Wilshire Street, opposite to the subject site to the north.

Source: Urbis



Picture 2 Single storey detached residences on Wilshire Street, opposite to the subject site to the north.

Source: Urbis



Picture 3 Berrima Court House, located at the junction of Wilshire Street and Argyle Street.

Source: Urbis



Picture 4 Southern elevation of Berrima Court

Source: Urbis



Picture 5 View south into the town centre of Berrima, at corner of Old Hume Highway and Oxley Street.

Source: Urbis



Picture 6 Pound Green looking towards the site of Berrima Gaol.

Source: Urbis



Picture 7 Argyle Street looking south showing largely undeveloped land between Argyle Street and the Old Hume Highway in the vicinity of the subject site.

Source: Urbis



Picture 8 View from Argyle Street at the south east corner of the subject site looking towards Berrima commercial centre on the Old Hume Highway.

Source: Urbis



Picture 9 Mature *Conifer sp.* trees on western side of Argyle Street adjacent to the subject site.

Source: Urbis



Picture 10 Commercial development located to the south of the subject site.

Source: Urbis



Picture 11 View to the southern wall of the Gaol from the outdoor seating area of the Surveyor General public house.

Source: Urbis



Picture 12 Wingecarribee Street slopes down to the west towards Wingecarribee River. The timber paling fence (left) is on the boundary of the subject site.

Source: Urbis



Picture 13 Wingecarribee River viewed from western end of Wilshire Street,

Source: Urbis



Picture 14 Sandstone rock escarpment adjacent to the Wingecarribee River.

Source: Urbis

## 2.3. SUBJECT SITE DESCRIPTION

Sited within the historic centre of Berrima, the former Berrima Gaol occupies a prominent position on the corner of the western side of Argyle and the southern side of Wilshire Streets. Within the enclosing walls of the Gaol, the site area is flat, while beyond the topography slopes away to the west and south.

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

For a full site description, please see the Conservation Management Plan (CMP), 2024, to be read in conjunction with this HIS.



Figure 2 – Labelled Site Plan

Source: Provided by Bluesox, edited by Urbis

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

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

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

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

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

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

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

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

The former Governor's residence is a two-storey, Federation style sandstone dwelling with a pitched, tile roof and overhanging eaves supported on cast iron brackets. The dwelling features a dominant wraparound verandah supported on paired timber posts with sandstone plinths. Located in the south east corner, it is set within a formal garden, surrounded by a stone fence and accessed via a gate from Argyle Street. The dwelling was subsequently used as a police station, and a small brick building containing former police cells is located to the west of the former Governor's Residence (later used as a dangerous goods store).

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



Picture 15 Berrima Gaol, looking north west across former Governor's Residence garden.

Source: Urbis



Picture 16 Landscaped eastern forecourt.

Source: Urbis



Picture 17 Eastern elevation of 1866 entrance gate.  
Source: Urbis



Picture 18 View alongside eastern wall of the Gaol.  
Source: Urbis



Picture 19 Northern Gaol wall, viewed from Wilshire Street.  
Source: Urbis



Picture 20 Detail view of stone work of southern Gaol wall, showing different finishes.  
Source: Urbis



Picture 21 Bulls Head drinking fountain on northern Gaol wall.  
Source: Urbis



Picture 22 1866 entrance gate viewed from within the Gaol.  
Source: Urbis



Picture 23 1839 original entrance gate.

Source: Urbis



Picture 24 Gaol wall viewed from within the sterile zone around the perimeter.

Source: Urbis



Picture 25 View west alongside eastern cell block, showing buttresses introduced on northern Gaol wall.

Source: Urbis



Picture 26 View east showing eastern cell block.

Source: Urbis



Picture 27 View west showing eastern cell block adjacent to southern Gaol wall.

Source: Urbis



Picture 28 Detail elevation of cell block showing arrangement of windows and doors to cells.

Source: Urbis



Picture 29 Eastern cell block and courtyard, looking south guard tower in the background.

Source: Urbis



Picture 30 Southern end of eastern cell block and landscaped courtyard.

Source: Urbis



Picture 31 View north showing western cell block and courtyard, with basketball hoop the only feature.

Source: Urbis



Picture 32 View south east across western courtyard, with guard tower in the centre.

Source: Urbis



Picture 33 Guard tower, viewed from western courtyard.

Source: Urbis



Picture 34 View north across the cell blocks from the guard tower.

Source: Urbis



Picture 35 Typical interior of a cell.

Source: Turner Studio



Picture 36 Example of interior of amenities block.

Source: Turner Studio



Picture 37 View east into east cell block looking back towards entrance.

Source: Urbis



Picture 38 Industries Building viewed from adjacent to the western boundary of the subject site.

Source: Urbis



Picture 39 Metal sheds located outside the Gaol wall on the west, with Industries Building at left.

Source: Urbis



Picture 40 Industries Building, looking south east from Wilshire Street.

Source: Urbis



Picture 41 Sandstone and brick garden sheds located outside the Gaol wall on the south.

Source: Urbis



Picture 42 Sandstone and brick garden sheds located outside the Gaol wall on the south.

Source: Urbis



Picture 43 View north east across the landscape south of the Gaol wall. The former Governor's residence is in the background (right).

Source: Urbis



Picture 44 Police cells located west of the former Deputy Governor's residence, which was later used as a police station.

Source: Urbis



Picture 45 Tennis court in south west corner of the subject site.

Source: Urbis



Picture 46 Timber paling fence on southern boundary with Wingecarribee Street.

Source: Urbis



Picture 47 Former Governor's residence and front garden, facing Argyle Street.

Source: Urbis



Picture 48 Rear of former Governor's residence, devoid of landscaping.

Source: Urbis



Picture 49 Former Deputy Governor's residence; elevation to Wilshire Street.

Source: Urbis



Picture 50 Detail view of wall around former Deputy Governor's residence.

Source: Urbis

# 3. HISTORICAL OVERVIEW

## 3.1. HISTORICAL TIMELINE

The following timeline provides a summary of the key phases and dates important in the history of the Berrima Gaol. For a full history of the site, please refer to the Conservation Management Plan (CMP) prepared by Urbis, 2024.

### HISTORICAL TIMELINE BERRIMA GAOL

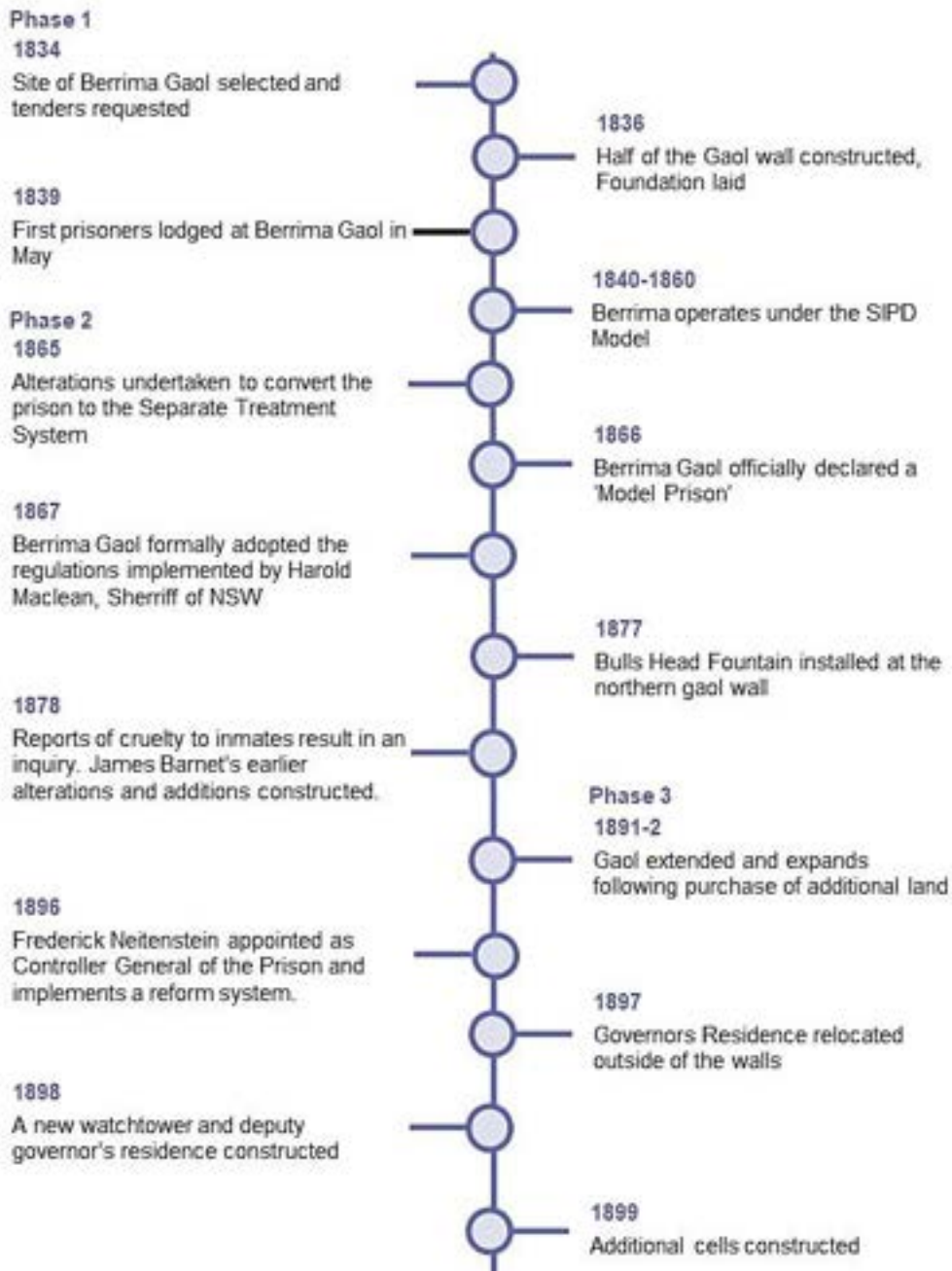


Figure 3 - Historical Timeline (Part 1 of 2)

# HISTORICAL TIMELINE

## BERRIMA GAOL

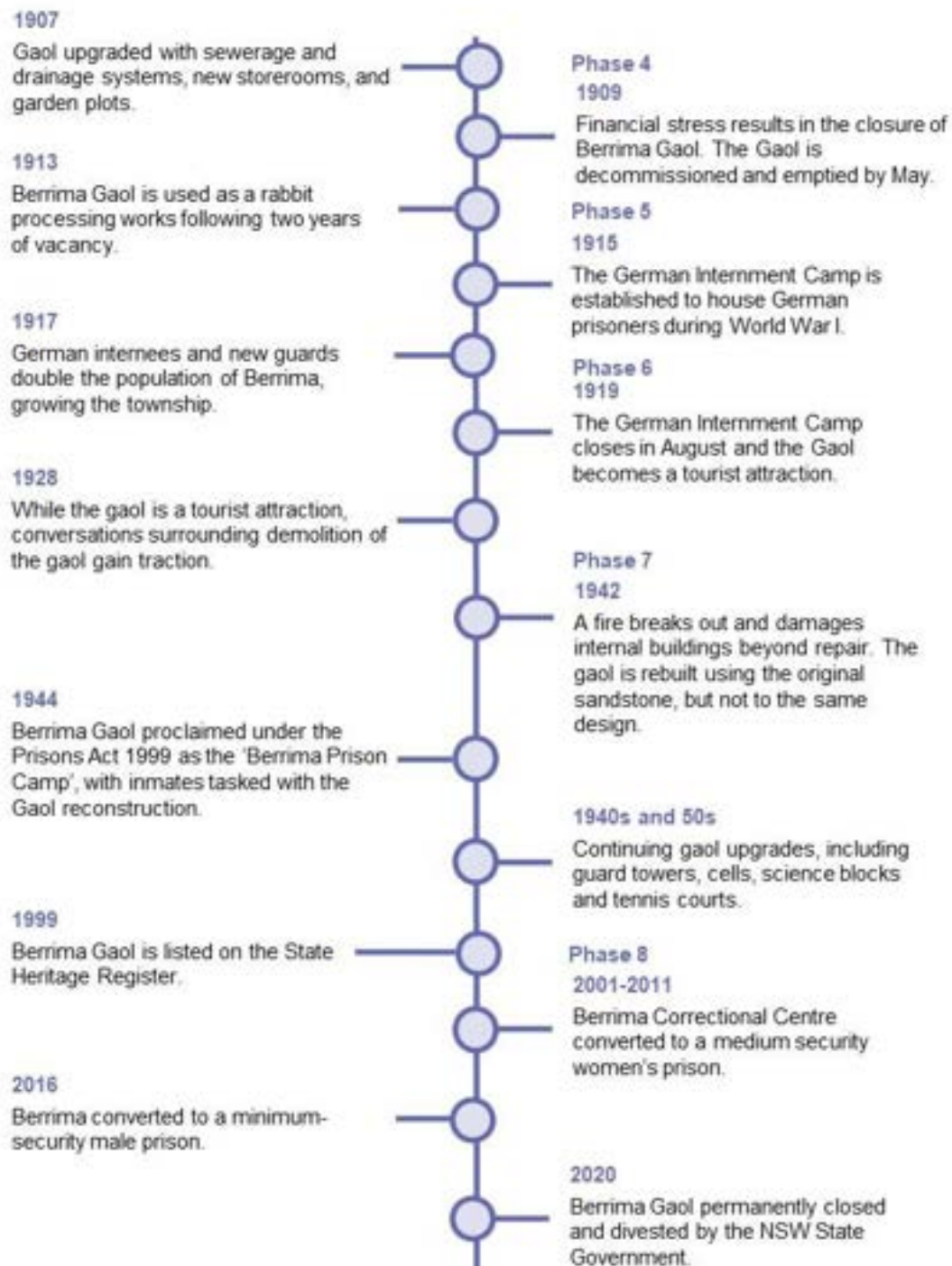


Figure 4 - Historical Timeline (Part 2 of 2)

### 3.2. AREA HISTORY (POST EUROPEAN SETTLEMENT)

The Southern Highlands is the traditional country of the Gundungarra and Tharawal people, who lived in the area for over 10,000 years. The Gundungarra people occupied the area from Goulburn in the south to Camden in the north-east, including the subject site, with the Tharawal occupying the land closer to the coast. Prior to European occupation, the higher areas were densely forested, with the land around today's Berrima comprising of rolling grasslands where small marsupials like kangaroos and wallabies grazed.

Aboriginal people used sophisticated techniques to manage the land, including utilising fire for hunting and maintaining the grasslands.<sup>1</sup>

The first recorded Europeans to visit the Southern Highlands of New South Wales were a party led by the explorer John Wilson in 1798. Wilson and his companions reached the Wingecarribee River, more than 161km southwest of Parramatta, on their first expedition, while a second expedition led by Wilson reached Mount Towrang, near present-day Goulburn. The two expeditions revealed much of the rich tablelands of New South Wales. European settlement was delayed, however, by the colonial reluctance to interfere with the Cowpastures area (present day Campbelltown and Camden), where the government cattle grazed.

John Warby, George Caley, Charles Throsby, Hamilton Hume and others followed in the footsteps of the early explorers and completed much of the exploration of the Southern Highlands. In 1820, Governor Macquarie chose the site for the village of Bong Bong, close to the ford on the Wingecarribee River; the village was laid out the following year on the original road south. Bong Bong, however, was flood prone. In the early 1840s, Berrima was surveyed and laid out with the intention that it be developed as the main administrative centre for the area.

In 1859, John Norton Oxley subdivided 200 acres of his property in response to the announcement of the construction of the railway to the area. The "Township of Bowral" was proclaimed that same year.<sup>2</sup> The railway station at Bowral, established in 1867, had the effect of diverting settlement from around the older settlement of Berrima to areas adjacent to the railway stations. Berrima stagnated, with no substantial new development in the town occurring for almost a century.

The Berrima District Historical Society formed in 1960 and the Berrima Village Trust formed in 1963, in part to protect and preserve the character of Berrima Village. In response to community and council concern over the retention of the Village character, the Heritage Council of NSW recommended to the Minister for Planning and Environment that Interim Conservation Orders (ICO) be gazetted in order to maintain the character of the Village, while a conservation study was undertaken. Following completion of the Berrima Conservation Study and subsequent public exhibition in 1979, the ICO was extended to cover most of the Village area.<sup>3</sup> At this time, the Berrima Residents Association in place of the Berrima Village Trust.

The highway by-pass in 1989 removed all through-traffic and made Berrima a quiet and attractive residential area, facilitating a large amount of sympathetic residential infill.<sup>4</sup>

## 3.3. SITE HISTORY

### 3.3.1. Berrima Gaol

In 1832, the settlement of Berrima was selected as the appropriate location for a court house and associated gaol covering the Southern Highlands region. This was a controversial decision in the early days of the region, with the existing settlers considering Berrima's rural location less suitable than more populous inland settlements such as Goulburn.

Following the rejection of all government tenders in 1834, the Commissariat Office granted a sum of two thousand pounds for the construction of a gaol in local 'fine stone'.<sup>5</sup> The initial design of the gaol was developed under Ambrose Hallen (Colonial Architect 1832-35) in the Colonial Architect's Office, with the plans finalised by Mortimer William Lewis (Colonial Architect 1835-49).<sup>6</sup> Other contributors included Colonial Engineer, George Barney, and Governor Bourke's successor, Governor Gipps who arrived in 1838. The works were likely carried out under the supervision of the Clerk of Works in the Colonial Architect's Department, James Rattenbury.

A team of convicts, led by ex-convicts John Richards and James Gough, were awarded the construction contract for the gaol wall; however, progress was excruciatingly slow. An embarrassing incident involving the

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<sup>1</sup> Leever, Kim. 2006. First contact/frontier expansion in the Wingecarribee area between 1798 -1821: Exploration and analysis. Accessible at: <https://kimleever.files.wordpress.com/2015/09/wingecarribeefirstcontact.pdf>

<sup>2</sup> Ibid.

<sup>3</sup> Berrima Village DCP (effective 1 January 2021), p.82.

<sup>4</sup> Ibid.

<sup>5</sup> "Bowral", *Illustrated Sydney News*, 15 September 1887, p11.

<sup>6</sup> NSW Government Architect and State Library of New South Wales, *Imagine a City. 200 Years of Public Architecture in NSW* (Sydney NSW: State Library of NSW, 2016), 30; 'Government Gazette Appointments and Employment', *New South Wales Government Gazette* (Sydney, NSW : 1832 - 1900), 7 January 1835, 4, <http://nla.gov.au/nla.news-article230654543>.

Governor of NSW in March 1835 did not speed up construction, with less than half of the gaol wall up by June 1836. By August 1836, new tenders were called for the execution of the gaol, with chained convict gangs now undertaking the work.

A full four years after the initial tender call, the *Colonist* newspaper reported that the gaol was nearing completion, noting that the project had been 'one of the grossest jobs ever perpetrated in this jobbing Colony'.<sup>7</sup> By June 1839, construction was complete. An article from the *Sydney Gazette* from June 1839 describes the layout of the site as follows:

*A gentleman who has recently arrived from the southern districts, says he was much surprised at finding such splendid buildings so far in the interior as the gaol and courthouse at Berrima. The gaol consists of a centre building, from which diverge three radii, each containing fourteen cells. The centre building contains four rooms on the ground floor, which are to be occupied by the keeper of the gaol, and in the basement story there is the gaol kitchen, and apartments for the wardsmen. Round the centre building there is an area which communicates with the yards belonging to the cells. Eighteen of the cells are solitary; these are six feet, by four feet and they are covered with stone flags, and have no light but what is received through a small grate in the door. Twenty four of the cells are termed open cells, and are fitted up with a bed, and have a window; these are six feet by seven feet, and will be occupied by prisoners before trial. There are no day rooms, so that every prisoner in the gaol will be in a cell. Should it become necessary, the extent of the gaol can be doubled, by adding three more wings. The whole of the buildings are surrounded by a stone wall fourteen feet high and eighteen inches thick. This wall includes an area of 250 feet square. The whole of the building is of stone, and the work is described as being of a very superior quality.*<sup>8</sup>

Prisoners were housed at the gaol from May 1839 onwards, with all 42 cells reported as 'adequately stocked with inmates' by December of that year.<sup>9</sup> Criminals were incarcerated under the supervision of prison governor Henry Forster, who also oversaw several executions during the early operations of the gaol. In accordance with British common law, public hangings were undertaken outside the walls of Berrima Gaol.

Following the establishment of a large gaol and courthouse in Goulburn, south of Berrima, in June 1847, the regional assizes court sessions were relocated to the larger settlement. A short time later, the Legislative Assembly refused to allocate further funds to Berrima Gaol, and the prison was closed in August 1847.

### 3.3.2. The Gaol Reopens

A decade passed with the sizeable establishment languishing unused, except as an occasional lockup. However, in January 1860 an announcement was placed in *The Sydney Morning Herald* that Berrima was to be one of six gaols to be improved as a response to the increases of population – and subsequent criminal activity - in regional New South Wales.<sup>10</sup>

Initially, repairs were proposed in tenders from the Department of Public Works, with a group of thirty prisoners tasked with undertaking the works from 1860-1863. The repairs were duly undertaken under the gaze of William Henry Maybury, the new prison governor. Following their completion, further works were proposed. Maybury was replaced by William Small as gaoler in June 1863.

Over the next decade, Acting Colonial Architect James Barnet designed several major improvements for Berrima Gaol, including an additional storey to the T-shaped main building, five additional yards for 'refractory' prisoners, a further nineteen prison yards, watch towers in the north and south-western corners, a new gaoler's residence, and new hospital, kitchen / bakehouse and schoolroom. The gaol wall was raised and moved to increase the total area of the gaol to approximately 1.5 acres, with an imposing sandstone main gate and extension connecting to the old gate. These changes can be seen on a plan of the gaol from 1875 (Figure 5).

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<sup>7</sup> 'Advertising', *Colonist* (Sydney, NSW : 1835 - 1840), 13 January 1838, 1, <http://nla.gov.au/nla.news-article31720286>.

<sup>8</sup> 'Domestic Intelligence.', *Sydney Gazette and New South Wales Advertiser* (NSW : 1803 - 1842), 29 June 1839, 2, <http://nla.gov.au/nla.news-article2550844>.

<sup>9</sup> 'Original Correspondence.', *Sydney Gazette and New South Wales Advertiser* (NSW : 1803 - 1842), 24 December 1839, 2, <http://nla.gov.au/nla.news-article2546694>

<sup>10</sup> 'Country Works.', *Sydney Morning Herald* (NSW : 1842 - 1954), 13 January 1860, 8, <http://nla.gov.au/nla.news-article28629269>.

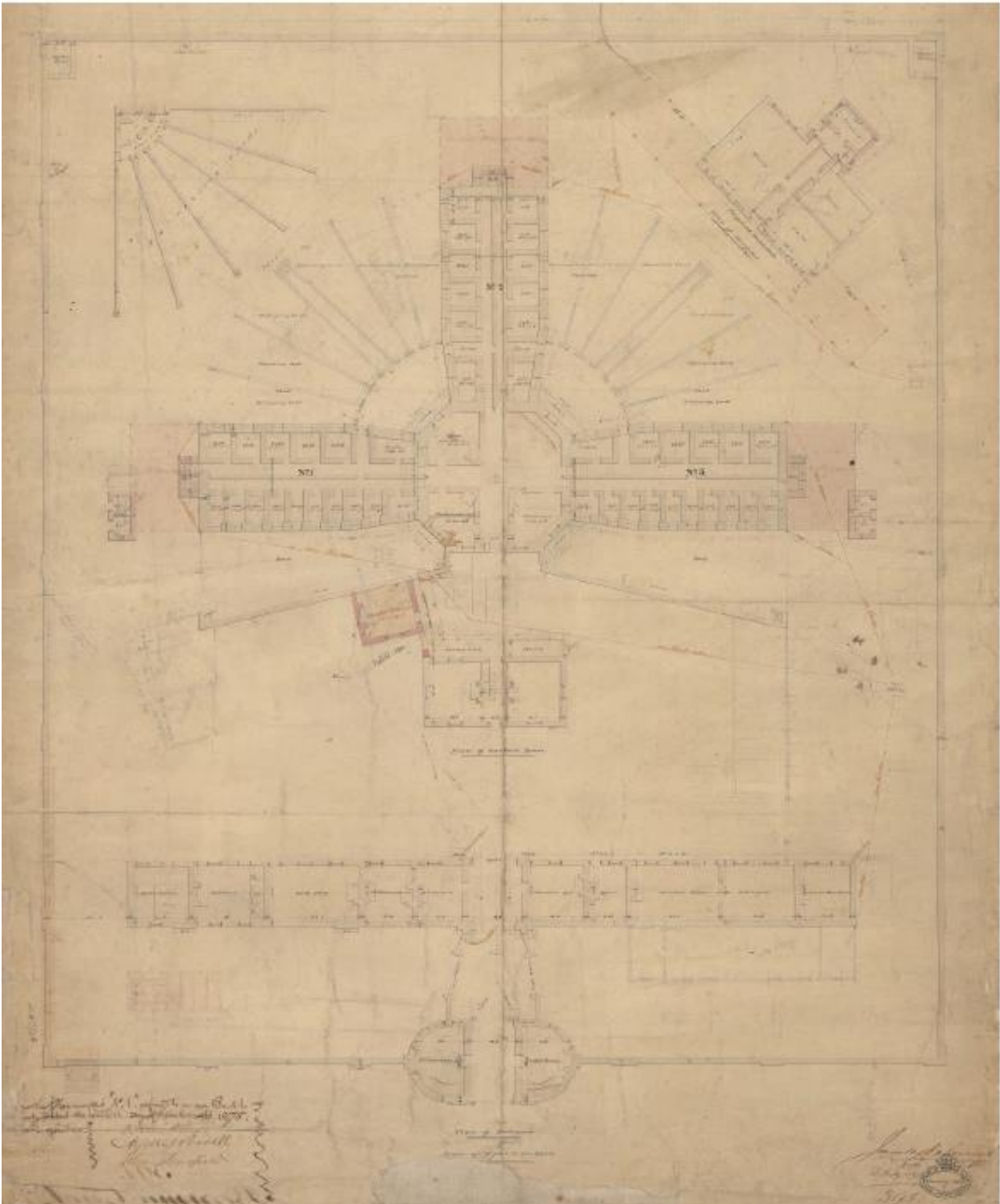


Figure 5 – Detailed plan by James Barnet, Colonial Architect, for Berrima Gaol, 1875.

Source: NSW Plan Services, PC47/24, Berrima Correctional Centre – Site Plan

The 1860s changes positioned Berrima Gaol as an institution able to deliver severe punishments to prisoners, based on Sir Walter Crofton's 'Irish' system. Prisoners identified as difficult were often sent to the gaol from other areas around the state. This system of 'lawful comfort' included the use of isolation cells, punishment such as gagging or the use of a semi-oubliette which prevented prisoners from lying down, and

starvation rations of bread and water.<sup>11</sup> These punishments were undertaken under the supervision of Small and his wife, who was the matron of the gaol. Small was an extreme disciplinarian, with his conduct eventually subject to an inquiry by the colonial government in 1878. Despite the inquiry finding him guilty of extreme action towards the prisoners, Small continued as gaoler until his promotion to Trial Bay Gaol in 1885. Small was replaced by George Henry Stace.

Berrima Gaol was extended approximately one acre and thirty perches in November 1891, with further extensions to the east and west added to the total area in 1892. By 1894, these areas had been formally dedicated for the use of the Gaol. Further improvements in the 1890s included the addition of a steam cooking plant and new chimney stack for the kitchen in August 1892 and the installation of electric lighting in the cells, corridors, hospital and gaoler's residence in February 1895.<sup>12</sup>

In 1896, Captain Frederick William Neitenstein was appointed as the new Comptroller-General of Prisons. Neitenstein was not a fan of the extreme behaviour exhibited at Berrima in the previous decades, noting in 1908 that:

*At one time it (Berrima Gaol) was amongst the principal penal establishments, as was primarily for punitive treatment of refractory and turbulent prisoners. To be liable to be sent to Berrima for "coercion" was a terrifying idea, and the methods employed - only a few years ago - at that place were severe indeed.... On entering into office, I made careful inquiry into this matter, and found that individuals were punished over and over again without checking offences or bringing better conduct. On my recommendation, therefore, all of these things were abolished, and one result has been that outbreaks and organised disturbances have entirely ceased, and serious misconduct has become a thing of the past.<sup>13</sup>*

Amongst his reforms, Neitenstein separated the more hardened prisoners from minor offenders, including at mealtimes. His reforms were successful and eventually implemented statewide.

Neitenstein's changes also included a new residence for the gaoler (or governor) outside the walls of the prison. Construction of the building, undertaken by A. Stephens of Bowral, had been completed by August 1898. A residence for the deputy governor, known as the 'wardens cottage', was constructed in 1900. The old residence and 1870s watchtowers were demolished, with a new watchtower and observation gallery added to the south-east corner of the outer wall.

Berrima Gaol's primary purpose was changed to a 'place of confinement for habitual criminals' in July 1906, with further improvements to the prison cells, enlargement of the corridors, and a new sewerage and drainage system constructed during this time. A plan from 1907 shows these works, along with a new storeroom, garden plots planted in the former gaoler's house footprint, and a large workshop and water tank, tool house and electric light engine room (Figure 6).

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<sup>11</sup> Berrima Gaol Inquiry Commission, 'Report of the Royal Commission, Appointed on the 2nd July, 1878, to Inquire into and Report upon the General Management and Discipline of the Gaol at Berrima; Together with the Minutes of Evidence and Appendices.', 8.

<sup>12</sup> Berrima Jail.', *Goulburn Herald (NSW: 1881 - 1907)*, 10 August 1892, 2, <http://nla.gov.au/nla.news-article103160819>.

<sup>13</sup> Garton, 'Neitenstein, Frederick William (1850-1921)'.



### 3.3.3. Prison Camp and Training Centre

Despite these improvements, a decision was made to close Berrima Gaol in 1908. The decision seems primarily financial, with the *Scrutineer* and *Berrima District Press* reporting that the closure of the gaol would save the government four thousand pounds a year.<sup>14</sup> The gaol would sit, largely vacant, until the end of the Second World War. Brief periods of use included as a rabbit processing works (c.1913-1914) and an internment camp for German prisoners (1915-1919). Several structures were built for the rabbit processing works, with German, Austrian and Hungarian internees also constructing new buildings for recreation (including a bandstand, barbershop and entrance office) during their period of time at Berrima. Following the First World War, the rural gaol became a popular tourist attraction in Berrima.

In 1928, the New South Wales Government listed the site for sale. Plans for the demolition of the gaol buildings were drawn up, however the sale did not eventuate and instead the site was offered for lease.<sup>15</sup> With the outbreak of the Second World War, Berrima was announced as a storage site for medical supplies; however, in July 1942 a major fire gutted the gaol leaving only the original walls untouched.



Figure 7 – Berrima Gaol, taken by John Harvey between 1875 and 1938.

Source: *State Library of Victoria*, H2009.100/588

<sup>14</sup> The Berrima Gaol. (1909, April 24). *The Scrutineer and Berrima District Press* (NSW : 1892 - 1948), p. 2. Retrieved January 23, 2024, from <http://nla.gov.au/nla.news-article128658373>

<sup>15</sup> 'May Yet Be Spared', *Singleton Argus* (NSW : 1880 - 1954), 18 October 1928, 1, <http://nla.gov.au/nla.news-article81122475>.



Figure 8 –Berrima Gaol viewed from inside the gaol walls, showing the central building as seen from the south-east, c.1916.

Source: *Berrima District Historical and Family History Society* 102534



Figure 9 – The Hurtzig family outside the Warden's Cottage (later Deputy Governor's residence), date unknown.

Source: *Berrima District Historical and Family History Society*, 102465

Despite plans to demolish Berrima Gaol being set into motion less than two decades earlier, the government response to the fire was a determination to rebuild the site. In wartime, however, labour was scarce; therefore, on 20 September 1944 the site was officially proclaimed as Berrima Prison Camp, 'a *place of detention for the employment of prisoners*'.<sup>16</sup> This allowed prisoners of decent record to be transferred to Berrima to assist in remediating the burnt-out site and rebuilding the gaol into what the *Southern Mail* called 'one of the most modern prisons in the world'.<sup>17</sup> Utilising inmates was a clever cost-saving measure, with an estimated £100,000 of works reduced to just £18,000.

The construction program involved the demolition of all structures inside the gaol walls, excepting the retention of the walls themselves, the 1866 main gate and 1839 entrance gate. Inmates cleaned and sorted the original sandstone for re-use in other new structures designed by the Government Architect Cobden Parkes.

*Works were completed by November 1949, with the gaol re-proclaimed as the Berrima Training Centre for male inmates. The Berrima Training Centre would offer reformatory educational and training programs to inmates, with modern, (relatively) comfortable reconfigured cells, workshops, a library and recreation hall. Berrima Training Centre was seen as a step forward towards a more progressive reformatory system, as noted in a brochure from the 1949 opening: The opening of the Berrima Training Centre is symbolic. It is a step significant in itself, introducing a systematic, scientific attempt to reclaim social offenders and transform them into valuable citizens of Australia...The symbolic significance is heightened by the fact that the new Training Centre stands on the same ground, indeed, is built of the same stones, as the grim Berrima Gaol of former times.*<sup>18</sup>

Following the opening of the Berrima Training Centre, the former governor's residence was re-used as an arts and crafts store, and the warden's cottage as an amenity building for prison officers. Ancillary structures such as carpports and sheds were also constructed outside of the walls.

<sup>16</sup> 'Old Berrima Jail.', *Australian Worker* (Sydney, NSW : 1913 - 1950), 4 October 1944, 3, <http://nla.gov.au/nla.news-article146259761>.

<sup>17</sup> 'Berrima Training Centre Opened', *Southern Mail* (Bowral, NSW : 1889 - 1954), 25 November 1949, 4, <http://nla.gov.au/nla.news-article119221304>.

<sup>18</sup> 'Berrima Training Centre Opened', *Southern Mail* (Bowral, NSW: 1889 - 1954), 25 November 1949, 4, <http://nla.gov.au/nla.news-article119221304>.



Figure 10 – Photograph by R. Donaldson showing cabbage harvested from the vegetable garden at Berrima Training Centre, July 1953.

Source: State Library of NSW, ON388/Box 040/Item 013



Figure 11 – Photograph by R. Donaldson, looking west from the 1830 entrance gate to the observation tower at Berrima Training Centre, July 1953.

Source: State Library of NSW, ON388/Box 040/Item 013



Figure 12 – Aerial photograph of the Berrima Training Centre, 1980s.

Source: Berrima District Historical and Family History Society, 103472

### **3.3.4. Berrima Correctional Centre**

The Berrima Training Centre continued to operate until September 1992, when it was renamed the Berrima Correctional Centre. In 2001, the site was reclassified into a medium security women's prison. Only one new building was constructed for this changed use, at the north-eastern side of the eastern cell block. The gaol was officially closed by the State Government in September 2011, opening briefly in September 2016 as a low security men's prison, then changing again to a women's prison in 2018. Refurbishments were undertaken with each change of classification. The final, and permanent, closure of Berrima Correctional Centre occurred in April 2020.

## 4. HERITAGE SIGNIFICANCE

### 4.1. WHAT IS HERITAGE SIGNIFICANCE?

Before undertaking change a listed heritage item, a property within a heritage conservation area, or a property located in proximity to a listed heritage item, it is important to understand the heritage values of the place and its broader heritage context. This understanding will underpin the approach to any proposed changes and identify what is important and why, and how these values can be protected. Statements of heritage significance summarise the heritage values of a listed heritage item – why it is important and why a statutory listing was made to protect these values.

### 4.2. HERITAGE LISTINGS

#### 4.2.1. Subject Site Heritage Listings

The following heritage listings apply to the subject site.

Table 2 - Statutory Heritage Listings

Heritage List	Item Name	Item Number
<i>Wingecarribee Local Environmental Plan 2010, Schedule 5</i>	Superintendent's House	I107
<i>Wingecarribee Local Environmental Plan 2010, Schedule 5</i>	Berrima Correctional Centre Group	I109
<i>Wingecarribee Local Environmental Plan 2010, Schedule 5</i>	Berrima Gaol	I110
<i>Wingecarribee Local Environmental Plan 2010, Schedule 5</i>	Gatehouse and Walls	I111
<i>Wingecarribee Local Environmental Plan 2010, Schedule 5</i>	Stone Cottage	I236
<i>Wingecarribee Local Environmental Plan 2010, Schedule 5</i>	Berrima Correctional Centre – 1945 Section	I484
NSW State Heritage Register under the <i>Heritage Act 1977</i>	Berrima Correctional Centre	00807
Heritage Conservation Area	Berrima Conservation Area	C148
NSW State Agency Section 170 Heritage and Conservation Register under the <i>Heritage Act 1977</i>	Berrima Correction Centre Berrima Correctional Centre – Arts & Crafts Shop Berrima Correctional Centre – Dangerous Goods Store	18

Heritage List	Item Name	Item Number
Directory of Correctional Services  *Note – site no longer under government ownership	Berrima Correctional Centre – Farm Buildings	
	Berrima Correctional Centre – Gatehouse	
	Berrima Correctional Centre – Officer Amenities	
	Berrima Correctional Centre – Outer Wall	

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

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

The heritage context of the place is shown on the heritage maps at Figure 13 and Figure 14.



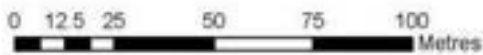
Figure 13 – Local heritage map showing the subject site outlined in blue, with the heritage items identified shaded in brown and numbered.

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



**State Heritage Register**

Gazettal Date: 02 April 1999



Scale: 1:1,500

Produced by: Michelle Galea

**Legend**

- SHR Curtilage
- Land Parcels
- Lanes
- Suburbs

Figure 14 – State Heritage curtilage

Source: NSW State Heritage Register Plan No.2506.

## 4.2.2. Vicinity Heritage items

The subject site is located within the vicinity of the following locally listed heritage items:

- Item I108: Berrima Court House, Corner Wilshire and Argyle Streets
- Item I112: Police Sergeant's Residence, 5 Wilshire Street
- Item 137: Former Levy's Store, Old Hume Highway
- Item I139: Surveyor General Inn, 26 Old Hume Highway
- Item I140: Old Breens Inn (former Colonial Inn), 24 Old Hume Highway
- Item I141: Former Crown Inn, Old Hume Highway
- Item I142: Former Bakery, 17–19 Old Hume Highway (corner Wingecarribee Street)
- Item I143: Cottage, 10 Argyle Street
- Item I146: Finlayson Memorial Presbyterian Church, 12 Argyle Street (corner Oxley and Argyle Streets)
- Item I210 / Item I344: Former Cobb & Co timber buildings, 13 Old Hume Highway (rear of General Store)
- Item I214: Sovereign Cottage, 8 Argyle Street
- Item I216: Former Taylor's Butcher Shop, Old Hume Highway (adjoins Pound Green)
- Item I222: Love In The Mist Cottage, 15 Wingecarribee Street
- Item I234: Lambies Well



Picture 51 Berrima Court House, corner Wilshire and Argyle Streets (Item I108).

Source: Urbis



Picture 52 Police Sergeant's Residence, 5 Wilshire Street (Item I112).

Source: Urbis



Picture 53 Former Levy's Store, Old Hume Highway (Item I137).

Source: Heritage NSW, Levy's Store (Former), database no. 2680137



Picture 54 Surveyor General Inn, 26 Old Hume Highway (Item I139).

Source: Urbis



Picture 55 Old Breens Inn (former Colonial Inn), 24 Old Hume Highway (Item I140).

Source: Urbis



Picture 56 Former Crown Inn, Old Hume Highway (Item I141).

Source: Urbis



Picture 57 Former Bakery, 17-19 Old Hume Highway (Item I142).

Source: Urbis



Picture 58 Cottage, 10 Argyle Street (Item I143).

Source: Urbis



Picture 59 Finlayson Memorial Presbyterian Church, 12 Argyle Street (Item I146).

Source: Urbis



Picture 60 Former Cobb & Co timber buildings, 13 Old Hume Highway (Item I344).

Source: Heritage NSW, Cobb & Co Building, database no. 2680344



Picture 61 Sovereign Cottage, 8 Argyle Street (Item I214)

Source: Urbis



Picture 62 Former Taylor's Butcher Shop, Old Hume Highway (Item I216).

Source: Heritage NSW, Taylor's Butcher Shop (Former), database no. 2680216



Picture 63 Love in the Mist Cottage, 15 Wingecarribee Steet (Item I222).

Source: realestate.com.au



Picture 64 Lambies Well (Item I234).

Source: Wikiloc, Wingecarribee River Walk

## 4.3. SIGNIFICANCE ASSESSMENT

There are generally four levels of heritage significance used in Australia: local significance, State significance, national significance and world significance. The Heritage Council of NSW has developed a set of seven criteria for assessing heritage significance, which can be used to make decisions about the heritage value of a place or item. To be considered for heritage listing for local significance, an item must meet at least one of the seven assessment criteria. To be considered for heritage listing for State significance, an item must meet at least two of the seven assessment criteria, or be considered by the Heritage Council of NSW to be of such particular significance under one criterion to warrant listing.

A full assessment of heritage significance has been undertaken in the Conservation Management Plan (CMP) prepared by Urbis, which should be read in conjunction with this report.

## 4.4. STATEMENTS OF SIGNIFICANCE

### 4.4.1. Subject Site Statement of Significance

The following Statement of Significance has been adopted from the CMP prepared by Urbis: <sup>19</sup>

*Berrima Gaol is of state significance, having been first established in 1839 to serve as the Seat of Justice for the Southern Highlands and has operated as a gaol for over 150 years until its closure in 2020. The place is historically significant at a state level as the first gaol to be constructed outside of the main two settlements of Sydney and Parramatta to house criminals from the southern districts, contributing to the judicial and historic centre of Berrima which comprised the gaol and courthouse. The original configuration of the gaol was constructed in a radial panopticon form, designed to the principles of the SIPD Model, the only gaol in the colony to have achieved this. In 1866, the gaol was later altered to suit the Separate System and was labelled a 'model prison'. Additionally, the gaol is historically significant for its role as an early tourist attraction, a German Internment Camp in the World Wars, its part in the reconstruction programs under the Berrima Training Camp, and for its operation as a correctional centre in the late 20th and early 21st century.*

*As an institutional building designed by the Colonial Architect and operated by various NSW justice departments, Berrima Gaol demonstrates historical association with many of Australia's most significant colonial architects and government departments. The Gaol was initially designed by Ambrose Hallen and Mortimer Lewis, altered in the 1860s by James Barnet, and includes later buildings, notably the Residences outside the gaol walls, designed by Walter Liberty Vernon. Further, Berrima Gaol demonstrates aesthetic significance for its association with these architects and the colonial government, representing many of the key characteristics of Victorian institutional architecture.*

*Berrima Gaol demonstrates aesthetic significance and representativeness for its ability to demonstrate close to two centuries of non-continuous use as a gaol, reflecting multiple time periods, gaol operation principles, architectural styles, and building uses. While the radial cell houses are no longer extant, having been demolished in the 1940s, the site of Berrima Gaol is able to represent the original 1830s construction of the gaol through the retention and integrity of the gaol walls, which are a dominant representation of the gaol from the public domain and make a significant contribution to its landmark status within the historic centre of Berrima. The Victorian style is enhanced by the intimidating scale of the walls and the central Entrance Gate, constructed in 1866 and designed by James Barnet in the Victorian Mannerist style typical of Barnet's work. Also making a substantial contribution to the external presentation of the gaol is the pair of residences constructed in the early 20th century by colonial architect Walter Liberty Vernon, designed in the Federation Arts and Crafts and Queen Anne styles, in garden settings, which contribute to the formality and institutional presence of the place. The picturesque, formal gardens and ornate residences contrast with the simple and undecorated institutional architecture of the gaol itself yet allow the exterior of the gaol to be presented as an effectively operated place of reform to the public.*

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<sup>19</sup> Conservation Management Plan, Former Berrima Correctional Centre (former Berrima Gaol), 2-4 Argyle Street, Berrima, 15 May 2024, p.169-170.

*Internally, the original configuration of Berrima Gaol is no longer legible, excluding the configuration of the gaol walls. Therefore, the gaol cannot tangibly represent its historical associations with the panopticon form, the SIPD principles, or the Separate System model, nor the buildings which were resided in by German internees while operating as the German Internment Camp. The current gaol configuration comprises of two rectangular cellblocks with central courtyards, distinctively constructed using the reused 1830s sandstone blocks, yet demonstrating the history of the gaol cells from the 1940s onwards, when they were reconstructed as part of the Berrima Training Centre and later utilised as the Berrima Correctional Centre until 2020. The overall configuration of Berrima Gaol, however, as exemplified by the gaol wall, 1866 Entrance Gate and external residences, is able to represent close to two centuries of gaol use – albeit diminished by the loss of the original radial building forms. With many other prison complexes dating to the 1800s present within NSW, Berrima Gaol is not considered rare and many other gaols do demonstrate greater integrity in fabric and structures from this period.*

*While the overall integrity of Berrima Gaol has been diminished by the demolition of the original radial gaol form, there is potential for state significant archaeological remains associated with the footings and foundations of the original gaol form to be present. Additionally, there may be some potential for other archaeological resources such as artefact deposits, as well as the potential for unmarked burials of executed prisoners, outside of the gaol walls.*

*Finally, Berrima Gaol is anticipated to have some level of social significance to the Berrima community, in addition to former inmates, staff and workers at the gaol, the Berrima Internment Camp, and their families, however this should be further explored through a formal qualitative process. It is anticipated that the Berrima Gaol would have social significance to the local Berrima community, having been a central part of the settlement of the town and its position as the Seat of Justice, forming a landmark of the community and town for close to two centuries. Additionally, Berrima Gaol is at the centre of a community of inmates (both criminal and associated with the German Internment Camp), as well as the members of the Berrima Training Camp who rebuilt the gaol in the 1940s. The gaol is likely to have a complex association for these groups who were interned at the site and may associate the place with mistreatment. It is acknowledged that the place was associated with the mistreatment of prisoners throughout the 19th and early 20th centuries.*

*Berrima Gaol therefore is significant at a state level for its historical significance and representative values for close to two centuries of use as a gaol; associative and aesthetic significance for its significant architectural character and association with significant colonial architects such as Ambrose Hallen, James Barnett, Mortimer Lewis and Walter Liberty Vernon; social significance; and research potential.*

#### **4.4.2. Established Statements of Significance - State Heritage Register**

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre:<sup>20</sup>

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

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

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<sup>20</sup> Heritage NSW, The Berrima Correctional Centre, database no. 3360094

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

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre – Gatehouse:<sup>21</sup>

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

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

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

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre – Outer Wall:<sup>22</sup>

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

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

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

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

The following statement of significance has been extracted from the State Heritage Inventory for the Bull's Head Drinking Fountain:<sup>23</sup>

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

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<sup>21</sup> Heritage NSW, The Berrima Correctional Centre – Gatehouse, database no.3360095

<sup>22</sup> Heritage NSW, The Berrima Correctional Centre – Outer Wall, database no.3360096

<sup>23</sup> Heritage NSW, The Bull's Head Drinking Fountain, database no. 2680111

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre – Arts & Crafts Shop (formerly the Governor's residence):<sup>24</sup>

*The Arts and Crafts Shop at Berrima Correctional Centre is historically significant as it was constructed during the late 19th Century for use as the Governor's Residence. It's development and subsequent uses including as police station and arts and crafts shop reflects the changing philosophies, expectations and requirements for the incarceration of criminals in NSW, and penal architecture generally. The building is also indicative of the development of Berrima generally. The Arts & Crafts Shop at Berrima Correctional Centre is aesthetically significant for its strong form, character, materials and details. It is a distinctive building, prominently located on the north-eastern corner of the gaol site, and retains an attractive landscaped setting. At a local level, the Arts & Crafts Shop at Berrima Correctional Centre is socially significant as part of the Correctional Centre, noted for its role in law and order in the local area, as well as being an important local employer since the early 19th century.*

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre – Dangerous Goods Store (formerly the police cells associated with the former Governor's residence's later use as a police station):<sup>25</sup>

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

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre – Officer Amenities (formerly the Deputy Governor's residence):<sup>26</sup>

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

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Correctional Centre – Farm Buildings.<sup>27</sup>

*The Farm Buildings at Berrima Correctional Centre are historically significant as part of the Berrima Correctional centre, an important gaol dating from the 1830s. They provide evidence of how the prison was managed since the mid-late 19th century. At a local level, the Farm Buildings at Berrima Correctional Centre are socially significant as part of the Correctional Centre, noted for its role in law and order in the local area, as well as being an important local employer since the early 19th century. The Farm Buildings at Berrima Correctional Centre are rare as evidence of early rural industries associated with the correctional centre. The Farm Buildings at Berrima Correctional Centre are representative of mid-late 19th century rural vernacular buildings of the southern highlands.*

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<sup>24</sup> Heritage NSW, The Berrima Correctional Centre – Arts & Crafts Shop (formerly the Governor's residence), database no. 3360098

<sup>25</sup> Heritage NSW, The Berrima Correctional Centre – Dangerous Goods Store (formerly the police cells associated with the former Governor's residence's later use as a police station), database no. 3360099

<sup>26</sup> Heritage NSW, The Berrima Correctional Centre – Officer Amenities (formerly the Deputy Governor's residence) database no. 3360097

<sup>27</sup> Heritage NSW, The Berrima Correctional Centre – Farm Buildings, database no. 3360100

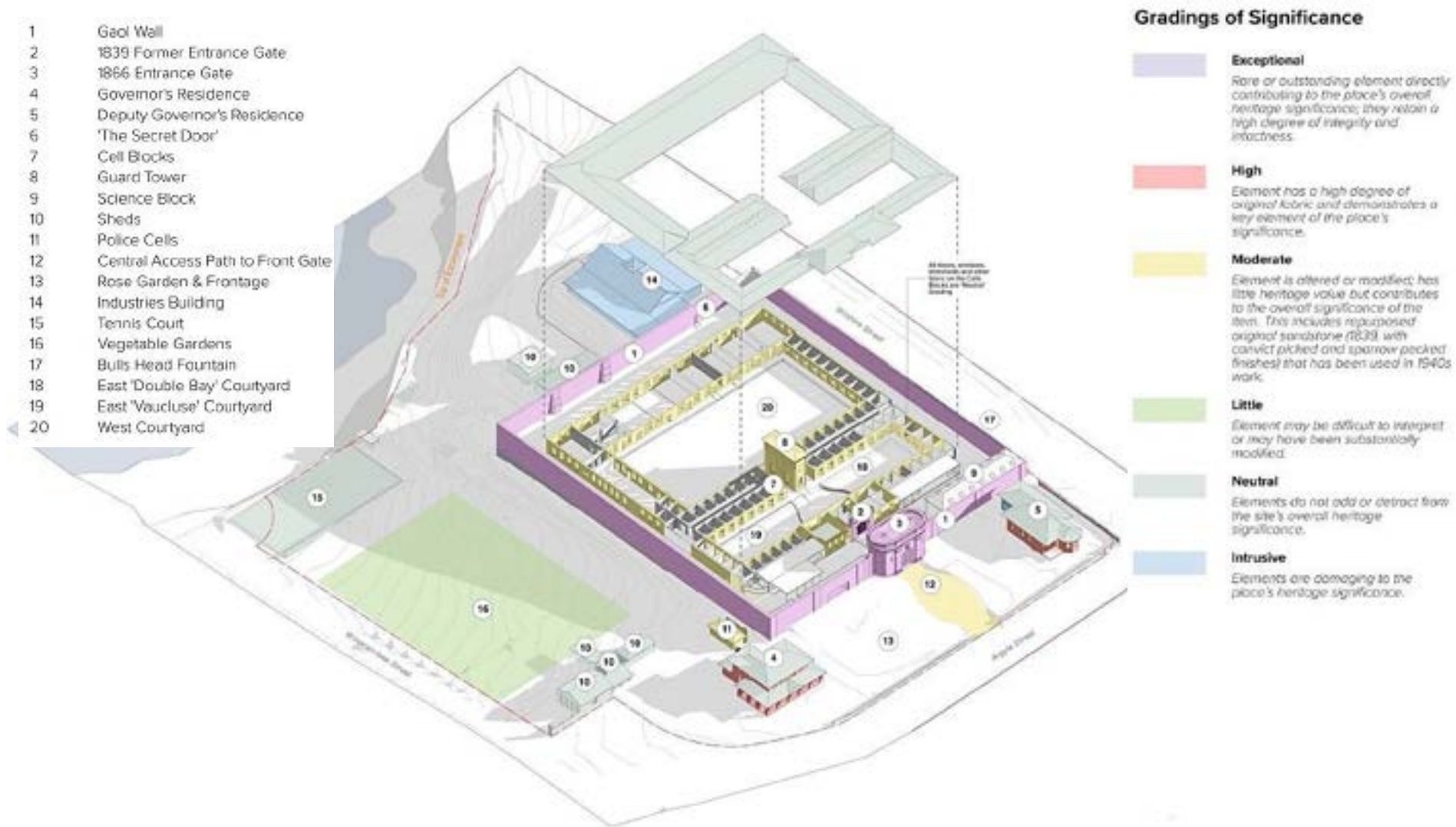


Figure 15 – Gradings of Heritage Significance – Lower Basement (DA-110-006)

Source: Turner Studio (DA-050-101) based on Urbis CMP 2024 (Figures 241 to 245)

### 4.4.3. Berrima Conservation Area Statement of Significance

The following statement of significance has been extracted from the State Heritage Inventory for the Berrima Conservation Area:<sup>28</sup>

*Berrima is significant as one of the few intact villages in the State which demonstrate the characteristics of 19th century town development from the period of convict settlement to the end of the Victorian era. Its original layout and town limits are largely intact and the surviving stock of residential, commercial and administrative buildings along with churches and major buildings associated with the Gaol, provide evidence of the role of Berrima as an early administrative centre and a town which served generations of travellers on the South Road. The town is also significant as a collection of largely intact early buildings which are predominantly Georgian in style, the value of which is reinforced by the high quality of the surrounding natural environment and plantings within the town. The heritage attributes of Berrima are recognised by visitors from all parts of Australia who enjoy the character and history of the town which has become a cultural tourism attraction.*

### 4.4.4. Vicinity Heritage Item Statements of Significance

The following table outlines the established statements of significance for relevant heritage items in the vicinity of the subject site.

Table 3 - Vicinity Heritage Item Statements of Significance

Vicinity Heritage Item	Established Statement of Significance
Berrima Court House, Corner Wilshire and Argyle Streets (Item I108)	<i>Berrima Courthouse is a particularly fine example of Australia's early Greek-revival style buildings and more generally of the work of that style's leading exponent, architect Mortimer Lewis. It's architectural/aesthetic and historic significance is also enhanced by the good condition and relatively high degree of intactness of both form and fabric (with recent conservation work generally seeking to follow original detailing). The attractive and relatively open setting of the building also allows it to be seen to advantage. The courthouse is historically significant because of its important early role as a centre for the administration of justice in the region. The building's architectural and historical significance is also enhanced by its historical/functional and architectural relationship with the adjacent Gaol. Together the pair represent the most important architectural feature of the town.<sup>29</sup></i>
Police Sergeant's Residence, 5 Wilshire Street (Item I112)	<i>An early cottage which has retained much of its original architectural character and fabric. Is important for its physical (&amp; perhaps historical and social) relationship to the Gaol complex adjacent and more generally as a component of Berrima's early architectural heritage.<sup>30</sup></i>
Former Levy's Store, Old Hume Highway (Item I137)	<i>The original Levy's Store is significant to local community of Berrima through associations with the development of the townships early residential and commercial activity and as a good representative of the simple weatherboard cottages erected during the 19th century in the town. Is also a component of the group of early buildings lining the Hume Highway on the approach to the town centre. Significance is enhanced by intactness of form and early fabric.<sup>31</sup></i>

<sup>28</sup> Heritage NSW, Berrima Conservation Area, database no. 2680148

<sup>29</sup> Heritage NSW, Berrima Court House, database no. 2680108

<sup>30</sup> Heritage NSW, Police Sergeant's Residence, database no. 2680112

<sup>31</sup> Heritage NSW, Levy's Store (Former), database no. 2680137

Vicinity Heritage Item	Established Statement of Significance
Surveyor General Inn, 26 Old Hume Highway (Item I139)	<i>A two-storey Colonial-Georgian Style building of coursed sandstone and brickwork with a hipped roof and 3 rendered brick chimneys with very simple neck mouldings. Has cellars and some original joinery but generally has been much altered including removal of original front verandah, first floor windows/doors and ground floor doors.<sup>32</sup></i>
Old Breens Inn (former Colonial Inn), 24 Old Hume Highway (Item I140)	<i>Significant through associations with the local community as an important component of the original village of Berrima which remains to contribute to the stock of early buildings in the town - particularly the group in the centre of the village and lining the Hume Highway. The visually prominent siting of the Inn and its relatively intact external form enhance its contribution to the group. The building also through its retention of important parts of its original form, fabric and detailing is significant in demonstrating the typical character - physical and functional - of colonial country town inns.</i>  <i>Alternate version:</i>  <i>An early colonial wayside inn which served as the nucleus of the present village of Berrima and which substantially contributes to the character of the village.<sup>33</sup></i>
Former Crown Inn, Old Hume Highway (Item I141)	<i>The Crown Inn is significant through associations with the local community as an important component of the original village of Berrima which remains to contribute to the stock of early buildings in the town - particularly the group immediately adjacent at the northern entry to the town. Is also representative in overall form and some original detail of the typical Colonial-Georgian two storey residence as found in Berrima and throughout NSW - though its significance in this regard is considerably compromised by the loss and/or alteration of original fabric and detail. (The retention of the authentic Victorian verandah would in this case have been preferred to the partial adapted reconstruction of the earlier verandah form).<sup>34</sup></i>
Former Bakery, 17-19 Old Hume Highway (Item I142)	<i>The Former Bakery Group is significant to the local community as a group representative of the typical small Colonial-Georgian style stone cottages found throughout Berrima. Is also valued by community as a rare example, within the town, of an early bakery complex, though this significance is somewhat compromised by loss and alteration of original building features and fabric - especially to smaller "bakery" structure.<sup>35</sup></i>
Cottage, 10 Argyle Street (Item I143)	<i>Philomel Cottage is significant to the local community as a typical representative of the small Colonial-Georgian style stone cottages found throughout Berrima. The buildings representative characteristics include the overall form and the intact original detailing (especially windows, verandah and other joinery). The pairing of the building with Sovereign Cottage reinforces the contribution to the significant group of early buildings in Argyle Street. The</i>

<sup>32</sup> Heritage NSW, Surveyor General Inn, database no. 2680139

<sup>33</sup> Heritage NSW, Old Breens Inn (former Colonial Inn), database no. 2680140

<sup>34</sup> Heritage NSW, Crown Inn (former), database no. 2680141

<sup>35</sup> Heritage NSW, Bakery (Former), database no. 2680142

Vicinity Heritage Item	Established Statement of Significance
	<p><i>group's significance is somewhat compromised by removal and alteration of original features and fabric, particularly to the street fronting elevations.</i></p> <p><i>The National Trust listing (27/8/2014) includes the following statement of significance for Philomel Cottage:</i></p> <p><i>"Philomel' Cottage at 10 Argyle Street, Berrima is significant as one of the earliest of Berrima residences, as one of a significant pair of similar adjacent cottages, and as part of the wider Berrima historic townscape. It is significant to the local community as a typical representative of the small Colonial-Georgian style stone cottages of Berrima. The building's representative characteristics include the overall form of the original front section and intact original detailing, especially the joinery, such as in windows and the verandah."<sup>36</sup></i></p>
<p>Finlayson Memorial Presbyterian Church, 12 Argyle Street (Item I146)</p>	<p><i>The Finlayson Memorial Church has significance at a number of levels and is primarily of social significance for its ongoing role as social and religious venue in the township of Berrima. The building is a good example of a small, relatively austere Masonic Hall and School of Arts building dating from the mid-Victorian period. The building has aesthetic and technical significance at a local level. The site's significance is enhanced by its many and varied later uses, including a day school (late 19th century), as an entertainment venue (early 20th century), as a recreation hall for interned German officers during WWI and finally as a Presbyterian Church (from 1930 onwards). The site has played an integral role in the religious and social lives of the residents of Berrima for close to 150 years and is highly valued by the community.<sup>37</sup></i></p>
<p>Cobb &amp; Co building / Cobb &amp; Co Group (Item I210 / I344)</p>	<p><i>The buildings (with the exception of the recent General Store) and former Cobb &amp; Co paddock are significant through their association with the role of Berrima as a stopover serving travellers on the South Road. The former Coach-house foundations, the changing rooms and the old well have the potential to provide more information on the coaching activities in 19th century NSW.<sup>38</sup></i></p>
<p>Sovereign Cottage, 8 Argyle Street (Item I214)</p>	<p><i>Sovereign Cottage is significant as one of the earliest of the Berrima residences. It is significant to the local community as a typical representative of the small Colonial-Georgian style stone cottages found throughout Berrima. The building's representative characteristics include the overall form and intact original detailing (especially windows and verandah and other joinery). The pairing of the building with Philomel Cottage reinforces the contribution to the significant group of early buildings in Argyle Street. The building's significance is somewhat compromised by removal and alteration of original features and fabric, particularly to the street fronting elevation.</i></p> <p><i>The National Trust listing (27/8/2014) includes the following statement of significance for Sovereign Cottage:</i></p>

<sup>36</sup> Heritage NSW, Cottage, database no. 2680143

<sup>37</sup> Heritage NSW, Finlayson Memorial Presbyterian Church, database no. 2680146

<sup>38</sup> Heritage NSW, Cobb & Co Group / Cobb & Co Building, database no. 2680210 & 2680344

Vicinity Heritage Item	Established Statement of Significance
	<p><i>"'Sovereign' Cottage at 8 Argyle Street, Berrima is significant as one of the earliest of Berrima residences, as one of this significant pair of adjacent such cottages, and as part of the wider Berrima historic townscape. It is significant to the local community as a typical representative of the small Colonial-Georgian style stone cottages of Berrima. The building's representative characteristics include the overall form of the original front section and intact original detailing, especially the joinery, such as in windows and the verandah."<sup>39</sup></i></p>
Former Taylor's Butcher Shop, Old Hume Highway (Item I216)	<p><i>Taylor's former Butchers Shop is significant through its historical links with the town of Berrima, with the Taylor family which has strong historical links with the Berrima town and community, and with the Joadja mining community in its role of provisioning. It is an unusual survivor of a vernacular weatherboard commercial building.<sup>40</sup></i></p>
Love in the Mist Cottage (Item I222)	<p><i>This sandstone weatherboard house is significant through its associations with the 19th century development of Berrima.<sup>41</sup></i></p>
Lambies Well (Item I234)	<p><i>Berrima Conservation Study, 1979</i></p> <p><i>Local interest and landscape/scenic qualities.<sup>42</sup></i></p> <p>Reportedly the first water supply in the village – named after assistance Surveyor John Lamb, who had charge of convict road gangs in 1830.</p>

<sup>39</sup> Heritage NSW, Sovereign Cottage, database no. 2680214

<sup>40</sup> Heritage NSW, Taylor's Butcher Shop (Former), database no. 2680216

<sup>41</sup> Heritage NSW, Love in the Mist Cottage, database no. 2680222

<sup>42</sup> Heritage NSW, Lambies Well, database no. 2680234

## 5. THE PROPOSAL

Bluesox are proposing to undertake adaptive reuse of the former Berrima Gaol, named the Berrima Quarter. The project proposes to retain and adapt the site's historic buildings and spaces into a mixed-use precinct comprising dining facilities, a wellness retreat, function rooms, gallery and retail, public bar, bespoke high-quality accommodation, and publicly accessible gardens and courtyards.

Key aspects of the proposal are outlined below.

- Demolition of a range of elements that are assessed to be of neutral, little or intrusive heritage significance (within and outside the Gaol wall).
- Selective removal of stonework from the former cell blocks to facilitate adaptive reuse of the existing structures (within the Gaol wall).
- Construction of new building housing hotel rooms adjacent to the river escarpment to the western edge of the site (outside the Gaol wall).
- Adaptive reuse of Gaol structures for hotel amenities and support facilities (function centre, restaurant and other food and beverage, and wellness facilities), and limited hotel rooms (within the Gaol wall).
- New goods lift within the confines of the space of an existing cell, extending the basement area to provide for servicing (within the Gaol wall).
- New lightweight, fit out and development to support adaptive reuse for function rooms, retail and restaurants, including new roof over the southern side of the east and west courtyards (within the Gaol wall).
- New car parking and loading access for the facility for up to 195 vehicles, including below ground parking levels in the southern setting former vegetable garden (outside the Gaol wall). The at-grade car park would also provide a multifunctional public space for markets or civic activities.
- New porte-cochere arrival point, with adjacent lift from the basement car park (outside the Gaol wall).
- Terrace lookout deck overlooking the Wingecarribee River and aligned with a linear sightline to the southern Gaol Wall and the Governor's Residence (outside the Gaol wall).
- New opening in eastern Gaol wall for public access and widening of existing opening on the west wall for compliant access to new hotel accommodation (on the Gaol wall).
- New landscaping works (within and outside the Gaol wall).

Urbis has been provided with drawing documentation prepared by Turner Studio. This HIS has relied on these plans for the impact assessment included in Section 6. Extracts of the proposed plans are also provided overleaf. Full size plans should be referred to for detail.

Table 4 - Proposal Drawings

Author	Drawing No.	Drawing Title	Revision	Date
<b>000 General</b>				
Turner Studio	DA-001-000	Cover Sheet	1	15.08.2025
Turner Studio	DA-001-001	Drawing List & Abbreviations	1	15.08.2025
<b>010 Context &amp; Analysis</b>				
Turner Studio	DA-010-010	Context Plan	1	15.08.2025
Turner Studio	DA-010-020	Site Plan	1	15.08.2025
Turner Studio	DA-010-030	Site Analysis - Heritage	1	15.08.2025

Author	Drawing No.	Drawing Title	Revision	Date
Turner Studio	DA-010-040	Site Analysis - Natural	1	15.08.2025
Turner Studio	DA-010-050	Site Analysis - Technical	1	15.08.2025
<b>050 Alterations &amp; Additions</b>				
Turner Studio	DA-050-000	Existing Site Plan	1	15.08.2025
Turner Studio	DA-050-001	Existing Site Axonometric	1	15.08.2025
Turner Studio	DA-050-100	Heritage Significance Site Plan	1	15.08.2025
Turner Studio	DA-050-101	Heritage Significance Axonometric	1	15.08.2025
Turner Studio	DA-050-200	Removal Site Plan	1	15.08.2025
Turner Studio	DA-050-201	Removals Axonometric	1	15.08.2025
Turner Studio	DA-050-202	Removal - Gaol Plan	1	15.08.2025
Turner Studio	DA-050-203	Removals - Gaol Roof Plan	1	15.08.2025
Turner Studio	DA-050-210	Removals - Gaol Elevations 1	1	15.08.2025
Turner Studio	DA-050-211	Removals - Gaol Elevations 2	1	15.08.2025
Turner Studio	DA-050-212	Removals - Gaol Elevations 3	1	15.08.2025
Turner Studio	DA-050-300	Additions Site Plan	1	15.08.2025
Turner Studio	DA-050-301	Additions Axonometric	1	15.08.2025
<b>110 GA Plans</b>				
Turner Studio	DA-110-006	Lower Basement	1	15.08.2025
Turner Studio	DA-110-007	Upper Basement	1	15.08.2025
Turner Studio	DA-110-008	Lower Ground_Upper Escarpment	1	15.08.2025
Turner Studio	DA-110-009	Ground Level_Entry	1	15.08.2025
Turner Studio	DA-110-010	Level 01_Gaol	1	15.08.2025
Turner Studio	DA-110-020	Roof Level	1	15.08.2025
Turner Studio	DA-111-001	Gaol Level	1	15.08.2025
Turner Studio	DA-111-002	Roof Level	1	15.08.2025
<b>210 GA Elevations</b>				
Turner Studio	DA-210-101	Wilshire Street - North Elevation	1	15.08.2025
Turner Studio	DA-210-201	Argyle Street - East Elevation	1	15.08.2025

Author	Drawing No.	Drawing Title	Revision	Date
Turner Studio	DA-210-301	Wingecarribee Street - South Elevation	1	15.08.2025
Turner Studio	DA-210-401	Wingecarribee River - West Elevation	1	15.08.2025
<b>220 Internal Elevations</b>				
Turner Studio	DA-220-101	North Elevation - Gaol Internal	1	15.08.2025
Turner Studio	DA-220-201	East Elevation - Gaol Internal	1	15.08.2025
Turner Studio	DA-220-301	South Elevation - Gaol Internal	1	15.08.2025
Turner Studio	DA-220-401	West Elevation - Gaol Internal	1	15.08.2025
Turner Studio	DA-220-501	West Elevation - Secret Door	1	15.08.2025
Turner Studio	DA-220-601	East Elevation - Hotel Suites	1	15.08.2025
<b>310 GA Site Sections</b>				
Turner Studio	DA-310-101	Section AA	1	15.08.2025
Turner Studio	DA-310-201	Section BB	1	15.08.2025
Turner Studio	DA-310-301	Section CC	1	15.08.2025
Turner Studio	DA-310-401	Section DD	1	15.08.2025
Turner Studio	DA-310-501	Section EE	1	15.08.2025
<b>320 Detail Perspective Sections</b>				
Turner Studio	DA-320-101	Function Room Section	1	15.08.2025
Turner Studio	DA-320-102	Function Lounge Section	1	15.08.2025
Turner Studio	DA-320-103	Arrival Lounge Section	1	15.08.2025
Turner Studio	DA-320-104	Hotel Suites Facade Section	1	15.08.2025
<b>710 Building Height Diagram</b>				
Turner Studio	DA-710-100	Building Height Diagram	1	15.08.2025
<b>810 Hotel Accommodation Layouts</b>				
Turner Studio	DA-810-001	Room Types_Layout 1	1	15.08.2025
Turner Studio	DA-810-002	Room Types_Layout 2	1	15.08.2025
Turner Studio	DA-810-003	Accessible Rooms	1	15.08.2025
<b>890 Materials &amp; Finishes Board</b>				
Turner Studio	DA-890-001	Material & Finishes Board	1	15.08.2025

Author	Drawing No.	Drawing Title	Revision	Date
<b>910 CGI Images</b>				
Turner Studio	DA-910-001	View 01 - Front Gate	1	15.08.2025
Turner Studio	DA-910-002	View 02 - Western Courtyard	1	15.08.2025
Turner Studio	DA-910-003	View 03 - Wilshire Street	1	15.08.2025
Turner Studio	DA-910-004	View 04 - Wingecarreebee Street	1	15.08.2025

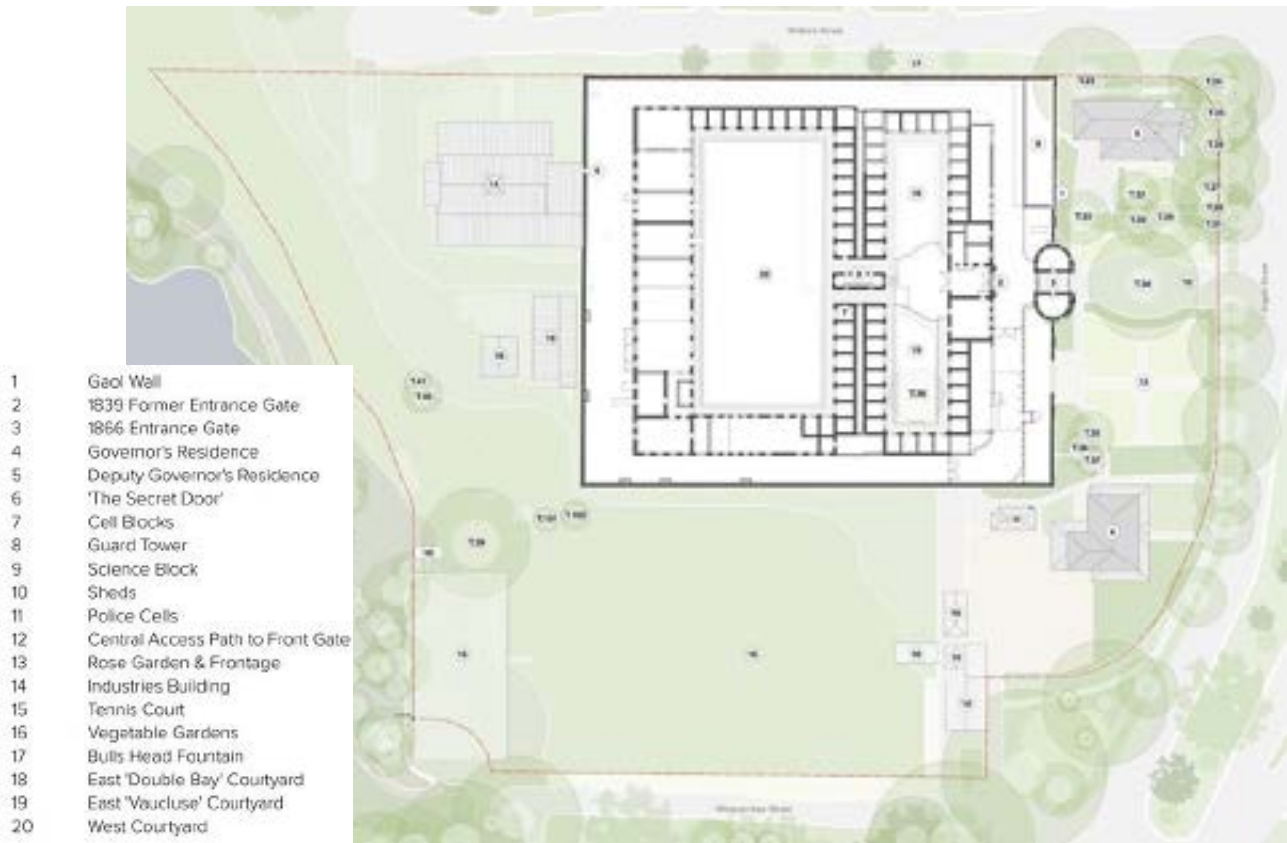


Figure 16 - Extract of proposed drawings - Existing Site Plan (DA-050-000)

Source: Turner Studio



Figure 17 - Extract of proposed drawings - Removal Site Plan (DA-050-200)

Source: Turner Studio

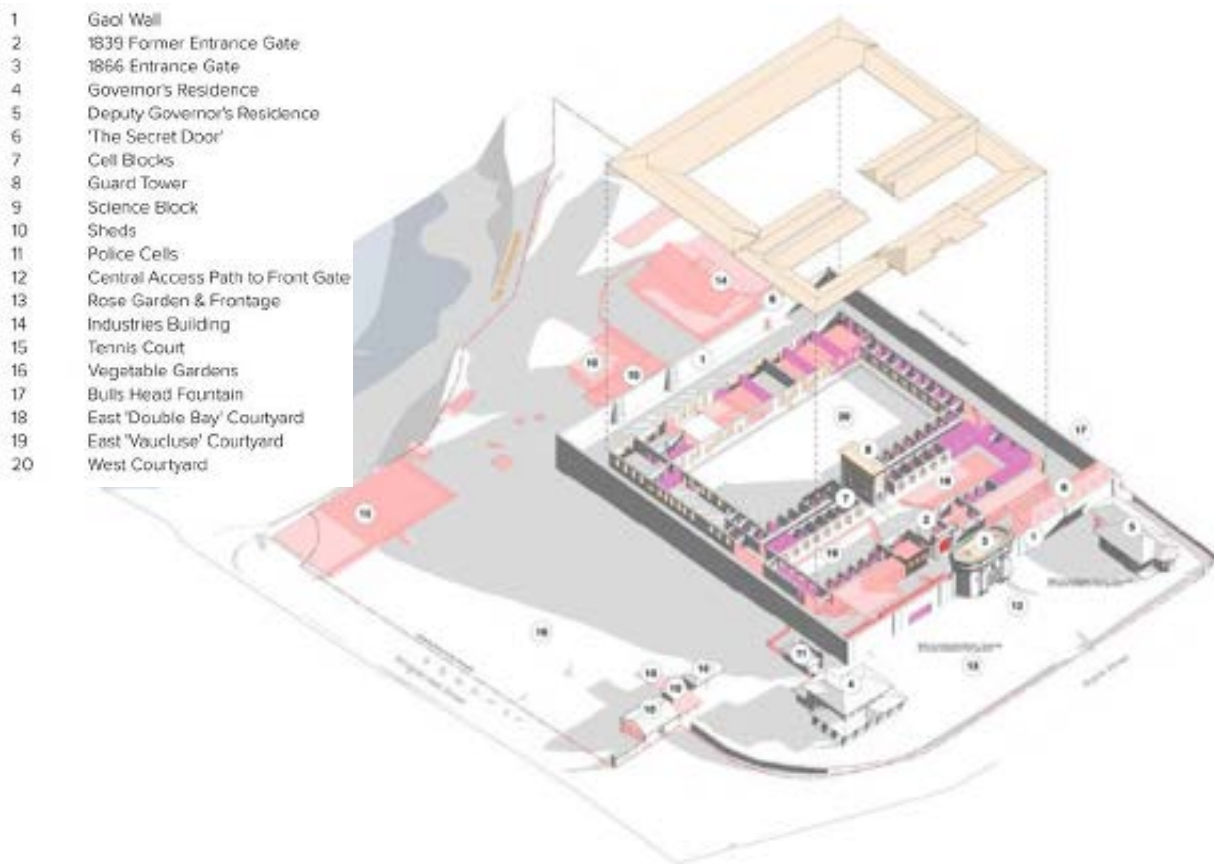


Figure 18 - Extract of proposed drawings – *Removal Axonometric* (DA-050-201)  
 Source: Turner Studio



Figure 19 - Extract of proposed drawings – *Removal Site Plan* (DA-050-202)  
 Source: Turner Studio

## Gradings of Intervention









-  Retain
-  Adapt
-  Re-Use
-  Down-Cycle



Figure 20 - Extract of proposed drawings – *Removals – Gaol Elevations 1* (DA-050-210)

Source: Turner Studio

## Gradings of Intervention

-  Retain
-  Adapt
-  Re-Use
-  Down-Cycle

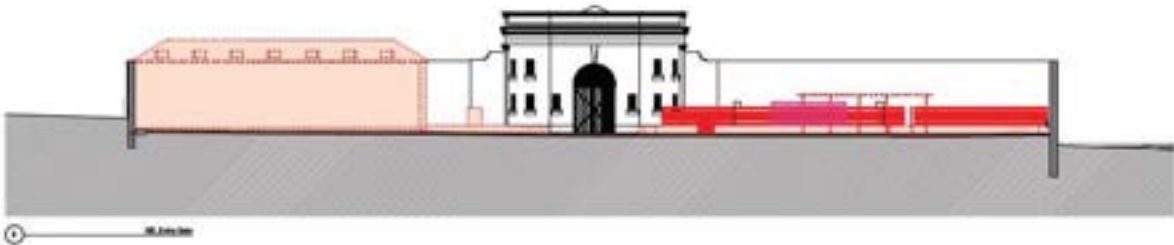


Figure 21 - Extract of proposed drawings – *Removals – Gaol Elevations 2 (DA-050-211)*

Source: *Turner Studio*

## Gradings of Intervention





-  Retain
-  Adapt
-  Re-Use
-  Down-Cycle



Figure 22 - Extract of proposed drawings – *Removals – Gaol Elevations 3* (DA-050-212)

Source: Turner Studio

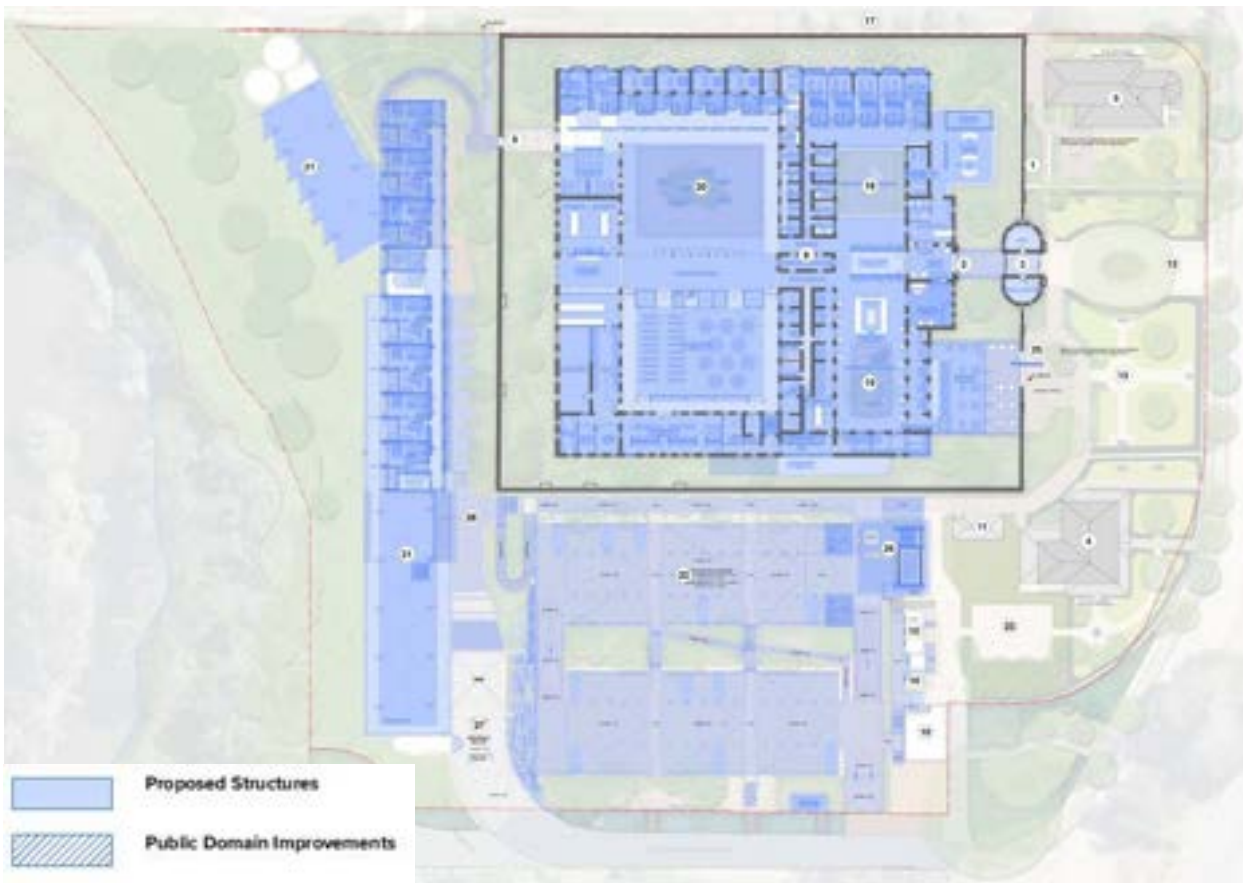


Figure 23 - Extract of proposed drawings – *Additions Site Plan (DA-050-300)*

Source: *Turner Studio*

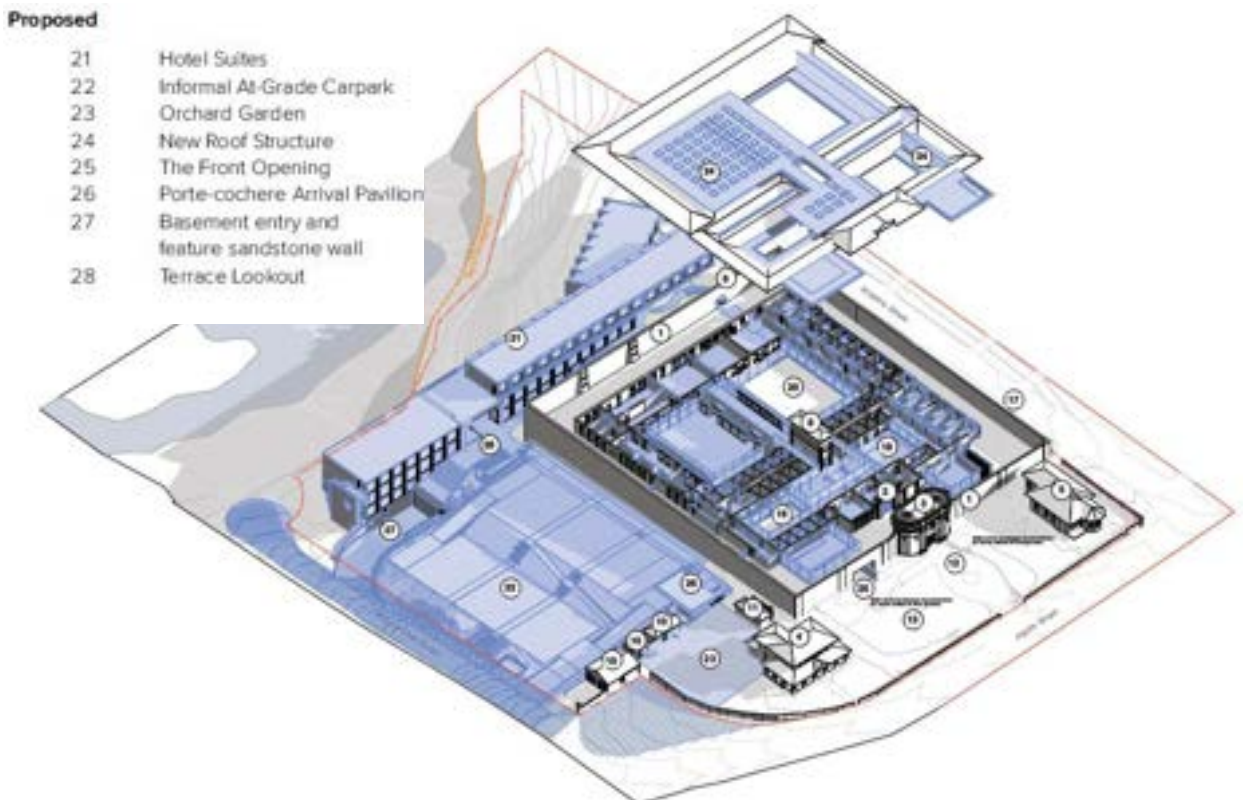


Figure 24 - Extract of proposed drawings – *Additions Axonometric (DA-050-301)*

Source: *Turner Studio*



Figure 25 - Extract of proposed drawings – *Lower Basement* (DA-110-006)  
Source: Turner Studio



Figure 26 - Extract of proposed drawings – *Upper Basement* (DA-110-007)  
Source: Turner Studio



Figure 27 - Extract of proposed drawings – *Lower Ground\_Upper Escarpment (DA-110-008)*

Source: *Turner Studio*



Figure 28 - Extract of proposed drawings – *Ground Level\_Entry (DA-110-009)*

Source: *Turner Studio*



Figure 29 - Extract of proposed drawings – Level 01\_Gaol (DA-110-010)

Source: Turner Studio

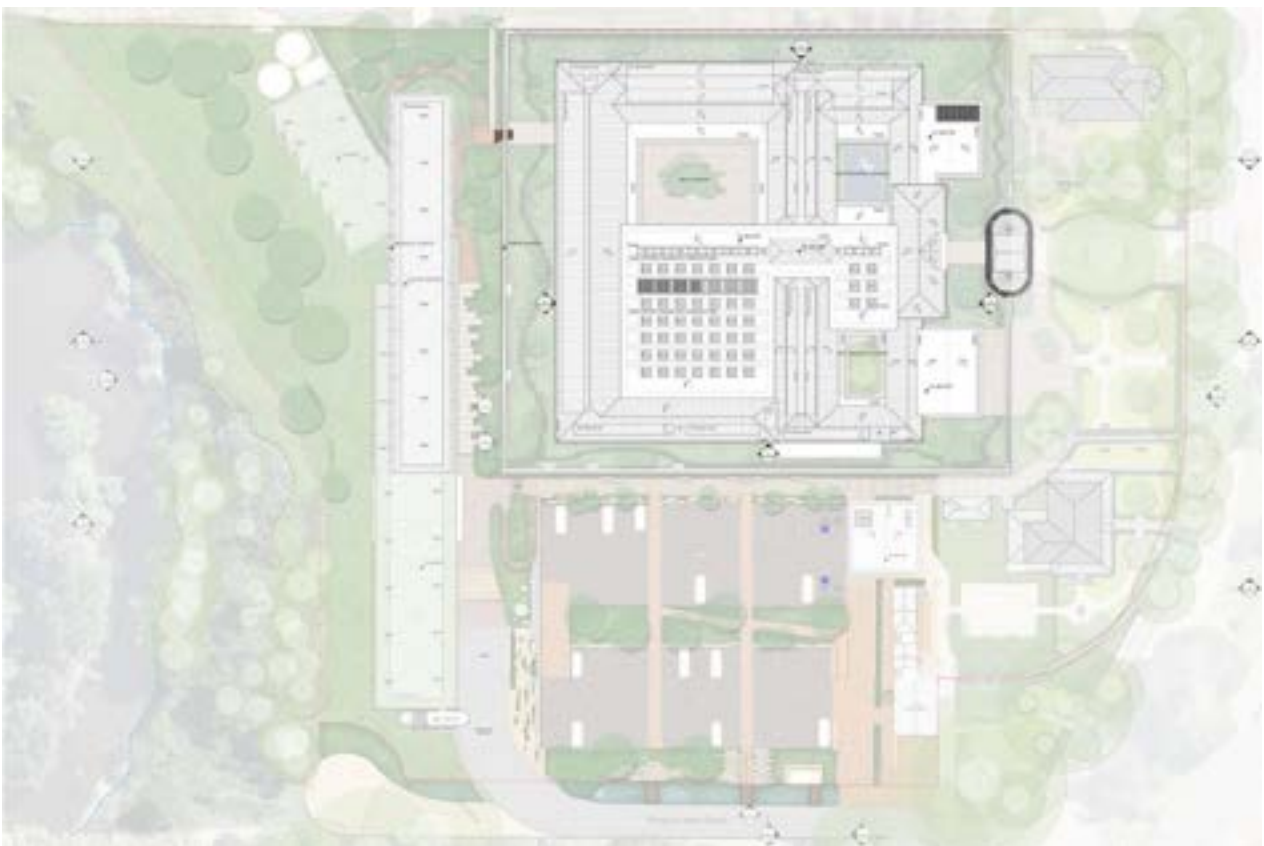


Figure 30 - Extract of proposed drawings – Roof Level (DA-110-020)

Source: Turner Studio

# 6. IMPACT ASSESSMENT

## 6.1. PLANNING SECRETARY'S ENVIRONMENTAL ASSESSMENT REQUIREMENTS (SEARS)

As the proposal is the subject of a State Significant Development Application (SSDA), the relevant permits and approvals under the *Heritage Act 1977* do not apply. The development is instead assessed under Division 5.2 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). Under Clause 5.16 of this Act, the environmental assessment requirements are prescribed by the Planning Secretary. The HIS has been prepared in response to Condition 20 of the Planning Secretary's Environmental Assessment Requirements (SEARs, issued 1 March 2024, ref. SSD-66876472), which are identified in Table 5.

Table 5 - SEARs SSD-66876472

Condition 20 Environmental Heritage and Archaeology	Reference
<p>1. A <i>Statement of Heritage Impact (SOHI)</i> prepared by a suitably qualified heritage consultant in accordance with the <i>Guidelines for preparing Statements of Heritage Impact</i>. The SOHI is to address the impacts of the proposal on the heritage significance of the site and adjacent areas and is to identify the following:</p>	<p>Refer Section 6.2 of this HIS</p>
<p>a) all heritage items (state and local) within the vicinity of the site including built heritage, landscapes and archaeology, detailed mapping of these items, and assessment of why the items and site(s) are of heritage significance;</p>	<p>Refer Section 4 of this HIS</p>
<p>b) compliance with the relevant <i>Conservation Management Plan</i>;</p>	<p>Refer Section 6.4 of this HIS</p>
<p>c) the impacts of the proposal on heritage item(s) including visual impacts, including a visual impact assessment including photomontages in line with NSW LEC Practice Note 'Use of Photomontages', required BCA and DDA works, new fixtures, fittings and finishes, any modified services;</p>	<p>Refer to separate Visual Impact Assessment by Ethos Urban</p>
<p>d) detailed drawings clearly showing any demolition, alterations and additions;</p>	<p>Refer to Architectural Design Package and excerpts included in Figure 18 to Figure 30 in this HIS</p>
<p>e) the attempts to avoid and/or mitigate the impact on the heritage significance or cultural heritage values of the site and the surrounding heritage items; and</p>	<p>Refer Section 6 of this HIS</p>
<p>f) justification for any changes to the heritage fabric or landscape elements including any options analysis.</p>	<p>Refer Section 6 of this HIS</p>
<p>2. If the SOHI identifies impact on potential historical and/or maritime archaeology, an historical and/or maritime archaeological assessment should be prepared by a suitably qualified archaeologist in accordance with the guidelines <i>Archaeological Assessment and Assessing Significance for Historical Archaeological Sites and Relics</i>.</p>	<p>This report provides an assessment of heritage impact relating to built heritage only and does not address archaeology.</p>

Condition 20 Environmental Heritage and Archaeology	Reference
3. Address all items included in the attached comments on SEARs letter provided by Department of Climate Change, Energy, the Environment and Water.	It is noted that issued SEARs are consistent with comments provided by DCCEEW. No additional items have been identified to be addressed.

## 6.2. HERITAGE NSW GUIDELINE CONSIDERATIONS

The table below provides an impact assessment of the proposal against the relevant questions posed in Heritage NSW's (former Heritage Office/Heritage Division) 'Statement of Heritage Impact' guidelines.

Table 6 - Impact assessment against the relevant Heritage NSW Guideline Considerations

Provision	Response
<i>Will the proposed works be the best conservation solution for the heritage item?</i>	<p>The use of the subject site as a correctional facility has ceased, with the site permanently closed and divested by the NSW State government in 2020. The site has been vacant since this time.</p> <p>Adaptive reuse of the site for hospitality, wellness and cultural facilities is a compatible use that broadly fits within the planning layout of existing structures. This proposal would have a positive effect and is in accordance with best practice heritage management for buildings to be secured, properly maintained and not left vacant to avoid deterioration and vandalism. Users would benefit from having access to the building and the opportunity to appreciate the heritage values.</p>
<i>Will the works promote the ongoing use and upkeep of the item?</i>	<p>The adaptive reuse proposal would support conservation objectives through generation of income to support longer term maintenance of heritage fabric. The obligations to conserve and maintain the site have been considered in the development of the proposal and detailed schedules of conservation work have been prepared for the site's major assets, including the Gaol wall, buildings within the enclosure and the former residences located outside of the Gaol wall, which would be implemented in conjunction with adaptive reuse.</p>
<i>Do the proposed works include removal of unsympathetic alterations and additions? How does this benefit or impact the heritage item and its significance?</i>	<p>The proposal removes a range of elements from the site that are assessed to be of neutral, little or intrusive heritage significance. These include:</p> <ul style="list-style-type: none"> <li>- Science Block (1950s)</li> <li>- Ancillary shelters adjacent to cell blocks</li> </ul>

Provision	Response
	<ul style="list-style-type: none"> <li>- Metal sheds external to Gaol wall on the west</li> <li>- Industries Building</li> </ul> <p>To the west, metal sheds and the Industries Building currently restrict visual and physical access to the western Gaol wall and their removal, in conjunction with setback position for the proposed accommodation building, would provide opportunities for increased physical and visual access to the heritage fabric.</p> <p>Within the Gaol walls, removal of the Science Building would reveal the interior face of the eastern wall currently concealed by the building and reinstate the planning intention of a circumnavigable perimeter for surveillance.</p> <p>The ancillary shelters are detracting elements. Their removal provides opportunity to introduce sympathetic additions to facilitate adaptive reuse.</p>
<p><i>Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape in which it is sited? Can the impacts be avoided and/or mitigated?</i></p>	<p>Much of the proposed work involves changes within the bounds of the Gaol wall, including lightweight insertions into existing volumes which would not affect the external presentation of the former Berrima Gaol. Key view corridors along the surrounding streets would be retained and enhanced as described below.</p> <p>The proposal retains the open space character of the eastern and southern setting external to the Gaol wall within the curtilage of the subject site:</p> <ul style="list-style-type: none"> <li>- The proposal retains the formal central access arrangement from Argyle Street to the entrance gate, assessed to be of moderate significance in the CMP. The existing gardens and pathways within the eastern setting date to the mid to late twentieth century and have been assessed to be of neutral significance. The proposal is for new landscaping, with colonial-era exotic plantings proposed for the Argyle Street frontage formal gardens and Governor's Residence curtilage in recognition of the existing character.</li> <li>- The proposed car park in the southern setting would utilise the natural landform sloping away from the site, in addition to underground parking, to form a landscaped on grade area that would substantially improve visual and physical access to the southern Gaol wall and surrounding landscape. Views from Wingecarribee Street would be enhanced through removal of the boundary fence and opening up the site in</li> </ul>

Provision	Response
	<p>conjunction with development of a landscaped, car park and multifunctional public space.</p> <p>In the western setting, the subservient scale and massing of the accommodation building allows the dominant Gaol wall to remain the site's most notable feature. Setback from the wall and in conjunction with removal of non-significant structures, there would be enhanced visual and physical access to the western Gaol wall.</p> <p>The proposal does not involve any change to the northern setting.</p>
<p><i>Are the proposed works part of a broader scope of works?</i></p>	<p>The proposal is for a comprehensive and consolidated adaptive reuse of the former Berrima Gaol, including conservation of the historic fabric.</p>
<p><i>Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?</i></p>	<p>The proposed works contribute to the evolving historic environment of the former Berrima Gaol, the development of which has been ongoing in major identifiable phases over the course of its history. It is a story of gradual development, with occasional bursts of activity within the enclosing boundary walls to respond to changing needs and circumstances. The careful conservation and adaptive reuse proposal is an appropriate response to support the next phase of development at the former Berrima Gaol.</p>
<p><i>Are the proposed works to a heritage item that is also significant for its Aboriginal cultural heritage values? If so, have experts in Aboriginal cultural heritage been consulted?</i></p>	<p>Refer to separate Aboriginal Cultural Heritage report prepared by Austral Archaeology.</p>
<p><i>Has the applicant checked if any other approvals or a separate process to evaluate the potential for impacts is required?</i></p>	<p>The State Significant Development proposal is instead assessed under Division 5.2 of the <i>Environmental Planning and Assessment Act 1979</i> (EP&amp;A Act) in accordance with the environmental assessment requirements are prescribed by the Planning Secretary.</p>
<p><i>If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?</i></p>	<p>While the subject site is an item of State significance, the requirements of Wingecarribee LEP 2010 and Berrima Village DCP 2021 have regardless been addressed respectively in 6.5 and Section 6.6 of this HIS.</p>
<p><i>Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?</i></p>	<p>The works have been assessed in this HIS to not adversely affect the heritage significance of the former Berrima Gaol, the Berrima Conservation</p>

Provision	Response
	<p>Area and heritage items in the vicinity for the following reasons:</p> <ul style="list-style-type: none"> <li>- The domineering Gaol wall and entrance gates would be retained as the predominant defining feature of the Gaol. Visual relationships of vicinity items with the wall would be retained and enhanced.</li> <li>- The proposal includes a sensitively designed contemporary development to the rear of the enclosing Gaol wall. The design adopts a range of strategies to reduce its visual bulk and avoid competing with the gaol walls. Strategies include upper-level setbacks, articulation between suites, and stepping the massing northwards, creating clear separation and revealing a currently obstructed view of the northern gaol wall through removal of intrusive additions.</li> <li>- The location of the new accommodation building outside the historic gaol walls preserves the internal spaces of the gaol for public access and adaptive reuse, ensuring that the heritage fabric would be visible and accessible for community and cultural engagement.</li> <li>- The height of the proposed works, both within and outside the Gaol, remains below the key heritage elements, including the Gaol Wall, Guard Tower, and Entrance Gate.</li> <li>- Adaptive reuse of the site for hospitality, wellness and cultural facilities is a compatible use that broadly fits within the planning layout of existing structures.</li> <li>- All major sandstone walls, roof forms, and axial circulation patterns are retained, with new works designed to be lightweight, reversible and subservient.</li> <li>- The stonework proposed for removal to create a new eastern opening would be reused in a new offset, pivoted alignment such that the original fabric would be retained and the intervention would be both readily interpretable and reversible.</li> <li>- Other interventions to stonework are minor (western opening in Gaol wall) and otherwise affect previously reused fabric assessed to be of moderate significance in the CMP. This stone is proposed for reuse withing the site, including for landscaping.</li> <li>- The adaptive reuse proposal would support conservation objectives through generation of income to support longer term maintenance of heritage fabric. To this effect, detailed</li> </ul>

Provision	Response
	<p>schedules of conservation work have been prepared for the site's major assets, including the Gaol wall, buildings within the enclosure and the former residences located outside of the Gaol wall, which would be implemented in conjunction with adaptive reuse.</p>
<p><b>Partial demolition of a heritage item (including internal elements)</b></p> <p><i>Is the partial demolition essential for the heritage item to function?</i></p> <p><i>If partial demolition is proposed because of the condition of the fabric, can the fabric be repaired?</i></p> <p><i>Are important features and elements of the heritage item affected by the proposed partial demolition (e.g. fireplaces in buildings)?</i></p> <p><i>Will the proposed partial demolition have a detrimental effect or pose a risk to the heritage item and its significance? If yes, what measures are proposed to avoid/mitigate the impact?</i></p> <p><i>Identify and include advice about how significant elements, if removed by the proposal, will be salvaged and reused.</i></p>	<p>The proposed works involve selective removal of sandstone walls from the former cell blocks to facilitate adaptive reuse, primarily across the northern section for construction of hotel rooms. The work affects fabric of moderate significance, specifically fabric that has previously been deconstructed and used to form the current buildings in the 1940s. These changes do not affect fabric of exceptional or high significance and are acceptable from a heritage perspective, noting that the majority of the external sandstone walls of the former cell blocks would be retained. Regardless, the removed sandstone is proposed to be salvaged for reuse, including for landscaping works in the broader site area.</p> <p>The proposal also involves removal of timber joinery doors and windows of the former cell blocks that were introduced to the site in conjunction with rebuilding works in the 1940s. This fabric has been assessed in the CMP to be of neutral significance and its removal is acceptable in heritage terms.</p>
<p><b>Alterations and additions</b></p> <p><i>Do the proposed works comply with Article 22 of The Burra Charter, specifically Practice note article 22 — new work (Australia ICOMOS 2013b)?</i></p> <p><i>Are the proposed alterations/additions sympathetic to the heritage item? In what way (e.g. form, proportion, scale, design, materials)?</i></p> <p><i>Will the proposed works impact on the significant fabric, design or layout, significant garden setting, landscape and trees or on the heritage item's setting or any significant views?</i></p> <p><i>How have the impact of the alterations/additions on the heritage item been minimised?</i></p> <p><i>Are the additions sited on any known or potentially significant archaeological relics? If yes, has</i></p>	<p>The proposed alterations and additions are sympathetic to the heritage item and fabric, with new work adopting a consistent architectural language realised in a contemporary manner.</p> <p>The new courtyard roof is a self-supporting structure that sits gently above the east and west courtyards at the southern end of the site. Physical separation of the new form allows views through to the hipped roof forms of the existing cell blocks and the Guard Tower, and interpretation of the original roofless spaces. Around the Guard Tower, new structures are designed sensitively at junctions to avoid impact to the heritage fabric and character.</p> <p>New hipped roof forms are also proposed around the perimeter of each courtyard on the northern side. Clad in corrugated steel, the roofs echo both the form and materials of the existing former cell block roofs, providing a compatible addition. The</p>

Provision	Response
<p><i>specialist advice from archaeologists been sought? How will the impact be avoided or mitigated?</i></p>	<p>perimeter position of these new roofs allows retention of an open east and west courtyard, maintaining sky views that were characteristic of the courtyards in their traditional use.</p> <p>The interiors of structures within the gaol wall have been assessed in the CMP to be of neutral significance and the impacts of internal alterations and additions are acceptable from a heritage perspective in this context.</p>
<p><b>Physical changes to fabric identified as significant</b></p> <p><i>Has the fabric that will be impacted by the proposed works been assessed and graded according to its significance?</i></p> <p><i>Has specialist advice from a heritage professional, architect, archaeologist or engineer been sought?</i></p>	<p>The adaptive reuse proposal involves intervention to the enclosing Gaol wall. Urbis have provided heritage design advice throughout design development.</p> <p>On the eastern elevation, stonework is proposed for removal to create a new eastern opening. This stone would be reused in a new offset, pivoted alignment. The heritage impact of the proposed opening is mitigated by the following design strategies:</p> <ul style="list-style-type: none"> <li>- the opening would be physically removed from the existing centrally located entrance Gatehouse, with a substantial area of intact stonework retained between the existing and proposed entrance;</li> <li>- the opening would be secondary in appearance to the existing Gatehouse, being both subservient in height to the existing arched opening and detailed without adornment;</li> <li>- approximately ten courses of stonework would be retained above the new opening to convey the solidity of the original wall;</li> <li>- the stonework removed to create the opening is proposed to be reused in a new offset, pivoted alignment such that the original fabric would be retained and reused in the design, and the intervention would be readily interpretable and reversible.</li> </ul> <p>On the west, minor intervention is proposed to increase the height and width of an existing doorway opening created in conjunction with construction of the former industries building. The work is required to support connectivity through to the new accommodation building, which needs to be compliant accordance with current statutory regulations. The impact of this work would be mitigated by salvaging the stone for reuse within the site as proposed.</p>

Provision	Response
<p><b>Change of use</b></p> <p><i>Does the existing use contribute to the significance of the heritage item? Why is the change of use proposed?</i></p> <p><i>Will the change of use have an impact on the significance of the heritage item?</i></p> <p><i>Will the change of use require changes to the fabric or significant elements? How does that impact significance of the heritage item?</i></p>	<p>While the use of the site for the purpose in incarceration accords with the traditional use, the site is currently vacant, having been permanently closed and divested by the NSW State Government in 2020.</p> <p>Adaptive reuse of the site for hospitality, wellness and cultural facilities is a compatible use that broadly fits within the planning layout of existing structures. This proposal would have a positive effect in accordance with best practice heritage management for buildings to be secured, properly maintained and not left vacant to avoid deterioration and vandalism. Users would benefit from having access to the building and the opportunity to appreciate the heritage values.</p> <p>Changes to the fabric are as described in this HIS, which have been assessed to achieve a balance between heritage conservation and opportunity for a high quality redevelopment, a combination that is essential to the revitalisation and ongoing future use of the former Berrima Gaol.</p>
<p><b>New landscape works and features</b></p> <p><i>How has the impact on the heritage significance of the existing landscape been minimised?</i></p> <p><i>Are works to the landscape or pathways necessary to comply with the access requirements of the Disability Discrimination Act 1992?</i></p> <p><i>Has evidence (archival or physical) of previous landscape work been investigated? Is the original landscape work being reinstated?</i></p> <p><i>Will any known or potential archaeological relics be affected by the landscape works? How will this be mitigated? Has advice been sought from a suitably qualified archaeologist?</i></p> <p><i>Do the proposed works impact views to, from and within adjacent heritage items?</i></p>	<p>The adaptive reuse proposal includes new landscape works as follows:</p> <ul style="list-style-type: none"> <li>- The proposal retains the formal central access arrangement from Argyle Street to the entrance gate, assessed to be of moderate significance in the CMP. The existing gardens and pathways within the setting date to the mid to late twentieth century and have been assessed to be of neutral significance. The proposal is for new landscaping, with colonial-era exotic plantings proposed for the Argyle Street frontage formal gardens and Governor's Residence curtilage in recognition of the existing character. In other areas of the site, including the internal perimeter of the Gaol walls and areas external to the walls on the west and south, native and endemic species are proposed to support biodiversity, resilience, and truth-telling aligned with Country-led principles.</li> <li>- The design of the accommodation building would be set back from the western Gaol wall while adopting an increased setback from the escarpment to promote opportunities for a compatible landscape and Connecting with Country response. The design promotes visual and physical connection with the Wingecarribee River, including the break in axial form as a direct response to the form of the river and escarpment.</li> </ul>

Provision	Response
	<ul style="list-style-type: none"> <li>- Most of the car park is proposed to be underground, to minimise visual impact and preserve views of the gaol wall and surrounding landscape. The car park has been designed as an integrated landscape component that remediates the current sterile southern landscape of the site and presents as a landscaped at-grade car park to complement the natural and heritage context of Berrima by promoting direct visual relationships to the Gaol wall and Wingecarribee River.</li> </ul>
<p><b>Access</b></p> <p><i>Will the heritage item be accessed by the public? If so, has the advice of an access consultant been sought to investigate options of Disability Discrimination Act compliant access that may have least impact on the heritage item?</i></p>	<p>Within the Gaol, raised floor levels are proposed to provide universal access, overcoming historic level changes without damaging sandstone fabric.</p> <p>Courtyards, shaded rest areas, and landscaped paths promote comfort and accessibility in accordance with objectives for safe, comfortable and accessible public spaces.</p>
<p><b>Interpretation</b></p> <p><i>Will the proposed works contribute to a continued understanding of the heritage item's history and significance?</i></p> <p><i>Can interpretive features be integrated into the design?</i></p>	<p>Opportunities for increased community awareness would be provided in the first instance through facilitating access inside the walls of the Gaol. Interpretation would also be supported by adaptive reuse of the Guard Tower for interpretive and/or observational purposes to promote understanding of the site's original arrangement and function.</p> <p>Interpretation of the significant fabric and heritage values is inherent in the design and materiality of the proposed works. The design and detailing of new development respects the characteristics of its heritage context and introduces a smart contemporary aesthetic in a consistent architectural language so that the new work would be readily distinguishable as a unified insertion into the existing fabric. This approach clearly denotes the work as the most recent major phase of development at the former Berrima Gaol.</p>
<p><b>Works adjacent to a heritage item or within the heritage conservation area (listed on an LEP)</b></p> <p><i>Will the proposed works affect the heritage significance of the adjacent heritage item or the heritage conservation area?</i></p> <p><i>Will the proposed works affect views to, and from, the Interpretation heritage item? If yes, how will the impact be mitigated?</i></p>	<p>The domineering Gaol wall and entrance gates would be retained as the predominant defining feature of the Gaol. Visual relationships of vicinity items with the wall would be retained and enhanced.</p> <p>The new hotel accommodation building adopts a range of strategies for contextual compatibility, including subservient scale to and setback from the Gaol wall, and strategies to break down the bulk and scale of the development, including break from the axial alignment at the northern end and</p>

Provision	Response
<p><i>Will the proposed works impact on the integrity or the streetscape of the heritage conservation area?</i></p>	<p>elevation of the structure above the ground level at the northern end. Considering the current relationship of vicinity items to the Gaol, these strategies also benefit vicinity heritage items, primarily the former Sergeant's Residence at 5 Wilshire Street (I112) being the only vicinity item proximate to the proposed accommodation building.</p> <p>To the south of the Gaol wall, the proposal retains the open, essentially undeveloped character of the land in the design of the at grade, and sub-ground, landscaped car parking area in accordance with the general objectives of the Berrima Village DCP to retain the open space character. Brick and stone sheds in the setting would also be retained, with small scale new development in the form of a porte-cochere arrival pavilion being of a compatible scale to these items. The new work would not dominate the streetscape and would not adversely impact vicinity items in the southern and broader east setting, including the Surveyor General Inn (I139), Love in the Mist Cottage (I222), former Bakery (I142) and Old Breens Inn (I140) as the most proximate vicinity items.</p> <p>The Argyle Street cottages (I214 and I143) are sited behind the Court House and in conjunction with the limited change proposed in the front setting, would not be adversely affected by the proposed work. The Finlayson Memorial Presbyterian Church (I146) is even further removed, and would retain its prominence sited on the rise of the street.</p> <p>The design and location of access points in conjunction with the landscape strategy enhances public access and promotes physical and visual connections to Berrima Village and the Wingecarribee Rover, providing a positive interface between the site and surrounding township.</p>

### 6.2.1. Considerations of Alternatives

The *Guidelines for preparing a statement of heritage impact* document the importance of considering alternative options to determine the preferred option with consideration for mitigating or reducing heritage impacts. A thorough design development process has been undertaken in developing the adaptive reuse proposal, informed by a range of specialist consultants and an extensive community and stakeholder engagement program as documented in Section 1.2. The options that were considered for the design of major elements are described below.

### 6.2.1.1. New Accommodation Building

Options for the location and treatment of the new hotel suites were explored in conjunction with stakeholder input, a sample of which are shown in Figure 31.

Options were assessed against a range of considerations. The decision to locate the hotel suites outside the historic gaol walls was made to preserve the internal spaces of the gaol for public access and adaptive reuse. This approach promotes the visibility and accessibility of the heritage fabric for community and cultural engagement, rather than dedicating it to private accommodation.

Of the options external to the Gaol wall, the preferred option of 'bar form massing' was guided by the SDRP preference for a rectilinear massing in response to the geometry of the Gaol architecture. The preferred option was assessed against a range of criteria as satisfying objectives for heritage, including landscaping and views.

The preferred option has been further refined during design development to reduce its visual bulk. The proposed option draws on the axial nature of the existing built form, with a break in the rigid linearity at the northern end to respond to the landform, shaped by the adjacent river and escarpment, and to denote the contemporary design distinct from the rectilinear form of the heritage built fabric. Sited clear of the western Gaol wall and subservient in scale, the proposed accommodation building provides an appropriate response to its heritage context that improves opportunities for physical and visual access to the western wall.

### The Hotel Suites Comparison Summary

*Further exploration is currently being undertaken in response to SDRP comments and the arrangement of the hotel suites*



Figure 31 – Comparison summary of options for new hotel suites.

Source: Turner Studio

### 6.2.1.2. New Courtyard Roofs

Options for the approach to and treatment of the new roofs were explored in conjunction with stakeholder input, a sample of which are shown in Figure 32.

Options were assessed against a range of considerations. The preferred 'exposed structure' roof form was proposed as meeting the range of desired criteria, including maintaining visual connections to the sky, compatibility with the existing roof forms, ability to retain visibility and legibility of existing courtyards,

rooflines, the Guard Tower and the general spatial layout of the Gaol, and ability to provide for concealed services.

The preferred option shown at Figure 32 has been further refined during design development, with the proposed roof form comprising narrow section lightweight roofs supported by fine structural fins that reduce the visual bulk and scale of the new installation. The proposed option is an appropriate response to the heritage context, being a self-supporting structure that is physically separated from the existing built forms and entirely reversible.



Figure 32 – Comparison summary of options for new courtyard roofs.

Source: Turner Studio

### 6.2.1.3. New Opening in Eastern Gaol Wall

The opening in the eastern wall was proposed as a symbolic intervention, signalling the evolution of the site from its previously impenetrable barrier. The opening invites permeability and inclusion for the public into a space transformed for new experiences following cessation of its former use for incarceration. Numerous options for the approach to and treatment of the opening were explored in conjunction with stakeholder input, a sample of which are shown in Figure 33.

Options were assessed against a range of considerations. The preferred option of the pivoting wall was selected as meeting the requirement to be welcoming feature while minimising visual and material impact. The simple rectilinear form allows for simple detailing that would be compatible and would not compete with the Georgian architecture, while allowing the curved oviform plan and arched entrance of the existing main Gatehouse to retain its special prominence. The options analysis considered introducing a new door formed of metal, however has been further refined to reuse the existing stone in a pivoted alignment. This provides for the retention of original fabric and for the intervention to be readily interpretable and reversible as described in this report. The preferred option further ensures that the solidity of the original wall is conveyed through the retention of sufficient regular stone courses above the new opening.

## The Front Opening Comparison Summary

		Always Open	The Archway	Porous & Transparent	A Shift	Preferred Option Pending input from Local Indigenous Community Pivoting Wall
1. Respect and enhance the cultural environment	Welcoming for all	Yes ✓	Yes ✓	Yes ✓	Yes ✓	Yes ✓
	Allows for public art opportunities	Limited	Yes ✓	Yes ✓	Limited	Yes ✓
	Symbolic gesture that is sensitive and responsive to the complex history of the site	Partially	Yes ✓	Yes ✓	Yes ✓	Yes ✓
2. Work with the site's unique and established features and levels	Location and proportions of the opening follows existing setbacks	Yes ✓	Yes ✓	Yes ✓	Partially	Yes ✓
	The size of the opening does not dilute the scale or prominence of the main Entrance Gate	Yes ✓	Yes ✓	Yes ✓	No	Yes ✓
3. Maximize Views and Vistas	Provides visual connection to internal fabric and proposed activities within the Gate	Yes ✓	Yes ✓	Partially	Yes ✓	Yes ✓
	Visual Impact	High	High	Medium ✓	Very High	High
4. Reduce Impact that minimises the influence of the Glass and its Surrounds	Material Impact	High	High	Low ✓	Low ✓	Medium
	Ability to reinstate sensitive fabric and reverse the architectural intervention	Difficult	Difficult	Yes ✓	Yes ✓	Yes ✓
	Clear and sensitive articulation of adaptive reuse to visitors	Yes - clear distinction between existing and addition ✓	Yes - clear distinction between existing and addition ✓	Yes - clear distinction between existing and addition ✓	Yes - clear distinction between existing and addition ✓	Yes - clear distinction between existing and addition ✓
	3. A Material and fabric palette complementary to place					

Figure 33 – Comparison summary of options for new front opening.

Source: Turner Studio

## 6.3. STATE DESIGN REVIEW PANEL RECOMMENDATIONS

Comments provided by the SDRP relevant to heritage considerations made during the stakeholder consultation process are addressed in Table 7.

Table 7 - State Design review Panel Recommendations

SDRP Comment	Response
<b>SDRP Review No.1, 4 December 2024</b>	
<p><i>Connecting with Country</i></p> <p><i>The history and complex ideas around the incarceration of indigenous people, their prison experience and the experience of friends and family requires a sensitive and wholistic approach to Country, founded on a well-planned engagement process with the local Knowledge Holders who are recognised and accepted by the local community.</i></p> <p>(Comments 1 to 8)</p>	<p>This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess Connecting with Country initiatives associated with the proposal.</p> <p>Specialist consultants were engaged to develop a cultural program for Connecting with Country, which has been documented separately. While not in scope for this HIS, a collaborative approach was undertaken throughout design development to ensure a coordinated response that responds to both Aboriginal and non-Aboriginal cultural heritage considerations.</p>
<i>Site Strategy and Landscape</i>	

SDRP Comment	Response
<p><i>The general approach to the programming of the proposal is well conceived but could be tested further as the proposal is developed. Consideration of the scheme as a campus, rather than individual buildings, may help inform design decisions going forward.</i></p>	
<p>8. <i>The strong axial nature of the existing building should guide the placement and design approach of new buildings.</i></p>	<p>Several options were investigated to inform the scale siting and massing of the new hotel accommodation building and Urbis have provided heritage design advice throughout design development. The resultant proposal draws on the axial nature of the existing built form, with a break in the rigid linearity at the northern end to respond to the landform, shaped by the adjacent river and escarpment, and to denote the contemporary design distinct from the rectilinear form of the heritage built fabric.</p>
<p>9. <i>The eastern and western courtyards are a strong element in the existing arrangement of the gaol.</i></p> <p><i>a. Consider the extent of program relying on internalising the courtyard space, noting that some program may be able to be located within or adjacent to the car park.</i></p> <p><i>b. Revisit the architectural language of the courtyard roof(s) and test an alternative approach such as using a hierarchical approach to form and materiality to create greater differentiation, allowing for a clearer reading of the original arrangement.</i></p>	<p>Several options were investigated to inform the architectural language for the proposed courtyard roof design including barrel vaulted and saw tooth roof forms.</p> <p>The design has responded to feedback from the SDRP and heritage advice and proposes narrow section lightweight roofs supported by fine structural fins. The new structure adopts a consistent architectural language realised in a contemporary manner. The new roof is a self-supporting structure that sits gently above the east and west courtyards at the southern end of the site. Physical separation of the new form allows views through to the hipped roof forms of the existing cell blocks and the Guard Tower, and interpretation of the original roofless spaces.</p> <p>New hipped roof forms are also proposed around the perimeter of each courtyard on the northern side. Clad in corrugated steel, the roofs echo both the form and materials of the existing former cell block roofs, providing a compatible addition. The perimeter position of these new roofs allows retention of an open east and west courtyard, maintaining sky views that were characteristic of the courtyards in their traditional use.</p>
<p>10. <i>The scale, placement and design of the accommodation outside the gaol walls should be investigated further to:</i></p> <p><i>a. suit the scale of the surrounding context, noting that the gaol is currently the largest</i></p>	<p>The height of the proposed accommodation building, both within and outside the Gaol, remains below the key heritage elements, including the Gaol Wall, Guard Tower and Entrance Gate. The prominence of the Gaol, defined externally by the scale and massing of its enclosing walls, would not</p>

SDRP Comment	Response
<p><i>spatial presence in town and that this should be maintained</i></p> <p><i>b. allow framing and highlighting of views from the gaol to the river and from the opposite bank to the gaol wall</i></p> <p><i>c. demonstrate the relationship and visibility between the walking trail and the accommodation</i></p> <p><i>d. mediate the more organic orientations, relating to the river, with the strong rectilinear nature of the gaol walls</i></p> <p><i>e. be simple in detailing and materiality.</i></p>	<p>be adversely affected by the proposed location of new accommodation to the west, effectively the rear of the site, or the subservient scale and massing of the design proposal. The dominant Gaol wall would remain the site's most notable feature.</p> <p>The design of the accommodation building would be set back from the western Gaol wall while adopting an increased setback from the escarpment to promote opportunities for a compatible landscape and Connecting with Country response. The proposed visual scale and bulk of the design is reduced by elevation of the structure above the ground level at the northern end, which also facilitates both physical and visual access to the western wall of the Gaol from Wilshire Street and within the subject site.</p> <p>The design promotes visual and physical connection with the Wingecarribee River, including the break in axial form as a direct response to the form of the river and escarpment. It adopts lightweight materials and a neutral colour palette that integrate cohesively with the earthy qualities of the natural riverscape and the stone built fabric.</p>
<p>11. <i>Demonstrate the approach to programming and activation of the car park and how this capitalises on views of the gaol wall and river.</i></p>	<p>Most of the car park is proposed to be underground, to minimise visual impact and preserve views of the gaol wall and surrounding landscape. The car park has been designed as an integrated landscape component that remediates the current sterile southern landscape of the site and presents as a landscaped at-grade car park to complement the natural and heritage context of Berrima by promoting direct visual relationships to the Gaol wall and Wingecarribee River.</p>
<p>12. <i>Test options that strengthen connections between the Governor's residence, the gaol and key sightlines. Defining the use of this building, and how it relates to other uses, would help unify the project experience.</i></p>	<p>Future use of the former Governor's residence is subject to further consideration, including opportunities to strengthen the link between the Gaol and broader precinct.</p> <p>Adaptive reuse of this building and the former Deputy Governor's residence is not part of the current proposal, although conservation works would be implemented in accordance with technical schedules of conservation work that have been developed for these buildings.</p>

SDRP Comment	Response
<p><i>The history and heritage significance of this site and structure requires careful consideration and sensitivity in the approach to any architectural interventions.</i></p>	
<p>13. <i>Openings to the eastern wall, particularly in close proximity to the gatehouse and formal entry, are not supported as currently presented. Revisit this intervention and test alternative options that are sensitive to the history of this site by:</i></p> <p><i>a. demonstrating the visual impact to the main facade that addresses the town.</i></p> <p><i>b. carefully orchestrating how the adaptive re-use is revealed to visitors</i></p> <p><i>c. describing the visitor experience and demonstrating how the design and spatial arrangement of the formal entrance is informed by the historic use of the site</i></p> <p><i>d. exploring whether openings to less prominent facades would better balance the intent to activate the proposal with the heritage impacts.</i></p>	<p>Several options were investigated to inform the location and architectural language for the proposed new eastern entrance. Five final options for this opening were developed and presented during SDRP Session 2. The eastern wall is proposed for the new opening as the most functionally appropriate location given that direct entrance via the:</p> <ul style="list-style-type: none"> <li>- northern wall on Wilshire Street is not appropriate to the residential context;</li> <li>- western wall at the rear of the site is not conducive to inviting public access;</li> <li>- southern wall with frontage to a proposed car parking area is not conducive to the amenity of a new public facility.</li> </ul> <p>From a heritage perspective, it is considered appropriate that the new public entrance to the Gaol complex be situated on the traditional main, public-facing elevation. The new entrance is proposed to provide an entrance to a new restaurant that would be inviting and available to the general public, regardless of whether they are hotel guests. This would facilitate wider activation and public engagement with the heritage precinct, which is balanced against the sites contribution to the town character by prioritising the Gaol's solid wall as the defining street frontage (refer additional comments below).</p> <p>The existing entrance to the Gaol via the 1866 Gatehouse, would be retained as a fundamental and functional entrance to the hotel reception area and associated facilities, with its imposing scale and oviform design remaining the pre-eminent feature of the entire enclosing wall. Inside, the 1839 entrance gate is also retained.</p> <p>The heritage impact of the proposed opening is mitigated by the following design strategies:</p> <ul style="list-style-type: none"> <li>- the opening would be physically removed from the existing centrally located entrance, with a substantial area of intact stonework retained between the existing and proposed entrance;</li> <li>- the opening would be secondary in appearance to the existing Gatehouse, being both</li> </ul>

SDRP Comment	Response
	<p>subservient in height to the existing arched opening and detailed without adornment;</p> <ul style="list-style-type: none"> <li>- approximately ten courses of stonework would be retained above the new opening to convey the solidity of the original wall;</li> <li>- the stonework removed to create the opening is proposed to be reused in a new offset, pivoted alignment such that the original fabric would be retained and reused in the design, and the intervention would be readily interpretable;</li> <li>- the intervention is reversible as the stone fabric may be returned to its original position if necessary in the future.</li> </ul>
<p>14. <i>Additions should allow the original building arrangement and function to be understood.</i></p>	<p>The adaptive reuse proposal for the former Berrima Gaol retains and conserves all major sandstone walls and roof forms and the major built elements including:</p> <ul style="list-style-type: none"> <li>- the enclosing Gaol wall;</li> <li>- entrance gates from 1839 and 1866;</li> <li>- Governor's and Deputy Governor's residences;</li> <li>- Guard Tower;</li> <li>- majority of stone structure forming 1940s rebuilt cell blocks;</li> <li>- police cells;</li> <li>- Bulls Head fountain.</li> </ul> <p>New additions to the site have been designed to promote the legibility of the existing fabric and its layout in a way that allows to original function to be interpreted. New additions are deliberately recessed and/or clearly differentiated from the original fabric through materials and form, maintaining the integrity of the historic plan. New roof structures, discussed above, allows the open character and spatial function of the courtyards to remain legible.</p>
<p><i>The guard's tower is currently the only portion of the building visible above the wall and provides a sense of how the prison operated. Adaptive re-use of the space is appropriate, however</i></p>	
<p>15. <i>the existing form and character should be retained, ensuring that the original arrangement and function is understood.</i></p>	<p>The proposed design maintains the existing structure and form of the tower, including the reused 1839 sandstone blocks. The tower would therefore remain both physically and symbolically representative of its traditional use for surveillance. The proposal considers adaptive reuse for interpretive and/or observational purposes, which</p>

SDRP Comment	Response
	would further promote understanding of the original arrangement and function of the Guard Tower and the broader Gaol complex.
<b>SDRP Review No.2, 17 April 2025</b>	
<p><i>The Connecting with Country approach appears limited to interpretive art, landscaping and materiality but doesn't inform the spatial layouts, forms, structures or interventions to the heritage fabric that would be part of a Designing with Country approach undertaken in collaboration with a First Nations designer. Furthermore design gestures that are cited as opportunities for reconciliation must be endorsed by local Aboriginal Community. It was noted during the session that there was opportunity for Aboriginal heritage identified during the process to be included in updates to the State Heritage Register listing so that it could inform any future works. Further engagement should be undertaken to confirm that the proposed design approach, process and design resolution is supported by the community.</i></p> <p>(Comments 1 to 7)</p>	<p>This HIS is limited to the assessment of built heritage impacts of the proposal. It is beyond the scope of this report to assess Connecting with Country initiatives associated with the proposal.</p> <p>Specialist consultants were engaged to develop a cultural program for Connecting with Country, which has been documented separately. While not in scope for this HIS, a collaborative approach was undertaken throughout design development to ensure a coordinated response that responds to both Aboriginal and non-Aboriginal cultural heritage considerations.</p>
<p><i>The relationship between the car park, Wingecarribee Street and the gaol wall has been significantly improved with the revised design.</i></p>	
<p>9. <i>Test whether sloping the car park in two directions can further reduce the difference in level between the car park and the street without compromising the car parks suitability for market/community use.</i></p>	<p>Investigation of a dual-sloping car park strategy was found to not significantly reduce levels addressing Wingecarribee Street at the south west corner. The proposed car park arrangement has been developed in response to regulatory compliance, including accessibility, while allowing the Gaol wall to remain predominant. The design of the car park significantly improves the presentation of the currently sterile southern landscape, including removal of the pedestrian scale timber paling boundary fence. The result improves the setting and legibility of, and access to, the Gaol wall, which enhances the cultural significance of this exceptionally significant element.</p>
<p><i>The geometric relationship of the proposed hotel suite and the gaol wall of the 'Bar Form Massing' is considered the most successful of the options presented. There remains a concern that it's scale and monolithic nature competes with the presence of the gaol wall and would benefit from further design development.</i></p>	

SDRP Comment	Response
<p>10. <i>Reduce the visual bulk and scale of the 'Bar', e.g. increase upper-level setbacks, provide additional articulation and views between hotel suites.</i></p>	<p>The proposed new accommodation buildings would replace fabric assessed in the CMP to be of little and intrusive significance, respectively comprising metal sheds and the Industries Building, which currently restrict visual and physical access to the western Gaol wall. In providing opportunities for increased physical and visual access, this forms a positive heritage response from the outset.</p> <p>The design incorporates a break in the axial form as a direct response to the form of the river and escarpment, promoting opportunities for views to the natural setting and breaking down the visual bulk and scale of the building. The visual scale and bulk of the new accommodation is further reduced by elevation of the structure above the ground level at the northern end, which also facilitates both physical and visual access to the western wall of the Gaol from Wilshire Street and within the subject site. In conjunction with the lightweight materials and a neutral colour palette as proposed, the design ensures that the sandstone fabric of the Gaol wall remains prominent. Noting that the primary visual access to the western gaol wall is from the north, around the north west corner, the prominence of the Gaol wall is further reinforced by there being no intervention in the northern wall, which would retain its substantial monolithic presence.</p>
<p>11. <i>Interrogate opportunities for stepping the 'Bar' towards the north of the site so that there is a greater distance between the hotel suites and the gaol wall. Test and illustrate the following:</i></p> <ul style="list-style-type: none"> <li><i>a. The appropriate curtilage to the escarpment and the views from Wiltshire Street.</i></li> <li><i>b. The character of the landscaped space between the built forms and how this informs the design approach of the secret door.</i></li> <li><i>c. Views of the gaol wall from the hotel suites and access corridor.</i></li> <li><i>d. The operational efficiency of moving the built form closer to the gaol.</i></li> </ul>	<p>The design of the accommodation building would be set back from the western Gaol wall while adopting an increased setback from the escarpment to promote opportunities for a compatible landscape and Connecting with Country response.</p>
<p><i>Within the gaol walls, the 'exposed roof structure' approach is preferred as a lightweight and non-directional response that provides connection to the sky and views of the guard's tower.</i></p>	

SDRP Comment	Response
12. <i>Ensure all new roofs within the gaol walls follow a consistent architectural language that distinctly contrasts with the heritage fabric.</i>	Several options were investigated to inform the architectural language for the proposed courtyard roof design including barrel vaulted and saw tooth roof forms.
13. <i>Ensure that the existing arrangement of courtyards and roofs will still be readable.</i>	The design has responded to feedback from the SDRP and heritage advice and proposes narrow section lightweight roofs supported by fine structural fins. The new structure adopts a consistent architectural language realised in a contemporary manner. The new roof is a self-supporting structure that sits gently above the east and west courtyards at the southern end of the site. Physical separation of the new form allows views through to the hipped roof forms of the existing cell blocks and the Guard Tower, and interpretation of the original roofless spaces.
14. <i>Provide interface details to demonstrate how the new and heritage junctions will be resolved, e.g. around the guard's tower.</i>	
15. <i>Conceal services and roof access from all vantage points.</i>	
<p><i>The proposed opening within the eastern wall should be guided with respect to the community engagement as per Item S. Due to the significant heritage impact the opening requires further justification, noting that connection between the restaurant and formal garden appears to be achievable through the gatehouse. If retained, consider the following:</i></p>	
16. <i>Avoid repeating the form, proportion or scale of the existing gatehouse.</i>	Several options were investigated to inform the location and architectural language for the proposed new eastern entrance. Five final options for this opening were developed and presented during SDRP Session 2.
17. <i>Ensure that the opening is perceived as secondary to the existing gatehouse and that wayfinding is not compromised.</i>	
18. <i>Carefully balance activation of the street frontage with the existing character of the gaol and its relationship to the town centre.</i>	
19. <i>Opt for a simple, reversible design that avoids additional columns, minimizes new</i>	
<p>From a heritage perspective, it is considered appropriate that new public entrance to the Gaol complex be situated on the traditional main, public-facing elevation. The new entrance is proposed to provide an entrance to a new restaurant that is inviting and available to the general public, regardless of whether they are hotel guests. This</p>	

SDRP Comment	Response
<p><i>fabric, and preserves the heritage fabric onsite.</i></p>	<p>would facilitate wider activation and public engagement with the heritage precinct, which is balanced against the sites contribution to the town character by prioritising the Gaol's solid wall as the defining street.</p> <p>The original entrance to the Gaol would be retained as a fundamental and functional entrance to the hotel reception area and associated facilities, with its imposing scale and oviform design remaining the pre-eminent feature of the entire enclosing wall.</p> <p>The heritage impact of the proposed opening is mitigated by the following design strategies:</p> <ul style="list-style-type: none"> <li>- the opening would be physically removed from the existing centrally located entrance, with a substantial area of intact stonework retained between the existing and proposed entrance;</li> <li>- the opening would be secondary in appearance to the existing Gatehouse, being both subservient in height to the existing arched opening and detailed without adornment;</li> <li>- approximately ten courses of stonework would be retained above the new opening to convey the solidity of the original wall;</li> <li>- the stonework removed to create the opening is proposed to be reused in a new offset, pivoted alignment such that the original fabric would be retained and reused in the design, and the intervention would be readily interpretable;</li> <li>- the intervention is reversible as the stone fabric may be returned to its original position if necessary in the future.</li> </ul>

## 6.4. CONSERVATION MANAGEMENT PLAN 2024

The table below provides an impact assessment of the proposal against the relevant conservation policy for the former Berrima Gaol, 2024.

Table 8 - Consistency assessment against the relevant Conservation Management Plan Policy

Policy No.	CMP Policy	Consistency Assessment
<b>Statement of Cultural Significance</b>		
<i>Policy 11</i>	<i>The Statement of Significance set out in this report is to be accepted as the basis for future conservation of the fabric and values of the place. All future works to the place should be cognisant of the significant built elements, fabric, spaces, views and</i>	The proposed development respects and is compatible with the Statement of Significance former Berrima Gaol, providing for the retention, conservation and adaptive reuse of the site's primary heritage fabric

Policy No.	CMP Policy	Consistency Assessment
	<i>archaeological resources identified in this CMP, together with any additional detailed research and assessment.</i>	and features and promoting opportunities to understand the site's layered history.
Policy 12	<i>Elements of <b>Exceptional</b> significance are rare or outstanding elements that directly contribute to the place's overall heritage significance; they retain a high degree of integrity and intactness in fabric or use; any change is to be minimal, for substantial public benefit, and retain the majority of significant values or fabric.</i>	<p>Elements of Exceptional significance, comprising the enclosing Gaol wall and entrance gates dating to both 1839 and 1866 are retained and would be conserved in accordance with detailed schedules of conservation work.</p> <p>The creation of a new eastern opening would facilitate enhanced public access to the site to support the adaptive reuse proposal. The impact of the work would be mitigated by the scale of the opening (which is subservient to the entrance gates and the overall scale of the wall itself), the simplicity of the detailing (which allows the solidity of the existing wall to be read) and the design that reuses the existing stone in a pivoted alignment that retains the original fabric and allows the intervention to be readily interpretable and reversible.</p>
Policy 13.	<i>Elements of <b>High</b> significance have a high degree of original fabric; they demonstrate a key aspect of the place's overall heritage significance and must be retained and conserved; retention should be considered in-situ; minor change is allowed so long as significant values and fabric are retained and conserved.</i>	<p>Elements of High significance, comprising the former Governor's and Deputy Governor's residences would be retained and conserved.</p> <p>While adaptive reuse of the former residences is not part of the current proposal, conservation works would be implemented in accordance with technical schedules of conservation work that have been developed for these buildings.</p>
Policy 13	<i>Elements of <b>Moderate</b> significance have been altered or modified or do not demonstrate a key aspect of the significance of the place; they contribute to the place's overall heritage significance. Change is allowed so long as it does not adversely affect values and fabric of exceptional or high significance.</i>	Intervention to support the adaptive reuse proposal is concentrated in areas of Moderate or lesser significance. This includes the former cell blocks, where changes include removal of some stonework. The impact of this work would be mitigated by the salvage and reuse of stonework within the site, in conjunction with the planning layout fitting broadly within the layout of existing structures. The concept of former cells opening onto the courtyards would still be interpretable in the proposed design.

Policy No.	CMP Policy	Consistency Assessment
Policy 15	<p><i>Elements of <b>Little</b> significance do not substantially add to the significance of the place in a positive way, though neither do they detract from its overall significance. Elements of little significance may also reflect fabric that is reproduction or may have been substantially altered or modified. Changes are allowed so long as it does not adversely affect values and fabric of exceptional or high significance, subject to review by a Heritage Consultant and in accordance with the policies of this CMP.</i></p> <p><i>Elements identified as <b>Neutral</b> do not contribute or detract from significance. The attribution of 'neutral' typically applies to non-original, introduced new or utilitarian fabric. Removal is appropriate if desired, and changes are allowed so long as they do not impact on associated fabric of higher significance.</i></p>	<p>The proposal removes a range of elements from the site that are assessed to be of neutral, little or intrusive heritage significance. These include:</p> <ul style="list-style-type: none"> <li>- Science Block (1950s)</li> <li>- Ancillary shelters adjacent to cell blocks</li> <li>- Metal sheds external to Gaol wall on the west</li> <li>- Industries Building</li> </ul>
Policy 16	<p><i>Intrusive elements are damaging to the place's overall heritage significance; they should be considered for removal or alteration.</i></p>	
Policy 18	<p><i>All repair, conservation and reconstruction work to significant elements must be undertaken with appropriate supervision by a suitably qualified heritage specialist or relevant materials specialist or conservator, with reference to historical documentation, and in accordance with any relevant legislative or statutory constraints and policies.</i></p>	<p>Detailed schedules of conservation work have been prepared by Urbis for the site's major assets, including the Gaol wall, buildings within the enclosure and the former residences located outside of the Gaol wall. This work would be implemented in conjunction with adaptive reuse and it is a recommendation of this HIS that a suitably qualified heritage consultant be involved in future stages of work.</p>
Policy 20	<p><i>If changes to elements of Exceptional or High significance are required, they should be carefully considered and the approach should be one of considered intervention and reversibility; as much as necessary, as little as possible. Openings may be considered to promote access where appropriate in the context of the anticipated adaptive reuse.</i></p>	<p>See response to Policy 12 above.</p>

Policy No.	CMP Policy	Consistency Assessment
Policy 21	<i>Elements of Exceptional significance should not be obscured by new works, structures or services where possible.</i>	Elements of Exceptional significance would not be obscured by new works. Conversely, works are proposed to reveal exceptionally significant fabric of the Gaol wall externally on the west (through removal of additions of Little and Intrusive significance) and internally on the east (through removal of additions of Neutral significance). The proposal would retain an open space setting to the north, east and south, and enhanced physical and visual access to the Gaol wall on the west.
Policy 23	<i>Removal of Neutral and Intrusive fabric and elements (as identified in this CMP) is encouraged.</i>	See response to Policies 15 & 16 above.
Policy 24	<i>Any elements of significance proposed for demolition, removal or alteration, should be subject to archival photographic recording, copies of which should be retained on site and provided to the relevant consent authorities. This should include photography and / or measured drawings as deemed necessary. Archival recordings should be undertaken in accordance with the Heritage NSW Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'.</i>	Archival recording of the subject site in its existing state has already been undertaken. It is a recommendation of this HIS that if significant fabric or elements are uncovered during works, Photographic Archival Recording should be undertaken in accordance with the objectives of this policy (in accordance with Policy 35 of the CMP).
<b>Use</b>		
Policy 29	<i>Conservation of the place should allow for a new use, or new suite of uses, that respect and utilise the current scale, form and significant internal configurations (where identified by this CMP) and respect identified significant fabric and spaces.</i>	Adaptive reuse of the site for hospitality, wellness and cultural facilities is a compatible use that broadly fits within the planning layout of existing structures.
Policy 30	<i>The site is not currently in use as a gaol, nor is this historic use possible as it has been divested by the NSW State Government. Therefore, adaptive reuse is permitted and sought for the site. Potential uses that allow public access and appreciation are encouraged such as tourism, hotel use, retail, hospitality etc. Any proposed new use of the building should have regard to the heritage significance of the place. Uses that ensure</i>	See response to Policy 29 above.

Policy No.	CMP Policy	Consistency Assessment
	<p><i>the retention of significant fabric are encouraged. Uses that require extensive introduction of services and substantial interventions throughout the significant buildings of Exceptional and High Significance (rather than in identified service areas / areas of Neutral or Little significance) require careful consideration and assessment of impact.</i></p>	
<p><i>Policy 32</i></p>	<p><i>Uses should enhance the appreciation of the site's heritage values and significance, ensure the conservation of the identified significant building elements, fabric and setting and contribute to the wider community, Berrima and the Southern Highlands.</i></p>	<p>The conservation and adaptive reuse proposal is an appropriate response to support the next phase of development at the former Berrima Gaol as an area wide asset, ensuring it becomes a positive influence for the community and supports the town's tourism and economic life. The proposal allows the local community to reconnect with a previously inaccessible site, increase tourism in Berrima, provide spaces for social gatherings, public art and retail opportunities.</p> <p>Opportunities for increased community awareness would be provided through public access to the site, supported by interpretive measures, including adaptive reuse of the Guard Tower for interpretive and/or observational purposes to promote understanding of the site's original arrangement and function. The kitchen gardens would further support the restaurant and community programs.</p>
<p><b>Managing Change</b></p>		
<p><i>Policy 41</i></p>	<p><i>Changes should support the conservation and maintenance of elements that make a defining contribution to the place's heritage significance.</i></p>	<p>The adaptive reuse proposal for the former Berrima Gaol retains and conserves all major sandstone walls and roof forms and the major built elements including:</p> <ul style="list-style-type: none"> <li>- the enclosing Gaol wall;</li> <li>- entrance gates from 1839 and 1866;</li> <li>- Governor's and Deputy Governor's residences;</li> <li>- guard tower;</li> <li>- majority of stone structure forming 1940s rebuilt cell blocks;</li> </ul>

Policy No.	CMP Policy	Consistency Assessment
		<ul style="list-style-type: none"> <li>- police cells;</li> <li>- Bulls Head fountain.</li> </ul>
Policy 43	<i>New work should be of design excellence and should employ quality materials which are sympathetic to the significant fabric.</i>	The design is a highly considered compatible response that proposes high quality materials and a neutral colour palette that integrates cohesively with the earthy qualities of the natural riverscape and the stone built fabric. New interventions are deliberately designed to be adaptable, with lightweight structures, modular fit-outs and carefully considered junctions between existing and new elements.
Policy 44	<i>Where possible, change should facilitate public accessibility.</i>	See response to Policy 12 above.
Policy 45	<i>Any change which adversely affects elements that make a defining contribution to the place's heritage significance should aim to be reversible.</i>	See response to Policy 12 above.
Policy 48	<i>Any proposed additions should maintain the principal form of the Berrima Gaol and should be constructed in a manner that does not unreasonably damage fabric of Exceptional or High significance. Additions should be subservient to the external gaol wall.</i>	<p>The proposed design retains the principal form of the former Berrima Gaol, including its key built elements and open space setting.</p> <p>The accommodation building is set back from, and subservient in height to, the western Gaol wall while adopting an increased setback from the escarpment to promote opportunities for a compatible landscape response.</p>
Policy 49	<i>Additions to facilitate new use should be designed to ensure ongoing appreciation and interpretation of the exceptionally significant boundary wall and Entrance Gates of Berrima Gaol in particular. This should be sympathetic to the overall form and scale of these elements, and have regard for materials, setbacks and views as per Figure 248.</i>	<p>See response to Policy 48 above.</p> <p>The proposal furthermore provides for retention of view corridors that ensure that the Gaol walls and Court House remain visually dominant from Argyle Street, Wingecarribee Street and Wilshire Street.</p>
Policy 51	<i>Buildings and structures identified as neutral or intrusive can be removed, and if replacement is proposed a more sympathetic alternative should be considered. Reuse of original (1839)</i>	The accommodation building is proposed in the area of the existing intrusive Industries Building. It would be located at the rear of the former Berrima Gaol, on the least visible and accessible side and has been

Policy No.	CMP Policy	Consistency Assessment
	<i>sandstone blocks in new built form, landscape, repair or interpretation is encouraged.</i>	<p>sensitively designed to respect the surrounding built, landscape and riverscape context.</p> <p>Sandstone blocks salvaged from the former cell blocks are proposed for reuse within the site, including landscape areas, building on their history of reuse within the site to suit changing needs.</p>
Policy 52	<i>New built forms within the site curtilage as a whole, and within the Gaol walls themselves, may be permissible within the noted development zones as shown in Figure 248, and where appropriate separation and setbacks can be maintained between the Gaol wall, significant structures, and any new built form. Views and legibility of the original / early built form within the historic context should be retained. New built forms should respond to the significance of the subject site in terms of appropriate design, scale and materiality which complements the significant built form.</i>	<p>The proposed new built forms adopt a consistent architectural language realised in a contemporary manner.</p> <p>See response to Policy 48 above for comments on the accommodation building.</p> <p>Within the courtyard, the new roof is a self-supporting structure that sits gently above the east and west courtyards at the southern end of the site. Physical separation of the new form allows views through to the hipped roof forms of the existing cell blocks and the Guard Tower, and interpretation of the original roofless spaces.</p> <p>The arrival kiosk is designed as a small scale structure, compatible in scale to the existing sheds to be retained and set behind these structures to be visually recessive in the broader context of existing Gaol structures.</p>
Policy 53	<i>Any proposed additions should be designed in conjunction with heritage consultant advice.</i>	Urbis have provided heritage design advice throughout design development.
Policy 54	<i>New openings in the Gaol Wall are permissible if carefully considered and their need demonstrated but must maintain the overall presentation and ongoing interpretation of the original function of the wall.</i>	See response to Policy 12 above.
Policy 55	<i>The openings should not be considered or planned in isolation, but in the context of the use of the whole site. Where new openings are required, these shall be located carefully and be of an exceptional quality and be identifiable as later</i>	The proposed opening in the eastern Gaol wall has been considered in terms of the planning for adaptive reuse of the whole site and has been subject to assessment of numerous options. The heritage impact of

Policy No.	CMP Policy	Consistency Assessment
	<p><i>penetrations by the public. Openings should minimise negative impact in consultation with a heritage consultant, and be assessed via a Heritage Impact Statement with mitigation methods identified.</i></p>	<p>the opening as proposed is mitigated by the following design strategies:</p> <ul style="list-style-type: none"> <li>- the opening would be physically removed from the existing centrally located entrance, with a substantial area of intact stonework retained between the existing and proposed entrance;</li> <li>- the opening would be secondary in appearance to the existing Gatehouse, being both subservient in height to the existing arched opening and detailed without adornment;</li> <li>- approximately ten courses of stonework would be retained above the new opening to convey the solidity of the original wall;</li> <li>- the stonework removed to create the opening is proposed to be reused in a new offset, pivoted alignment such that the original fabric would be retained and reused in the design, and the intervention would be readily interpretable;</li> <li>- the intervention is reversible as the stone fabric may be returned to its original position if necessary in the future.</li> </ul>
<p><i>Policy 56</i></p>	<p><i>The design of any penetrations to the perimeter walls as part of a holistic strategy are to demonstrate that an appropriate balance of solid to void has been maintained, ensuring that the originally intended sense of enclosure is maintained through the retention of most of the walls as solid.</i></p>	<p>See response to Policy 55 above.</p>
<p><i>Policy 57</i></p>	<p><i>The central access alignment to the 1866 Entrance Gate should be retained, and enhanced. While the forecourt and frontage (including rose gardens) have been changed over time, a central access alignment to the Entrance Gate has been a consistent feature of the site. Changes to plantings, borders, retaining walls, pathways and the like are permitted in consultation with the heritage consultant and / or arborist as required.</i></p>	<p>The proposal retains the formal central access arrangement from Argyle Street to the entrance gate, assessed to be of moderate significance. The existing gardens and pathways within the setting date to the mid to late twentieth century and have been assessed to be of neutral significance. The proposal is for new landscaping, with colonial-era exotic plantings proposed for the Argyle Street frontage formal gardens and Governor's Residence curtilage in recognition of the existing character. In other areas of the site, including the internal perimeter of the Gaol walls and areas external to the walls</p>

Policy No.	CMP Policy	Consistency Assessment
		on the west and south, native and endemic species are proposed to support biodiversity, resilience, and truth-telling aligned with Country-led principles.
<i>Policy 64</i>	<i>All 1940s structures within the Gaol Wall (cell blocks, watch tower and the like) with the exception of the 1839 former Entrance Gate, may be altered or removed as required to facilitate new uses. These structures are not considered to be of significance to the site (with the exception of the reused original sandstone blocks) and can therefore be adapted as required.</i>	Intervention to support the adaptive reuse proposal is concentrated in areas of Moderate or lesser significance. This includes the former cell blocks, where changes include removal of some stonework. The impact of this work would be mitigated by the salvage and reuse of stonework within the site, in conjunction with the planning layout fitting broadly within the layout of existing structures. The concept of former cells opening onto the courtyards would still be interpretable in the proposed design.
<i>Policy 65</i>	<i>Any removal, alterations or adaptations of these structures must ensure all original 1839 sandstone blocks are carefully dismantled, salvaged and stored or reused on site. These may be used in new structures, for the repair of other sandstone structures on site (where appropriate and directed by the heritage consultant) or for interpretation in accordance with an Interpretation Plan or Strategy prepared for the site.</i>	See response to Policy 64 above.
<i>Policy 66</i>	<i>The Mural (western wall of 1839 former Entrance Gate) is of historical and social interest, and may be relocated on site as required but must be retained. Consultation with the heritage consultant and consideration in any Interpretation Plan or Strategy is required prior to work</i>	The painted mural is proposed to be retained.  It is a recommendation of this HIS that a suitably qualified heritage consultant be involved in future stages of work.
<i>Policy 68</i>	<i>Both the Governor's Residence and Deputy Governor's Residences have undergone alteration over time. Restoration of both dwellings to replace missing or altered elements is strongly encouraged. All works must be based on physical and documentary evidence, and in accordance with the Burra Charter.</i>	Adaptive reuse of this building and the former Deputy Governor's residence is not part of the current proposal, although conservation works would be implemented in accordance with technical schedules of conservation work that have been developed for these buildings.

Policy No.	CMP Policy	Consistency Assessment
Policy 69	<i>The presentation of both dwellings within an open, garden setting is to be maintained. No new structures are permitted within the front setback of either dwelling. All fabric within the front setback (pathways, garden structures, etc.) is of no significance and can be altered or replaced in consultation with the heritage consultant.</i>	The former residences would be retained in an open garden setting; no new structures are proposed in their front settings.
Policy 77	<i>Existing unpainted surfaces of Exceptional and High significance should remain unpainted.</i>	No painting of existing unpainted fabric is proposed.
<b>Curtilage, Setting and Views</b>		
Policy 143	<i>The significant facades, overall form and landmark quality of Berrima Gaol should be retained, conserved and enhanced.</i>	The proposed design provides to the domineering Gaol wall and entrance gates to remain visually prominent as the predominant defining feature of the Gaol.
Policy 144	<i>The significant visual and associative relationship between Berrima Gaol and the Berrima Courthouse should be retained, conserved and interpreted.</i>	The existing visual and associating relationship between the former Berrima Gaol and the Court House would not be adversely affected by the proposed work
Policy 145	<i>Proposed alterations to Berrima Gaol should consider the potential impact on heritage items in the vicinity and the character of the surrounding significant areas.</i>	<p>The new hotel accommodation building adopts a range of strategies for contextual compatibility, including subservient scale to and setback from the Gaol wall, and strategies to break down the bulk and scale of the development, including break from the axial alignment at the northern end and elevation of the structure above the ground level at the northern end. Considering the current relationship of vicinity items to the Gaol, in particular the enclosing wall, these strategies also benefit vicinity heritage items, primarily the former Sergeant's Residence at 5 Wilshire Street (I112) being the only vicinity item proximate to the proposed accommodation building.</p> <p>To the south of the Gaol wall, the proposal retains the open, essentially undeveloped character of the land is the design of the at grade, and sub-ground, landscaped parking area in accordance with the general objectives of the DCP. Brick and stone sheds in the setting would also be retained, with small scale new development in the</p>

Policy No.	CMP Policy	Consistency Assessment
		<p>form of a porte-cochere arrival pavilion being of a compatible scale to these items. The new work would not dominate the streetscape and would not adversely impact vicinity items in the southern and broader east setting, including the Surveyor General Inn (I139), Love in the Mist Cottage (I222), former Bakery (I142) and Old Breens Inn (I140) as the most proximate vicinity items.</p> <p>The Argyle Street cottages (I214 and I143) are sited behind the Court House and in conjunction with the limited change proposed in the front setting, would not be adversely affected by the proposed work. The Finlayson Memorial Presbyterian Church (I146) is even further removed, and would retain its prominence sited on the rise of the street.</p> <p>The design and location of access points in conjunction with the landscape strategy enhances public access and promotes physical and visual connections to Berrima Village and the Wingecarribee Rover, providing a positive interface between the site and surrounding township.</p>
<b>Interpretation</b>		
<i>Policy 154</i>	<i>Appropriate measures to interpret the history and significance of the site as a whole should be incorporated into any new work. Interpretation measures may include the conservation and restoration of significant fabric which contributes to the interpretation of the place, as well as signage incorporating historic photographs and historical accounts.</i>	<p>Opportunities for increased community awareness would be provided in the first instance through facilitating access inside the walls of the Gaol. Interpretation would also be supported by adaptive reuse of the Guard Tower for interpretive and/or observational purposes to promote understanding of the site's original arrangement and function.</p> <p>Interpretation of the significant fabric and heritage values is inherent in the design and materiality of the proposed works. The design and detailing of new development respects the characteristics of its heritage context and introduces a smart contemporary aesthetic in a consistent architectural language so that the new work is readily distinguishable as a unified insertion into the existing fabric. This</p>

Policy No.	CMP Policy	Consistency Assessment
		approach clearly denotes the work as the most recent major phase of development at the former Berrima Gaol.

## 6.5. WINGECARRIBEE LOCAL ENVIRONMENTAL PLAN 2010

While the proposal is assessed under Division 5.2 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Planning Secretary's Environmental Assessment Requirements (SEARs, issued 1 March 2024, ref. SSD-66876472) as documented in the preceding sections, this HIS also responds to the provisions and guidelines of the Wingecarribee LEP 2010 in acknowledgement of the general objectives that apply to the site.

Table 9 - Impact assessment against the relevant clauses of the Wingecarribee LEP 2010

Clause	Response
<b>Clause 5.10 Heritage Conservation</b>	
<p><b>(1) Objectives</b></p> <p><i>The objectives of this clause are as follows:</i></p> <p>(a) <i>to conserve the environmental heritage of Wingecarribee</i></p> <p>(b) <i>to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,</i></p> <p>(c) <i>to conserve archaeological sites,</i></p> <p>(d) <i>to conserve Aboriginal objects and Aboriginal places of heritage significance</i></p>	<p>The proposed development respects the significant values of the former Berrima Gaol, providing for the retention, conservation and adaptive reuse of the site's primary heritage fabric and features and promoting opportunities to understand the site's layered history. It comprises a sensitive and compatible design response that balances adaptive reuse with long-term public value as described in preceding sections.</p> <p>The Berrima Conservation Area and heritage items in the vicinity of the subject site would not be adversely affected by the proposal as detailed in this HIS. The vicinity items would retain their existing relationship with the enclosing Gaol wall, which is retained as the largest and most prominent built form element in the village of Berrima.</p>
<p><b>(2) Requirement for consent</b></p> <p><i>Development consent is required for any of the following:</i></p> <p>(a) <i>demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance):</i></p> <p>(i) <i>a heritage item,</i></p> <p>(ii) <i>an Aboriginal object,</i></p>	<p>The subject site is listed on the State Heritage Register under the <i>Heritage Act 1977</i> as <i>Berrima Correctional Centre</i> (SHR No. 00807). Under the <i>Environmental Planning &amp; Assessment Act 1979</i> the site is also listed on Schedule 5, Part 1 of the Wingecarribee Local Environmental Plan (LEP) 2010 as <i>Berrima Correctional Centre Group</i>. The Wingecarribee LEP 2010 also includes individual listings for elements of the site on Schedule 5, Part 1. The <i>Berrima Conservation Area</i> (C148) in which the site is located is listed on Schedule 5, Part 2 of the Wingecarribee LEP 2010. The site is also located in the vicinity of a range of other locally listed heritage items.</p>

Clause	Response
<p><i>(iii) a building, work, relic or tree within a heritage conservation area,</i></p> <p><i>(b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,</i></p> <p><i>(c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,</i></p> <p><i>(d) disturbing or excavating an Aboriginal place of heritage significance,</i></p> <p><i>(e) erecting a building on land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,</i></p> <p><i>(f) subdividing land:</i></p> <p><i>(i) on which a heritage item is located or that is within a heritage conservation area, or</i></p> <p><i>(ii) on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.</i></p>	<p>This HIS is submitted in conjunction with a State Significant Development application for works and has been prepared to assist the consent authority in their assessment of the subject proposal.</p>
<p><b>(4) Effect of proposed development on heritage significance</b></p> <p><i>The consent authority must, before granting consent under this clause in respect of a heritage item or heritage conservation area, consider the effect of the proposed development on the heritage significance of the item or area concerned. This subclause applies regardless of whether a heritage management document is prepared under subclause (5) or a heritage conservation management plan is submitted under subclause (6).</i></p>	<p>A detailed heritage impact assessment has been undertaken within this report of this report. The proposed development has been assessed to have an acceptable impact on the subject site including its significant individual elements, the Berrima Conservation Area (C148) and the heritage items located in the vicinity of the subject site.</p>
<p><b>(5) Heritage assessment</b></p>	<p>This Heritage Impact Statement has been prepared to assist the consent authority in their determination and to assess the potential heritage impacts of the</p>

Clause	Response
<p><i>The consent authority may, before granting consent to any development:</i></p> <p><i>(a) on land on which a heritage item is located, or</i></p> <p><i>(b) on land that is within a heritage conservation area, or</i></p> <p><i>(c) on land that is within the vicinity of land referred to in paragraph (a) or (b),</i></p> <p><i>require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned.</i></p>	<p>proposed works. A Conservation Management Plan has also been prepared for the subject site, which will also be submitted with the SSDA. These documents satisfy the requirement under this clause.</p>

## 6.6. BERRIMA VILLAGE DCP 2021

While the proposal is assessed under Division 5.2 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) and the Planning Secretary's Environmental Assessment Requirements (SEARs, issued 1 March 2024, ref. SSD-66876472) as documented in the preceding sections, this HIS also responds to the provisions and guidelines of the Berrima Village DCP 2021 prepared by Wingecarribbe Shire Council in acknowledgement of the general objectives that apply to the site.

Table 10 - Assessment Against Berrima Village DCP 2021

Provision	Response
<p><i>Clause A2.3 Heritage Conservation</i></p> <p><i>(a) Preserve and protect buildings of heritage and cultural value.</i></p> <p><i>(b) To ensure that all new development within the Berrima Conservation Area is compatible with the existing visual, built and landscape character of the area by setting standards which will ensure this.</i></p> <p><i>(c) To encourage increased community awareness of Berrima's intrinsic heritage, visual and environmental qualities and the need for conservation measures. In particular, the need to ensure that owners are aware of the responsibilities associated with the ownership and maintenance of heritage listed properties within the Village.</i></p> <p><i>(d) Ensure that redevelopment immediately adjacent to buildings of heritage or cultural value in no way detracts from the visual quality or amenity of heritage buildings.</i></p>	<p>(a) The proposal to adaptively reuse the former Berrima Gaol as a hotel and tourist facility has been guided by the Conservation Management Plan (CMP), ensuring that interventions respect the site's cultural significance while enabling sensitive adaptation. All major sandstone walls, roof forms, and axial circulation patterns are retained, with new works designed to be lightweight, reversible, and subservient.</p> <p>The site is currently vacant, having been divested by the NSW State Government in 2020 and the proposed reuse provides the stimulus to provide for the ongoing conservation of the heritage fabric. To this effect, detailed schedules of conservation work have been prepared for the site's major assets, including the Gaol wall, buildings within the enclosure and the former residences located outside of the Gaol wall, which would be implemented in conjunction with adaptive reuse.</p> <p>(b) The former Berrima Gaol is defined in the public domain by its imposing enclosing wall, which would</p>

Provision	Response
<p><i>(e) Ensure that redevelopment within or immediately adjacent to Conservation Areas reflects the high heritage value and visual setting of the Berrima Village and contributes to that value.</i></p>	<p>be retained with comparatively minor interventions to facilitate reuse. Visual amenity would be improved through the removal of intrusive ancillary sheds and Industry Building that currently obscure the Gaol walls from end of Wilshire Street. The wall would continue to contribute to the established built character of the area and existing visual relationships with adjacent sites would remain essentially as existing.</p> <p>New accommodation for the hotel is sited outside the Gaol wall adjacent to the least visually prominent elevation. The new development adopts a range of strategies to ensure that the physical and visual character of the existing heritage fabric remains prominent, as described in previous sections, and respects the character of non-contiguous development that is characteristic of Berrima by providing a separate built form within a landscaped context.</p> <p>Boundary hedges and endemic planting reinforce the rural setting, while grassed swales replace kerb and guttering, supporting a softer transition between built and landscape character.</p> <p>(c) The proposed use is a compatible use that would facilitate community access to this important site, where access was previously restricted during phases of operation as a prison. The comprehensive community consultation process has demonstrated the wide community interest in the place and the new facilities would provide for continued access. Opportunities for increased community awareness would be provided through interpretive measures, including adaptive reuse of the Guard Tower for interpretive and/or observational purposes to promote understanding of the site's original arrangement and function.</p> <p>The current owners understand the need to maintain the property and detailed schedules of conservation work have been prepared for the site's major assets, which would be implemented in conjunction with adaptive reuse.</p> <p>(d) The new development would not detract from adjacent properties of heritage value as the retention of the Gaol wall would ensure that the current visual and spatial relationships of the site with these properties remains essentially the same.</p>

Provision	Response
	<p>The design adopts a neutral exterior colour palette –stone, charred timber, and soft greys–that complements the surrounding streetscapes,</p> <p>Refer discussion of vicinity items at response to Clause A9.10.</p> <p>(e) The architectural form of the new development, including new hotel accommodation and courtyard roof, responds in a sympathetic manner to the surrounding heritage buildings and is contextually appropriate, presenting as a smart contemporary design that is not over adorned to respect the historic qualities of the identified heritage items, without dominating them. The proposal is compatible with the significant characteristics of the Berrima Conservation Area by ensuring that heritage features of both the site and surrounding context remain prominent.</p>
<p><i>Clause A9.9 Alterations to and Restoration of Heritage Items and Draft Heritage Items</i></p> <p><i>A9.9.2 Controls</i></p> <p><i>(e) In considering whether to grant consent to a development proposal on properties containing listed heritage items or draft heritage items, Council must be satisfied that the proposal:</i></p> <p><i>(i) Is sympathetic to the retained elements of the Heritage Item and its setting in terms of setback, scale, building design and form, materials, proportion and spacing of openings, to achieve a subtle contrast between old elements and new.</i></p> <p><i>(ii) Retains as much of the existing building fabric as is possible, particularly those elements which contribute towards the building’s visual/heritage significance.</i></p> <p><i>(iii) Minimises the modification to original door or window openings, spacings and proportions.</i></p> <p><i>(iv) Removes any unsympathetic building elements, additions or accretions, including awnings on commercial buildings.</i></p> <p><i>(v) Reinstates the original façades and architectural elements. (The original existence of such elements must be demonstrated by</i></p>	<p>(e) (i) The major new elements comprise the new hotel accommodation building and the new roofs within the courtyards. The new built forms adopt a consistent contemporary aesthetic and have been designed to be sympathetic to adjacent heritage elements:</p> <ul style="list-style-type: none"> <li>- The new roof is a self-supporting structure that sits gently above the east and west courtyards at the southern end of the site, allowing views through to the hipped roofs of the former cell blocks.</li> <li>- the accommodation building is set back from, and subservient in height to, the western Gaol wall while adopting an increased setback from the escarpment to promote opportunities for a compatible landscape response.</li> </ul> <p>(ii) The adaptive reuse proposal for the former Berrima Gaol retains and conserves all major sandstone walls and roof forms and the major built elements as previously identified in this HIS.</p> <p>(iii) Early and original openings in the form of the 1839 and 1866 entrance gates and associated windows and doors would be retained and conserved. Some modifications are proposed to door and window openings of the former cell block, which are rebuilt structures incorporating joinery introduced in the 1940s and assessed to be of neutral heritage significance. The planning layout</p>

Provision	Response
<p><i>empirical research which shall be included as part of the development application.)</i></p> <p><i>(vi) Retains natural surface finishes, or applies colour schemes for external painting which reflect the Georgian (or other relevant) period. Cladding with modern finishes is not permitted.</i></p> <p><i>(vii) Ensures building additions are sympathetic to the item and its setting in terms of setback; scale; building design and form; materials; proportion and spacing of openings; shopfront/awning treatment etc, and achieve a subtle contrast between old and new.</i></p> <p><i>(viii) Encourages the siting and design of public on-street infrastructure, in such a way so as to maintain the significance of nearby items of heritage.</i></p> <p><i>(ix) Ensures important elements of garden and landscape are identified and protected.</i></p>	<p>of the former cells opening onto the courtyards would still be interpretable in the proposed design.</p> <p>On the west, minor intervention is proposed to increase the height and width of an existing doorway opening created in conjunction with construction of the former industries building. The work is required to support connectivity through to the new accommodation building, which needs to be compliant accordance with current statutory regulations.</p> <p>The works are mitigated by proposed reuse of removed elements on site.</p> <p>(iv) The proposal removes a range of elements from the site that are assessed to be of neutral, little or intrusive heritage significance. These include:</p> <ul style="list-style-type: none"> <li>- Science Block (1950s)</li> <li>- Ancillary shelters adjacent to cell blocks</li> <li>- Metal sheds external to Gaol wall on the west</li> <li>- Industries Building</li> </ul> <p>(v) Original and early facades and architectural elements would be retained and conserved.</p> <p>(vi) Existing natural materials of heritage buildings would be retained. Proposed new work adopts a neutral colour palette that integrates cohesively with the earthy qualities of the natural riverscape and the stone built fabric to be retained.</p> <p>(vii) Refer response to A9.9.2 (i) above.</p> <p>(viii) N/A</p> <p>(ix) The proposal retains the formal central access arrangement from Argyle Street to the entrance gate, assessed to be of moderate significance. The existing gardens and pathways within the setting date to the mid to late twentieth century and have been assessed to be of neutral significance. The proposal is for new landscaping, with colonial-era exotic plantings proposed for the Argyle Street frontage formal gardens and Governor's Residence curtilage in recognition of the existing character. In other areas of the site, including the internal perimeter of the Gaol walls and areas external to the walls on the west and south, native and endemic species are proposed to support</p>

Provision	Response
	biodiversity, resilience, and truth-telling aligned with Country-led principles.
<p><i>Clause A9.10 Development in the vicinity of Heritage Items</i></p> <p><i>(g) In considering whether to grant consent to a development proposal in the vicinity of a heritage item or draft heritage item, Council must be satisfied that the proposal:</i></p> <p><i>(i) remains compatible with the average height, bulk and scale of buildings located on adjoining or nearby land and be adequately set back to ensure that heritage items and other significant buildings in the streetscape are not dominated by new or infill development.</i></p> <p><i>(ii) has the same proportion of buildings to open land as surrounding contributory development.</i></p> <p><i>(iii) seeks unification with existing built forms on adjoining or nearby land, by ensuring respect for and compatibility with architectural elements</i></p>	<p>While these controls promote consistency and compatibility, it is noted that the style, scale and elevated siting of the former Berrima Gaol and the adjacent Court House are distinguished from development characteristics in the context generally. In conjunction with the Court House, for Gaol is he most prominent physical landmark in Berrima Village.</p> <p>The design responds appropriately to the height, bulk and scale of the subject site as described previously, while heritage items in the vicinity would typically retain their existing relationship, or gain an enhanced relationship, with the imposing enclosing wall.</p> <p>The new hotel accommodation building adopts a range of strategies for contextual compatibility, including subservient scale to and setback from the Gaol wall, and strategies to break down the bulk and scale of the development, including break from the axial alignment at the northern end and elevation of the structure above the ground level at the northern end. Considering the current relationship of vicinity items to the Gaol, these strategies also benefit vicinity heritage items, primarily the former Sergeant's Residence at 5 Wilshire Street (I112) being the only vicinity item proximate to the proposed accommodation building.</p> <p>To the south of the Gaol wall, the proposal retains the open, essentially undeveloped character of the land is the design of the at grade, and sub-ground, landscaped parking area in accordance with the general objectives of the DCP. Brick and stone sheds in the setting would also be retained, with small scale new development in the form of a porte-cochere arrival pavilion being of a compatible scale to these items. The new work would not dominate the streetscape and would not adversely impact vicinity items in the southern and broader east setting, including the Surveyor General Inn (I139), Love in the Mist Cottage (I222), former Bakery (I142) and Old Breens Inn (I140) as the most proximate vicinity items.</p>

Provision	Response
	<p>The Argyle Street cottages (I214 and I143) are sited behind the Court House and in conjunction with the limited change proposed in the front setting, would not be adversely affected by the proposed work. The Finlayson Memorial Presbyterian Church (I146) is even further removed, and would retain its prominence sited on the rise of the street.</p>
<p><i>A13.5 Gaol and Court House Precinct (No. 4)</i></p> <p><i>The objectives of the Gaol and Court House Precinct are:</i></p> <p><i>(a) 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.</i></p> <p><i>(b) 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.</i></p> <p><i>(c) The existing vegetable growing area south of the gaol wall should be retained.</i></p> <p><i>(d) The unformed section of Wilshire Street is to remain unformed.</i></p> <p><i>(e) Any new building is to be single storey so that the dominance of the gaol and Court House is retained.</i></p> <p><i>(f) 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.</i></p> <p><i>(g) There should be no external alteration or development to the gaol.</i></p>	<p>(a) &amp; (b) The proposal does not affect opportunities for use of buildings on adjoining sites. In the case of the Court House, the proposed adaptive reuse of the former Berrima Gaol would rather promote and support use of the site as a museum and visitor information centre.</p> <p>(c) The existing vegetable garden to the south of the Gaol wall would not be retained. Despite being assessed to be of low significance in the CMP, the impact of this change would be mitigated by the inclusion of kitchen gardens in conjunction with the new landscaped car parking area and arrival kiosk set amongst the existing sheds. The kitchen gardens would support the restaurant and community programs, interpreting the former role of the vegetable garden in supplying food for the Gaol.</p> <p>(d) Wilshire Street's unformed section would be retained as such, with no proposal to extend or formalise it.</p> <p>(e) Despite the prescribed height for new development, the primary objective is to retain the dominance of the Gaol wall and Court House. The proposal complies with this objective through careful design strategies including new structures being lower than the height of the Gaol Wall, breaking down the massing of new structures, a sensitive palette of neutral materials and colours and retention of view corridors that ensure that the Gaol walls and Court House remain visually dominant from Argyle Street, Wingecarribee Street and Wilshire Street.</p> <p>(f) N/A</p> <p>(g) The proposal retains the exterior of the Gaol and its open spaces as vital contributors to the character of the precinct.</p>

Provision	Response
	<p>The proposed accommodation building would be located at the rear of the former Berrima Gaol, on the least visible and accessible side and has been sensitively designed to respect the surrounding built, landscape and riverscape context. Beyond this, development external to the Gaol comprises small, low scale and/or minor scale development in terms of how it would present to the surrounding streets.</p> <ul style="list-style-type: none"> <li>- The proposed car park would utilise the natural landform sloping away from the site, in addition to underground parking, to form a landscaped on grade area that would substantially improve visual and physical access to the southern Gaol wall.</li> <li>- The arrival kiosk is designed as a small scale structure, compatible in scale to the existing sheds to be retained and set behind these structures so as to be visually recessive in the broader context of existing Gaol structures.</li> <li>- Landscaping to the south and east has been designed with consideration for previous landscaping and would contribute positively to the setting of the Gaol.</li> <li>- The stonework proposed for removal to create a new eastern opening would be reused in a new offset, pivoted alignment such that the original fabric would be retained and the intervention is both readily interpretable and reversible.</li> </ul> <p>The proposal otherwise involves changes within the bounds of the Gaol wall, including lightweight insertions into existing volumes which would not affect the external presentation of the former Berrima Gaol.</p>

## 7. CONCLUSION AND RECOMMENDATIONS

This HIS has been prepared to determine the potential heritage impacts of the development on the heritage significance of the former Berrima Gaol in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued by the NSW Department of Planning, Housing and Infrastructure on 1 March 2024 (SSD-66876472, Condition 20). It provides an assessment of heritage impact relating to built heritage only and does not address archaeology, which has been addressed separately.

The project has been developed by a multidisciplinary team with expertise across heritage, environmental and social impact, planning, sustainability and community engagement, which has resulted in a sensitive and compatible design response that balances adaptive reuse with long-term public value. A detailed impact assessment of the proposed works has been undertaken in Section 6 of this report. The proposed development has been assessed to have an acceptable impact on the impact on the subject site, the Berrima Conservation Area and the listed items in the vicinity of the subject site. Key aspects of the proposal assessment are listed below:

- The proposed design has undergone rigorous review with community group and the National Trust as well as authority stakeholders, including the State Design Review Panel (SDRP) and Wingecarribee Shire Council, Heritage NSW and has responded to feedback provided to adopt a range of design strategies to sensitively integrate new work into its heritage context.
- The proposal includes a sensitively designed contemporary development to the rear of the Gaol wall. The design adopts a range of strategies to reduce its visual bulk to avoid competing with the gaol walls. Strategies include upper-level setbacks, articulation between suites, and stepping the massing northwards, creating clear separation and appropriately scaled addition to the site.
- The location of the new accommodation building outside the historic gaol walls preserves the internal spaces of the gaol for public access and adaptive reuse, ensuring that the heritage fabric would be visible and accessible for community and cultural engagement. The siting and proposed landscaping is compatible with the non-contiguous nature of development within the village of Berrima.
- The height of the proposed works, both within and outside the Gaol, remains below the key heritage elements, including the Gaol Wall, Guard Tower, and the domineering entrance Gatehouse ensure they are retained as the predominant defining feature of the Gaol.
- Adaptive reuse of the site for hospitality, wellness and cultural facilities is a compatible use that broadly fits within the planning layout of existing structures.
- All major sandstone walls, roof forms, and axial circulation patterns are retained, with new works designed to be lightweight, reversible and subservient.
- Intervention into stonework to create a new eastern opening to the front wall would reuse the existing stone in a new offset, pivoted alignment such that the original fabric would be retained and the intervention would be both readily interpretable and largely reversible.
- Minor intervention to stonework on the rear elevation of the Gaol wall would facilitate a slightly (300mm) wider door opening than that existing to ensure statutory compliance and support adaptive reuse of the subject site. Affected stonework would be salvaged and reused within the site.
- The adaptive reuse proposal would support conservation objectives through generation of income to support longer term maintenance of heritage fabric. To this effect, detailed schedules of conservation work have been prepared for the site's major assets, including the Gaol wall, buildings within the enclosure and the former Governors and Deputy Governors residences located outside of the Gaol wall, which would be implemented in conjunction with adaptive reuse.
- Adaptive reuse of the former Governor and Deputy Governor's residences is not part of the current proposal, although conservation works would be implemented in accordance with technical schedules of conservation work that have been developed for these buildings to ensure their best practice conservation
- The proposal does not adversely affect the Berrima Conservation Area. The design and location of access points in conjunction with the landscape strategy enhances public access and promotes physical and visual connections to Berrima Village and the Wingecarribee Rover, providing a positive interface between the site and surrounding township.
- The proposal seeks to integrate the Gaol with the broader precinct via retention of an open space setting, enhanced on the south via a landscaped on grade car parking and multifunctional public space and to

the east with colonial-era exotic plantings in recognition of the existing character. The proposal retains the formal central access arrangement from Argyle Street and no visual or material changes are proposed to the Wilshire Street frontage such that the existing relationship between the subject site and the former Berrima Court House would be retained.

- The proposal does not adversely affect heritage items in the vicinity and all vicinity items would retain their current streetscape presence and ability to contribute to the Berrima Conservation Area. The predominant streetscape presence of the Gaol wall would be retained such that visual relationships of vicinity items with the wall would be retained, by the proposed works.

For the reasons stated above, the proposed works are recommended for approval from a heritage perspective having regard to the proposed recommendations below.

## **RECOMMENDATIONS**

- An experienced heritage consultant should be engaged to provide ongoing advice throughout the design development, contract documentation and construction stages of the project.
- A detailed methodology for intervention into stonework for the new eastern opening should be developed in consultation with an experienced heritage consultant.
- If significant fabric or elements are uncovered during works, Photographic Archival Recording should be undertaken in accordance with the Heritage NSW Guidelines for 'Photographic Recording of Heritage Items Using Film or Digital Capture'. This should be added to the existing archival record of the place.
- Prior to the issue of a Construction Certificate, a Salvage Methodology should be prepared for the place by an experienced heritage consultant.
- Detailed design for new services where there are potential impacts to original fabric of Exceptional and High significance should be designed in consultation with an experienced heritage consultant.
- A Heritage Interpretation Strategy should be prepared for the site by a suitably qualified heritage consultant as a condition of the approval. The Heritage Interpretation Strategy should identify significant themes and narratives for interpretation, as well as identifying potential locations, media, and indicative content for interpretation. Interpretation should be developed throughout detailed design and construction phases in conjunction with the project architect and other specialists as required.

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*[Note: Some government departments have changed their names over time and the above publications state the name at the time of publication.]*

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