

**Objection to SSD application for the development of the Berrima Jail.
SSD - 66876472**

I live in Berrima, on the opposite side of the river from the jail. I strongly object to the (over) development of the Berrima Correctional Facility site.

While I have no objection to the proposed use of the areas inside the jail walls, the proposal to build a completely new structure on the river-bank at the Western End of the site under the guise of "State Significant Development", is completely unacceptable and well out of character for the village and the development site.

The proposal trumpets about the heritage value of the exterior walls of the jail. It boasts about the development's proposed restoration of the exterior walls. But then it proposes to completely block the Western Wall from view with a huge hotel in a "bar form" structure. (Appendix 6 – pages 157-159, 236)

The wonderful heritage sandstone Western wall is currently the most visible feature of the site when viewed from the opposite side of the river and from on the water in parts of the river itself. Homes on the western side of the river (where I have lived for more than 10 years) have a view of that heritage wall. There is also public recreational space on the opposite river-bank adjacent to our home from which the site is a feature of the view. The fact that river users would now have a view of modern hotel rooms instead of bush is demonstrated on page 165 of Appendix 6 - where a hotel guest is shown (perhaps exposing their genitalia to unsuspecting passing kayakers).

That stretch of river is currently one of the most accessible pieces of bushland river within easy reach of Sydney. This proposal ruins that feature, turning it into Sydney Harbour instead of a highlands bush setting.

The huge hotel structure containing 55 guest rooms will become the feature of our view. It will contain lighting at night, making the effect worse. Conversely, many of the rooms will have a view into our living and dining rooms. That is an outrageous proposal when currently we do not have an outlook into any built structure.

The extent of the proposed hotel structure is underplayed throughout most of the application. In fact, it is approximately twice as wide as the jail itself, being constructed across the entire western boundary of the land. The mass of the hotel structure only becomes apparent at page 86 of APPENDIX 6 – the Architectural Design Report. It is huge. It's the same height as the jail walls, meaning of course that the jail wall will be entirely masked by the new building.

Furthermore, despite the suggestion in the application that the developer has consulted with affected residents, we have had no contact from the developer. I assume our neighbours on the western side of the river are in the same boat.

At the time of the sale of the site by the Government, the residents of Berrima village understood that development would be permitted only inside the jail walls. There was no suggestion that a massive carpark and separate hotel would be allowed to be built outside the jail walls.

Wingecaribee River at Berrima is a tranquil place. It contains families of platypus and is the local recreational hub with the swimming hole accessed from both side of the river just downstream of the jail site. While the river runs through town, very few built structures are visible from the river. The proposal as foreshadowed in the application, would be overwhelming from the river. As a regular kayaker on this stretch of river it would appear as a monolith and completely out of character with the environment.

The hotel would also increase the population of Berrima by 25%. That is an odd outcome and demonstrates the scale of the application is out of whack with the local community and its needs.

It would be a terrible pity if the river-bank in Berrima were allowed to be developed in the manner detailed in the application. The imposition of a massive hotel into the views of residents of the western side of the river and users of the river itself is unacceptable. The night lighting from hotel rooms completely changes the character of the area. Shielding of the heritage western wall from view is outrageous.

It would be a breach of trust if the NSW government allows the Berrima jail to be developed in this manner having sold the site only years earlier under different rules.

The application should be rejected, and development should only be allowed inside the walls of the jail itself rather than along the boundaries of the land.

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The following images are extracts from Appendix 6 of the application showing the overbearing nature of the hotel complex (nearly twice the width of the jail itself), its lack of set back from the river and the masking effect it has on the heritage jail.



