

BERRIMA HOTEL

SSD-66876472

OBJECTION

Philip Martin

24 Jellore Street Berrima

My fundamental objection is to the proposal to construct new accommodation buildings outside the western wall.

The inclusion of this new construction has the following consequences:

1. The diminishing of the overall heritage value of the site by obscuring the whole of the western sandstone wall from view.
2. The removal of the western wall views from the surrounding area removes the whole visual concept of the “castle on the hill” aspect of the gaol for the whole of the Berrima heritage conservation area.
3. The service and access needs for the additional accommodation buildings necessitates the construction of the underground parking and service facilities on the currently vacant land to the south of the gaol walls. This construction requires deep excavation in rock, and the elevation of the apparent ground level adjacent to the southern wall of the gaol, again diminishing the visual effect of the existing sandstone wall.

I also object on the following grounds:

1. Threats to environmental wildlife values along the Wingecarribee river frontage from the disturbance by hotel patrons in the new accommodation balconies overlooking the river, where currently there is almost no human activity, and no disturbance. The local populations of platypus, rakali, turtle, water dragons, sugar gliders, and many bird species will be disturbed and possibly displaced by this additional human disturbance. I note that the applicant has applied for and been granted a BDAR waiver, without justification, so no proper assessment on this issue has been carried out.
2. The insertion of a new doorway in the front, eastern wall of the gaol to facilitate access between the proposed restaurant inside the walls, and the existing outdoor garden dining area, notwithstanding the proposed “invisible” design of that door. The front wall and the adjacent main entrance portal for the gaol, are the most significant and visible aspects of the gaol, and represent its most obvious “heritage” significance to the public in general.
3. Spill-over of noise generated by the proposed function facilities and its adjacent outdoor spaces. The noise control measures proposed will not be effective, particularly given the proposed operating hours. Berrima is a very quiet village with

minimal traffic and other noise generating activities, particularly at night. Local experience confirms that noise generated from entertainment activity carries for great distances across open areas, noting that the gaol stands on a local high spot. Noise generated on this site will be apparent and disruptive to residents well outside the area considered in the acoustic report included with the application.

4. Traffic generation has not been properly addressed in the transport impact assessment report. In particular, the intersection of Wingecarribee Street and Argyle Street will require significant roadworks, possibly traffic lights to manage traffic flow that must proceed to the SW corner access point for most of the car parking areas, and all the heavy service vehicles needed to service the hotel and its ancillary functions.
5. Flooding of the SW corner vehicle entrance and the lower level of the underground car park. The proposal shows the entry and service area floor levels significantly below the existing ground level. The flood impact assessment acknowledges that these areas will flood. Flooding will present a danger to human life, and seriously threaten the river water quality from any flood water discharged from service and parking areas.
6. Disturbance to possible Aboriginal Heritage site. No proper investigation of the aboriginal significance of the site and the curtilage have been completed. The report included with the EIS merely refers to similar sites and artifacts recovered on those sites. No on-site investigations have been carried out, or proper consultation with aboriginal custodian representatives, and no excavations.
7. The Visual Impact Assessment documents do not properly assess the real impact on views, from either the western end of Wiltshire Street towards the south, which the proposed new buildings would totally obstruct, or the views up from the river itself eastward which is a key view for anyone using the river as I and others visiting the recreation area downstream regularly do with a kayak or canoe. These views would now include only the newly constructed buildings with their balconies, and occupants, as well as the vehicle movements to and from the carparks and service access at the western end of Wingecarribee Street.
8. Construction noise and disturbance. The demolition, excavation and construction of this project would severely impact the amenity of all residents and businesses in the vicinity of the works. Major works cannot be carried out without noise, dust, heavy vehicle traffic etc. being generated at a scale, and over an extended time scale that will affect the whole village of Berrima. None of these issues have been properly investigated in the EIS submissions.

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