

Department of Planning, Housing and Infrastructure
Submission via Planning Portal

8 November 2025

I am a frequent visitor to Berrima. My mother lives in Berrima and so I visit at least once a month with my children with longer stays during the school holidays. I was also a regular visitor during my own childhood.

My family also has a long association with the town dating back to the early 1900s - my father, grandfather and great grandmother at various points resided in the area and would regularly visit their relatives who ran the local undertaking business. I mention this as I greatly appreciate the uniqueness and heritage of Berrima with Berrima Gaol being the centrepiece of the town.

I wish to make a number of points:

- I am strongly opposed to the Berrima Hotel proposal as it stands
- I recognise the need for the site to evolve and have a use in the 21st century but the development needs to be appropriate to the site and the town in which it is located
- The scale of the development, parking facilities and hotel facilities (with bars, wellness centre, function rooms spilling outside and above the perimeter of the gaol walls) is out of proportion to the scale of Berrima - a small Georgian town which comprises low rise buildings and is ringed by farmland and bushland. The building mass and traffic implications are not appropriate for a small, constrained township
- The most problematic aspect of the development is the disregard for the character and heritage of Berrima Gaol. Heritage NSW in Feb-2024 commented that “the proposal could adversely impact the heritage significance of the SHR item depending on the final design”. I feel convinced that the final design (supported by a heritage report prepared by Urbis) adversely impacts the heritage significance of Berrima Gaol:
 - The irreplaceable gaol walls would have sections cut out of them – they are currently perfectly intact walls
 - The new buildings within the gaol will protrude above the height of the gaol walls
 - A significant portion of accommodation will be outside the gaol walls on the slopes down towards the Wingecarribee River. Building in this area is sacrilegious. Currently there is an undisturbed link between the gaol wall, the bushland, the German interns’ track (from which remains of the German interns’ constructions can be seen) and the track to Lambie’s well
 - Disturbingly comments in the Urbis report such as the design “maintains the current streetscape presence of the jail” have me questioning how well they researched the site in preparing the report. The setting of the gaol adjacent to the bushland and German intern track is away from the streetscape but of critical importance. As an aside the number of typos in the Urbis report “Wingecarribee Rover” and consultation with “community groupd” suggest the report was prepared in a hurry without careful consideration of the important heritage item under review

Berrima and its irreplaceable heritage gaol deserve better.

Yours sincerely,

[sgd Nicole Beavan]

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