

15<sup>th</sup> March 2025

ONE BERRIMA, in the spirit of only providing real facts about the Gaol site repurposing approached Blue Sox with a series of questions coming from our concerned residents.

We trust the responses provide you with more information, so that you can make an informed decision on how it may impact on you and our village.

### QUESTIONS:

1. What are anticipated works commencement and conclusion dates?

At this stage we can only estimate when construction could potentially commence by. Our best estimate is that construction could possibly commence by 2027 and we assume there will be two years of construction meaning the site could potentially re-open in 2029. Further information can be found on the project's website under [About the Project](#).

2. Will construction be limited to Monday through to Friday only?

This will be covered under the Conditions of Consent that will be issued by the Department of Planning, Housing and Infrastructure.

3. How will you ensure that construction traffic and parking will not negatively impact on the village?

Requirements concerning parking and traffic during construction will be covered by conditions set out in the conditions of consent. In general, some parking may be available on site. Workers will also be subject to the local parking conditions and traffic rules to ensure there is no nuisance to adjoining property owners and businesses. The Contractor will have a single point of contact for any complaints.

4. What local employment opportunities will be forthcoming, both during construction and after completion?

During the construction stage we anticipate the Contractor will draw from local labour/trades, suppliers and service companies as much as possible. The construction stage will make a significant contribution to the local economy. Once opened, there will be an emphasis on drawing from the region for full-time, permanent and casual staff for day to day operations and running of the site. There will also be a desire to use quality products and produce sourced from the Southern Highlands region in all hospitality offerings including food & beverage.

5. Will the landscaping plan be releasable separate to build design? Aka earlier and to what level of detail?

The landscaping design will be released concurrently with all the other project designs which form our public viewing materials. It will be sufficient in detail for a State Significant Project.

6. Will zoning preclude non-commercial dwelling?

Our plans do not include non-commercial residential dwellings. The site is zoned SP1 which does not specifically include or exclude non-commercial residential uses (refer Wingecarribee Local Environment Plan).

7. How is Blue Sox proposing to protect and sustain the riparian zone associated with its holding and is there an environmental management plan that relates to this?

We have undertaken specialist studies that have determined that the riparian zone does not extend into the site. Due to the nature of the site lying high above the river on a sandstone rock platform and due to other factors such as flood levels (determined from site specific flood modelling) falling below this sandstone platform the riparian corridor is bounded by the upper extent of the sandstone escarpment. Further information on this is to be provided with our submission package.

8. How do you plan to facilitate and manage the extra stormwater generated from the project?

The design will include a stormwater detention basin incorporated into the landscaping to the rear of the gaol. The basin will temporarily store water during periods of peak flows to ensure a controlled release. The development will also include measures such as rainwater tanks which also help to control stormwater flows and water quality controls for the natural filtration of stormwater runoff such as bioretention gardens and vegetated swales.

9. If the interior of the Gaol is to be repurposed into an event venue, providing bar and restaurant facilities, how would noise and light pollution be managed to minimize the impact on nearby residents?

The high walls of the gaol will prevent light from spilling over directly into neighbouring properties in Wilshire St & Wingecarribee St as there are no works occurring above the gaol walls (with the potential exception of a small structure towards the centre of the gaol where the guards tower currently lies).

Similarly impacts from noise will also be minimized due to the perimeter walls of the gaol acting as a natural noise barrier. Noise restrictions may also be imposed under the conditions of consent. Further information will be provided in the acoustic report and Environmental Impact Statement which will form part of the development application package.

10. The current Gaol has a single front entrance and one at the rear. Is it anticipated that the Gaol wall will be disturbed by having additional entrances added?

The design proposes an additional entrance into the facility to support activation of the precinct in keeping with the vision and the commercial viability of the reuse of the site.

More information about this will be provided in the design package. The community will have the opportunity to view our conceptual ideas for this and discuss with the project team at our community information drop-in sessions as well as provide feedback to the project team.

11. There is a multipurpose car park designated to be built outside the Southern wall of the Gaol. Will this be a single level facility, or multilevel which could impact on the viewing of the Gaol wall? Or if multilevel would all but one level be built underground?

In order to preserve the significant heritage views there will be no car parking levels constructed above the base of the gaol walls. There will be two levels of parking below ground.

12. There is a possibility of unearthing heritage tunnels or cells underneath the existing concrete slab. If they were to be unearthed or discovered, would they be treated as archeologically significant and be incorporated in the repurposed interior of the Gaol?

Any unearthed finds from the gaol's original construction will be treated as archaeologically significant and expert heritage & archaeological advice will be sought before further works occur that may have an impact on those finds.

13. The fire in the 1940's gutted the Gaol interior. Is there anything with a current heritage listing apart from the exterior walls & front entrance... eg the Governor's Mansion?

The Conservation Management Plan (CMP) categorises levels of heritage significance for structures and elements within the site. Other than the four main perimeter walls, the 1866 gate house and the wall of the original 1839 entrance (beyond the 1866 gate house) are classified as having 'exceptional' significance. The facades of the residences to the front of the gaol have a 'high' significance; the sandstone blocks within the gaol have a 'moderate' significance (noting the buildings themselves of 1940's construction are not significant from a heritage definition) along with the internals of the residences. Refer to the CMP for more information about heritage aspects of the site. The CMP summary can be found on the project website.

14. Will there be a heritage display incorporated within the repurposed interior?

Yes, however this may only be a modest aspect of the design and the form which this may take is yet to be decided.

15. Are you investigating future co-operation with the Courthouse? If so, how will this be managed?

It is too early to have discussions with potential community groups, stakeholders and businesses as to partnership and/or cooperative opportunities to be involved in the gaol's future operations. However we will indeed be interested in canvassing groups and businesses that may present as a good fit with the vision for the site to participate once the hotel is open. We have met with representatives of the Berrima Courthouse Land Management Group and will continue to meet with them.

16. What are the community engagement stages you are intending to follow? Apart from ONE BERRIMA and the other local community groups, who else are you holding discussions with outside the Berrima Village?

Apart from local community groups, meetings have been held with other local organisations such as the local branch of the National Trust and also with government organisations as well as tourism bodies.

Apart from one-on-one meetings with various organisations a series of community drop-in sessions have been planned and a survey will be available online for people to provide feedback on the proposal to adaptively reuse the site. The project website also contains information about the project and provides options for providing regular updates to anyone who is interested in the project.

17. How will you handle feedback from these meetings and communicate back to the respective groups?

Once all the feedback is received on the proposal a report will be compiled for inclusion in the EIS. These will be publicly available for anyone interested in the project to read.

## Q&A feedback on behalf of ONE BERRIMA

### **ONE BERRIMA working group:**

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