



Our reference: NA242330

Date: 25 May 2026

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NSW Department of Planning, Housing & Infrastructure
4 Parramatta Square, 12 Darcy Street
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RE: SSD-66876472 BERRIMA HOTEL (The Berrima Quarter) - Response to Submissions

ACOR were engaged by the Blue Sox Group to design sewer mains infrastructure to service the proposed adaptive reuse of the Berrima Hotel project (the Berrima Quarter) and our design forms part of the SSD application documentation. In response to Wingecarribee Shire Council comments relating to the proposed sewer deviation proposed to support the redevelopment of the Berrima Gaol site, ACOR Consultants offer the following response and actions taken in response:

- 1. The proposed sewer (Sewer Diversion Design – Annexure F) appears to be shallow (120mm at Chainage 58.30)*

The sewer concept (rev 4) identified the proposed sewer vertical and horizontal alignment based on current site conditions. The sewer main was designed in accordance with the Regional Version of WSA 02-2014-3.1 to ensure operational requirements and self-cleansing flow are achieved.

The design development phase did identify that localised filling over the main was required and this was shown on civil design plans by Martens – specifically drawing PS01-C100 'Grading Plan Layout 1'. Filling over the main is required from approximately CH15.50 to approx. CH68.00. Please refer drawing NA242330_sew_01[5] at Attachment A.

- 2. The sewer is located within the batter and flood zone. The manhole at Chainage 37.8 will have a depth of approximately 330mm, making it difficult to construct.*

The existing sewer main is already located in the flood zone (the section of main subject to 1 in 100 year flooding is contained to the lower/southern portion of the main) and there is no need to re-locate the main outside of the flood zone to adequately service the proposed development with sewer infrastructure (noting a relatively minor sewer diversion is required); to attempt this would be impractical and have major implications on the local sewer network and existing properties that are serviced by this main. The location of the existing main is efficient from a design perspective. Maintenance structures are proposed to be constructed with class 'B' gas tight lids to ensure management of future surcharge events. This is now shown on the amended design NA242330_sew_01[5] at Attachment A.

Localised filling of the site is proposed and identified within detailed drawing NA242330_sew_01[5] to ensure constructability of the proposed maintenance structure.

- 3. The design must comply with Council's minimum standards of:*

- DN225 sewer main diameter, noting that while the downstream system may be smaller, new or renewed mains must meet these standards*

The pipe size has been upgraded to comply with Council's request – refer amended design drawing NA242330_sew_01[5] at Attachment A.

4. *Council requires a 3-metre-wide easement over the sewer main through the site for maintenance*

The sewer design facilitates the creation of a 3.0m wide easement over the sewer main. Please refer updated design drawing NA242330_sew_01[5] given in Attachment A which shows indicatively an easement over the main

5. *Council prefers the entire length of the sewer main (Wilshire Street to Wingecarribee Street) within the development site to be upsized and renewed. There is less impact to renew the main as part of the works, rather than potentially having to do it later.*

The applicant has not requested ACOR to design for replacing the entire length of the existing main. We confirm that to adequately service the site the northern portion of the main is not required to be upgraded or replaced. Additionally, we make the observation that the proposed hotel accommodation building is well clear of the existing main along the northern section with clearance to any obstruction being 7m to 10m on the eastern side of the main (and no obstructions on the western side of the main but for the escarpment edge); and as access to the main is easily gained from Wilshire Street, the proposed development will not materially diminish access to the main in the future should any repair or replacement works be required.

Should you have any queries relating to the above responses, please contact the undersigned directly.

Kind regards

A handwritten signature in blue ink, appearing to read 'Matthew Russell', with a stylized flourish at the end.

Matthew Russell
Team Manager. Senior Project Consultant – Water Services

