

2 June 2026

NSW Department of Planning, Housing & Infrastructure
Att: Stuart Withington
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Stuart,

RE: SSD-66876472 | BERRIMA HOTEL (The Berrima Quarter) — Response to Submissions

Martens and Associates (**MA**) have prepared this response to assist Blue Sox Group (the **client**) in addressing stormwater management comments in relation to the State Significant Development (**SSD**) application for The Berrima Quarter, 2-4 Argyle Street, Berrima NSW (the **Site**). Comments were received via a request for further information (**RFI**) from Wingecarribee Shire Council (**Council**) and WaterNSW.

The revised Concept Civil Works plan (P2410244PS01-R06) prepared by MA have been provided in Appendix A.

1 Response to Agency Comments

Stormwater related comments received via the RFI are summarised in Table 1. MA's response in the table address each of the comments and demonstrate that the concerns raised have been adequately addressed.

Table 1: MA response to stormwater related comments raised by relevant agencies

Agency Comments	MA Response
Council, 26 November 2025	
<i>Council recommends that the use of Vortex style Gross Pollutant Trap (GPT) in preference to filter cartridges to maximise treatment efficiency and reduce maintenance costs.</i>	(1) A vortex style GPT (Atlan Vortceptor) was tested in the MUSIC model as a replacement for the proposed filter cartridges. However, due to the lower pollutant removal efficiency of the vortex style device compared to the filter cartridges, a Neutral or Beneficial effect (NorBE) on water quality could not be achieved. The treatment for the devices in comparison for reference are: a. Vortex style GPT (Atlan Vortceptor): GP 98%, TSS 70%, TP 30%, TN 0%. b. Filter cartridge (Atlan Filter): GP 100%, TSS 75%, TP 40%, TN 25% For this reason, the proposed filter cartridges have been retained in the proposed design in order to achieve NorBE.

Agency Comments	MA Response
<i>The final stormwater design should also confirm:</i> • <i>System capacity under peak rainfall events.</i> • <i>Integration with Council's stormwater network standards and the WSUD Implementation Plan.</i>	(2) We acknowledge Council's comments regarding maintenance costs. It is noted that the ongoing maintenance and operational costs associated with the proposed treatment devices will be the responsibility of the site owner, and not Council. (3) Under Council's engineering design specification D09 Stormwater Drainage (Design) Council considers the peak rainfall event as the 1% AEP storm event. MA confirms the Concept Civil Works plan has considered this requirement for the Site and Wingecarribee Street and summarises the proposed drainage works below: - The site drainage system provides stormwater conveyance via a pit and pipe network designed to accommodate flows up to the 1% AEP event, to the proposed OSD system. Flows up to the 1% AEP will then be discharged from the OSD via a controlled orifice to the proposed pit and pipe network within Wingecarribee Street. - The Wingecarribee Street drainage works comprise of a formalisation of an existing verge swale, a driveway culvert, and a pit and pipe system discharging to the Wingecarribee River. The system is designed to cater for the 1% AEP storm event. (4) The development drains to the Sydney Water Drinking Water Catchment and must therefore satisfy NorBE requirements. The proposed treatment train for the Site and Wingecarribee Street has been modelled in MUSIC and demonstrates compliance with the required water quality criteria. Refer to the Concept Civil Works plan water quality results (P2410244PS01-E701). (5) The proposed treatment incorporates the following treatment train: - Atlan Ecoceptor GPT: Proposed to provide primary treatment removing large debris and sediments, through physical screening, hydrodynamic separation, and sedimentation. - AtlanFilters: Proposed to provide tertiary stormwater treatment. The system provides treatment through sedimentation, filtration, absorption, and chemical filtration to remove nutrients, dissolved heavy metals, and fine particulates. - Rainwater tanks: Proposed for the capture, storage, and reuse of roof runoff for irrigation of landscaped areas. Expected reuse requirements are approximately 1750 kL/year, as calculated and advised by ADP Consulting.
WaterNSW, 24 November 2025	
<i>The site is largely separated from the Wingecarribee River riparian corridor by adjoining Crown land. However, the south-west corner of the site, particularly a portion of the adjoining Wingecarribee Street, is within the 1% flood zone. The EIS notes Wingecarribee Street will be upgraded as part of the proposal to provide access to the proposed basement carpark, however, no details of any works associated with the portion of the road within the flood zone are provided.</i>	(6) No part of the Site is affected by the 1% AEP flood. Only a small portion of the proposed access to the basement is affected by shallow flooding (<20mm) in the 1% AEP flood event. The proposed Wingecarribee Street upgrades within the flood extent comprise the following: - Details of the grading are provided in Concept Civil Works plan (P2410244PS01-C100). - Details of the pavement resurfacing are provided in Concept Civil Works plan (P2410244PS01-G400). The proposed works within Wingecarribee Street have been considered by the proposed condition model, which demonstrates no offsite flood impacts.

Agency Comments	MA Response
	Refer to the Concept Civil Works plan (P2410244PS01-Z00 and Z01) for the pre and post development comparison of the 1% AEP flood extent. Refer to Flood Impact and Risk Assessment prepared by MA for additional information.
<i>The Stormwater Management Plan demonstrates that water quality impacts from increased impervious areas on site can be managed via an 80,000-litre underground rainwater tank with 1,750 kilolitres per year reuse, proprietary gross pollutant traps, onsite detention basin and a treatment vault with fifteen cartridge filters. However, specific details for stormwater treatment and management from the Wingecarribee Street upgrade have not been provided.</i>	(7) It should be noted that a 100kL rainwater tank is proposed for reuse purposes. To account for overflow and sediment storage 80kL (80% of the total physical storage volume) has been adopted in the modelling in accordance with the Using MUSIC in the Sydney Drinking Water Catchment Guideline 2025. (8) Details of the proposed stormwater management works in Wingecarribee Street have been updated in the Concept Civil Works drawings and are summarised below: a. The proposed swale details are provided on Drawing E200, including batter slopes, vegetation, longitudinal grade, and design flows and velocities. b. The proposed pit and pipe long sections (invert level, pipe type, pipe grade and pit levels), pit schedules and drainage plan view are provided on Drawing E300 – E302 and E100 – E101. c. The proposed Wingecarribee Street extent of works, long sections and grades have been provided on Drawing C100 and D200. d. The proposed Wingecarribee Street pavement plan has been provided on Drawing G400. Further to the above, the MUSIC model has been updated to reflect the proposed works in Wingecarribee Street and demonstrates no additional treatment water quality treatment are required to meet Norbe requirements as the site is already overcompensated for treatment. For MUSIC catchment plan and results, refer to the Concept Civil Works plan (P2410244PS01-E700 to E701).

If you require any further information, please do not hesitate to contact our offices.

For and on behalf of

Martens & Associates Pty Ltd



Gray Taylor

Senior Project Manager, Principle Engineer



2 Appendix A – Concept Civil Works Plan