

15 February 2024

Contact: Neil Cowley
Telephone: 0429 887 939
Our ref: D2024/8983

Fadi Shakir
Planning Officer
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Mr Shakir

WaterNSW's Response to Request for SEARs – Berrima Hotel (SSD-66876472)

WaterNSW appreciates the opportunity to provide inputs into the Secretary's Environmental Assessment Requirements (SEARs) for the Berrima Hotel (SSD-66876472). WaterNSW notes that the proposed development is an adaptive reuse of the heritage site of the Berrima Correctional Centre.

As the development is located within the Sydney Drinking Water Catchment, sections 6.61(1) and 6.63 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (the SEPP) apply including assessment of neutral or beneficial effect (NorBE) on water quality.

WaterNSW has reviewed the Scoping Report prepared by Sutherland & Associates Planning (dated December 2023) and notes that the site has steep slopes into the Wingecarribee River to the west and flooding issues on the western edge and south-western corner. Therefore, WaterNSW considers careful considerations will be required to design, locate, operate, and manage stormwater management measures at the site.

WaterNSW requests the following shall also be included in the SEARs:

- A comprehensive wastewater assessment to ensure that the Berrima Sewer Treatment Plant and associated sewer network have sufficient hydraulic capacity to transfer, accommodate and treat the additional wastewater load (average and peak loading during dry and wet weather) generated by the development.
- An Integrated Water Cycle Management Plan including:
 - appropriate stormwater management measures considering cultural heritage areas, slope, and flood impacts (i.e., stormwater management measures need to be above the 2% AEP flood level)
 - a concept stormwater drainage plan showing the location, details of any proposed stormwater management measures, and
 - a stormwater quality modelling using MUSIC software shall:
 - show a comparison of pre- and post-development scenarios on water quality parameters of key concern (Total Suspended Solids, Total Phosphorus and Total Nitrogen)
 - be provided to WaterNSW as an electronic copy of the MUSIC file
 - demonstrate a NorBE at each stage, if the development is proposed to be staged
- A concept construction stage Soil and Water Management Plan including:
 - site-specific and detailed erosion and sediment controls, particularly for any steep locations or flood prone locations near the Wingecarribee River

- careful upstream/external clean water diversion, and
- scour protection at the discharge point/s and/or site boundary
- An Operational Environmental Management Plan for proposed stormwater management measures, and
- The above documents shall be prepared in accordance with WaterNSW's NorBE Guideline.

It is requested that WaterNSW be listed a stakeholder in any further consultation on the project. WaterNSW looks forward to reviewing the forthcoming Environmental Impact Statement.

If you have any questions, please contact Neil Cowley via email at environmental.assessments@waternsw.com.au

Yours sincerely



CAMILLA EDMUNDS
Manager Environment, Sustainability and Catchment Protection