
RE: [External] 68-80 Beauchamp Road, Hillsdale - Feasibility CN226021 Response

From Krina Roy <KRINA.ROY@sydneywater.com.au>

Date Mon 23-Feb-26 4:00 PM

To Aladdin Tarshan <Aladdin.Tarshan@mottmac.com>

Cc Ira Williams <IRA.WILLIAMS@sydneywater.com.au>; Jeya Jeyadevan <JEYA.JEYADEVAN@sydneywater.com.au>; Alexander Murphy <alexander.murphy@homes.nsw.gov.au>; Antonis.Anastassiades <Antonis.Anastassiades@mottmac.com>; Wendy Lu <wendy.lu@mottmac.com>

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Hi Aladdin,

Please find our response to the documents submitted under trailing email.

- Sydney Water has no objection to the proposed works in principle. However, the proponent must ensure that the width of the driveway or pedestrian crossing is not increased beyond what has already been proposed.
- Landscaping works over Sydney Water's stormwater channel should be minimised. Any planting must comply with Diagram 5 – Planting Trees of the Technical Guidelines – Building Over and Adjacent to Pipe Assets.
- If Sydney Water's repair activities result in damage to landscaping or aesthetic improvements, the property owner will be responsible for reinstating the site to its prior condition. Sydney Water's obligation is limited to restoring the site to a basic rural footpath level.
- A positive covenant indemnifying Sydney Water will be required to be placed on the property title. Further information regarding this covenant will be provided upon lodgement of the Section 73 and Building Plan Approval applications following Council consent.
- An Out of Scope Building Plan Application will be required once DA approval is obtained. This will allow Sydney Water to undertake a comprehensive assessment of all proposed buildings and structures and their potential impact on Sydney Water assets.
- The submitted CCTV footage is not of acceptable quality. You must engage a contractor equipped with appropriate CCTV technology suitable for inspecting larger assets. The CCTV video must be accompanied by a SEWRAT assessment report. Both CCTV video and SEWRAT report must be submitted with the Out of Scope Building Plan Approval application.
- Clarification is required regarding basement design. Specifically, will the basements be constructed to prevent seepage water ingress? If seepage is permitted to enter, details of the water removal arrangement to be provided.

These requirements are indicative only and not exhaustive. Detailed conditions will be issued upon lodgement of the Section 73 and Building Plan Approval applications, following Development Application approval.

If you need any clarification, please feel free to get in touch.

Kind Regards,

Krina Roy
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