

**ANGEL PLACE
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SYDNEY NSW 2000**

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3 July 2025

Matthieu Santoso
Hawkesbury Council
PO Box 146,
Windsor NSW 2756

Dear Matthieu,

REQUEST FOR INFORMATION RESPONSE | DA0013/25| RNSW HAWKESBURY STABLING DEVELOPMENT

Thank you for your letters dated 19 March 2025 and 30 April 2025 requesting additional information in relation to the abovementioned proposed stabling development at 61 Rickaby Street, Clarendon.

The following updated documentation supports this letter in responding partially to Council's request for further information. We note that discussions with Council are ongoing in relation to the Rickaby Street road upgrade, and a formal response to that matter will be provided separately.

Report / Plan	Consultant	Date
Updated Stormwater Schematic Design	WSce	June 2025
Updated Arboricultural Impact Assessment	Arbor Logix	13 June 2025
Site Demolition Plan 15224 – DA - A02 – Rev B	EJE	06 June 2025
Proposed Site Plan 15224 – DA – A03 – Rev B	EJE	06 June 2025
Preliminary Cut & Fill Analysis 8466000 – C3.01 – Rev 3	WSCE	13 June 2025
Updated Landscape Plans Revision No. H	Terras	10 June 2025

The summary overleaf outlines how Council's requests have been addressed in the above documentation.

STORMWATER MANAGEMENT

Council's letter dated 30 April initially requested an OSD to be provided to mitigate non-natural catchment stormwater discharge into Rickaby Street.

Following a meeting held between the consultant team and Council's engineer on 16 May 2025 and subsequent email correspondence, Council advised via email dated 17 June 2025, that Council's position on the OSD items is as follows:

Onsite Stormwater Detention System:

"This matter has been further deliberated within DE team, and we are of the opinion that removal of OSD would be supported subject to the following:

- ***New stormwater road crossing is to be provided along the southern boundary of the Lot, instead of the proposal to concentrate site discharge at one location.***
- ***Stormwater from the southern catchment is to be directed to this new culvert crossing.***
- ***The existing drainage swale on the south-western side of Rickaby Street will require to be cleared of overgrown vegetation and reshaped, where needed, to ensure stormwater flow towards south-west along the Rickaby Street and ultimately discharge into the Rickaby Creek at road end."***

Council's support for the removal of the OSD system is noted. In line with Council's comments above, the following measures have been incorporated into the updated schematic design (attached):

- A new stormwater road crossing is proposed along the southern boundary of the lot to avoid concentrated discharge at a single location.
- Stormwater runoff from the southern catchment will be directed to this new stormwater pipe crossing.
- The existing drainage swale located on the south-western side of Rickaby Street is to be cleared of overgrown vegetation and reshaped to allow adequate overland flow capacity which ultimately discharges into Rickaby Creek.

WSce have confirmed from a high-level assessment; Council's conditions are achievable. In addition, a new stormwater channel will be formed as part of the works to connect site discharge into the existing drainage swale.

Accordingly, it is requested the updated stormwater documentation in line with the schematic design be imposed as conditions of development consent.

ARBORICULTURAL ASSESSMENT

Arboricultural Impact Assessment

The Arboricultural Impact Assessment (AIA) prepared by Arbor Logix, dated 25 July 2024 is considered insufficient as it fails to provide the following:

- 1. Accurate assessment of impacts to existing trees from the proposed driveway/crossover footprint, stormwater works and civil works.*
- 2. Accurate measurement of Trees 1, 12, 14 & 49 diameter at breast height (DBH).*

Accordingly, a revised AIA must be prepared in accordance with Hawkesbury Development Control Plan 2002 and AS4970-2009 – Protection of trees on development sites which satisfies the above.

An updated Arboricultural Impact Assessment has been prepared by ArborLogix and submitted as an attachment to this letter.

The amended report provides an updated assessment of impacts to existing trees from the proposed driveway/ crossover footprint, stormwater works and civil works. This assessment takes into account the minor amendments proposed to the architectural and landscape design and extent of cut and fill in order to retain the trees requested in the second part of this RFI – discussed below.

The amended Assessment details that DBH measurements have been re-taken for trees 1, 12, 14 and 49. This varied by only approximately 5% from the original measurements and thus had no significant impact on any TPZ encroachments from the previous report.

Impact to Existing Trees

The proposed removal of Trees 41, 42, 48 & 49 as a result of the new development is not supported. These mature and established, locally native trees were assessed to be in good vigour and good/fair condition with medium/high significance and are considered priority for retention.

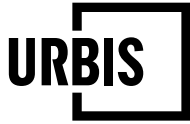
Redesign of the waste & storage shed, and horse walker should be undertaken to reduce the level of impact to a sustainable level. In this regard, design changes are to be implemented under consultation with an AQF 5 Level Arborist to demonstrate that impacts to trees will be sustainable.

Accordingly, a revised AIA must be prepared in accordance with Hawkesbury Development Control Plan 2002 and AS4970-2009 – Protection of trees on development sites which satisfies the above.

The proposal seeks to retain Trees 41, 48, and 49, as requested. This has been achieved through minor amendments to the design layout, primarily involving the relocation of the stormwater retention tank and updates to the cut and fill plan to maintain existing soil levels around the trees being retained.

Despite several design reviews, the retention of Tree 42 was ultimately not feasible without significantly compromising the design and functionality of the site. The following justification is provided for its removal:

- Relocating the Waste and Store Shed further west (towards Rickaby Street) would adversely impact key operational aspects of the development, including:
 - A reduction in available staff car and truck parking due to a decreased footprint for appropriately sized spaces.
 - Impaired site manoeuvrability for both vehicles and horses, which could present safety risks by limiting turning and off-loading areas in front of the Waste Store and Shed.



- Likely removal of Tree 14 (assessed as high significance/high retention value), as Horse Walker 02 would also need to shift westward.
- Loss of space to provide Round Yards between Horse Walkers 01 and 02, which would negatively affect horse welfare by reducing access to external yard time.

To offset the removal of Tree 42, we propose planting several native tree species across the site. These additional plantings will increase overall canopy coverage from 4.2% to 11.6% - representing a significant improvement.

Furthermore, retaining a single tree in the middle of the site is neither practical nor viable, as it imposes significant constraints on the site's development potential and overall operational functionality.

I hope the submitted information is of assistance to you in your assessment.

Should Council require clarification or wish to discuss the matter further, please do not hesitate to reach out.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Jessica Widenstrom". The signature is fluid and cursive, with the first name being more prominent.

Jessica Widenstrom
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