



Addendum to SEE - Section 4.55(1A) Modification to DA 10132

56 Beane Street, Gosford

This addendum is to the Statement of Environmental Effects dated 19 May 2021, and addresses an amendment to the modification application to include the removal of Trees 11, 12 & 13, which are impacted by on-site stormwater works, and accompanies a letter dated 20 August 2021 from the applicant, Mono Constructions Pty Ltd which formally requests an amendment to the modification application.

Removal of Trees

There are four (4) trees located close to the rear western boundary that were not identified for removal under the original development consent for DA 10132 dated 12 March 2021. These trees are *Casuarina cunninghamianas* (River She-Oaks) and are identified as Trees 11, 12, 13 and 14 in the Arborist's report submitted with the original development application. These trees required removal due to conflicts with approved stormwater pipes and would also have been in conflict with the proposed stormwater changes in the modification application.

There are also two trees located within the drainage easement adjoining the rear western boundary (Trees 15 and 16) which required removal as they were located above an approved stormwater pipe, and Condition B6 of the consent foreshadowed that if these trees required removal then replacement tree planting is required.

The applicant therefore seeks to amend the modification application to include the removal of Trees 11, 12, 13 and 14, and to identify replacement planting for the removal of Trees 15 and 16 consistent with condition B6 of the consent. The amendment is supported by an addendum to the Arboricultural Impact Assessment (AIA) prepared by Koala Arbor Consulting Arborists and amended Landscape Plans prepared by Site Image Landscape Architects which show the removal of Trees 11, 12, 13, 14, 15 and 16, and identify replacement landscaping for the removal of the trees.

The proposed replacement trees are *Harpullia pendulas* (Tulipwoods), and the addendum to the AIA identifies that the replacement planting has been discussed with Council's Tree Management Officer.

Consideration and Impacts of Tree Removal

Removal of Trees 11, 12, 13 and 14 was required to allow for proper stormwater management on the site, which also has an inter-allotment drainage easement along the rear boundary.

The trees removed were identified in the original AIA as having 'moderate' retention value, and are not identified as being significant trees, a threatened species or part of an endangered ecological community. Removal of the trees was required to allow for required stormwater infrastructure to be provided, which is essential to service the proposed development, and ultimately in order to facilitate the development of much-needed affordable social housing on the site.

Removal of the trees will result in minimal environmental impact, having regard to the nature of the trees, and replacement planting is proposed which will complement the already approved Landscape Plans. With replacement planting, the removal of the trees would not conflict with State Environmental Planning Policy (Gosford City Centre) 2018, including the zone objectives for the B4 zone, Gosford City Centre DCP 2018 or any other State Environmental Planning Policies.

The site is located within the Gosford City Centre area, with capacity for high rise development, and the removal of trees (with replacement landscaping) would be consistent with the nature and scale of development being encouraged in the city centre area and having regard to the site drainage constraints applying to the site.

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