

28th July, 2022

Steve Bullen
73 Rednal St
Mona Vale NSW 2103

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Dear Steve,

Ecological Assessment Addendum - 73 Rednal St, Mona Vale

I completed the original Biodiversity Assessment Report, dated Sept, 2019 for your site.

I have been sent an updated set of plans from JJ Drafting, dated July 2022 (Attachment 1).


JJ Drafting advise *"We are lodging a modification for the above mentioned address and required a supporting letter from your original report. The secondary dwelling has been slightly relocated and the sub floor store has been removed. I have attached the old report and the architectural drawings as modified"*.

The new modified proposal is smaller in area, and has allowed a greater setback from the Biodiversity Values mapped Area. It does not impact over the BV mapped area. Therefore it does not trigger the BOS. The findings and report are therefore still current, and should be used by Council to assess the proposal.

Koala SEPP 2021 is now in force, with impact over at least one Turpentine proposed which is a listed Koala feed tree under this SEPP (which calls up Koala SEPP 2019). There is no known Koala population remaining in this area, and no Bionet records within 3kms, and the development is therefore considered to comply with this SEPP.

Any queries regarding this correspondence please contact the author.

Regards

A handwritten signature in black ink, appearing to read "T. Smith".

Ted Smith BSc(Hons), Grad Dip, BAM Accredited Assessor, Certified Practicing Ecologist
PEAK LAND MANAGEMENT PTY LTD

DISCLAIMER: Whilst every effort is made to present clear and factual information based on current scientific data, on site field survey, and council guidelines, no guarantee is made that all species have been identified on the site, or that all information is presented to councils satisfaction, or that the development will be approved as this is in the hands of the approving statutory authority. No warranty or guarantee, whether expressed or implied, is made with respect to the observations, information, findings and inclusions expressed within this report. No liability is accepted for losses, expenses or damages occurring as a result of information presented in this document.

Attachment 1: Site Plan (from JJ Drafting, dated July 2022)

