

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	Mod2021/0163
<b>Date:</b>	22/04/2021
<b>Responsible Officer</b>	Penny Wood
<b>Land to be developed (Address):</b>	Lot 10 DP 15762 , 13 Bruce Street MONA VALE NSW 2103

### Reasons for referral

This application seeks consent development on land, or within 40m of land, containing:

- All Development Applications on
- Actual or potential threatened species, populations, ecological communities, or their habitats;
- Wildlife corridors;
- Vegetation query stipulating that a Flora and Fauna Assessment is required;
- Vegetation query - X type located in both A & C Wards;

And as such, Council's Natural Environment Unit officers are required to consider the likely potential environmental impacts.

### Officer comments

The proposed modification will not result in any additional impacts to the biodiversity values of the site, and the development is in compliance with the relevant biodiversity planning controls.

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Natural Environment Conditions:

Nil.