

3 February 2025

Northern Beaches Council
PO Box 82
MANLY NSW 1655

Dear Biodiversity Team

RE: BIODIVERSITY REQUIREMENTS FOR DEVELOPMENT APPLICATIONS
22 KARINGAL CRESCENT FRENCHS FOREST

We write to address the level of assessment required for our project site at 22 Karingal Crescent Frenchs Forest. While the development footprint itself is not located within the Biodiversity Values (BV) Map zone, parts of the site do fall within this zone; however, these areas will remain unaffected by the development.



For the following reasons, we believe that a Flora and Fauna report or Biodiversity Development Assessment report should not be required.

1. No vegetation removal or pruning within the BV Map zone is proposed.
There is only one native tree within the BV zone to the front of the property (Weeping Bottlebrush) which will be retained. Similarly, no vegetation removal or pruning is proposed to the large trees on Council Land to the rear, behind the property. A detailed assessment of any impact to the TPZ of these trees will be assessed in the Arborist Report by Arbosaw.



Photograph of Weeping Bottlebrush



Photograph of Flooded Gum on Council land

2. The rest of the property, especially the rear yard consists only of lawn and non-native hedges, with no significant vegetation. The land has long been cleared as it has been residential for many years and is currently being rezoned for growth under the Frenchs Forest 2041 Place Strategy. We believe the BV Map requires correction.



Photograph of rear yard of subject property