

[REDACTED]

From: [REDACTED]
Sent: Thursday, 28 September 2023 7:05 PM
To: [REDACTED]
Subject: Submission made on - Planning proposals - Patyegarang, Morgan Road, Belrose
Attachments: Lizard Rock Planning Proposal Submission Submission.pdf

Dear [REDACTED]

I have recently made a submission on this matter. However, I did not receive a confirmation email which confirmed it had been sent/received. Can you please advise.

If for some reason my submission has not been received please find attached. I wish to have my name redacted from any release of this submission.

Regards,

[REDACTED]

Sent from [Mail](#) for Windows

Lizard Rock Planning Proposal Submission

As someone who grew up in this area, and who always enjoyed the wide diversity and spread of our bushland areas, I wholeheartedly object to this destructive, insidious, and ignorant waste of money representing the loss of our natural beauty and crucial native habitat in favour of private interests and inappropriate development.

I was a signatory of a 12,000-signature petition that was tabled by the NSW Member for Wakehurst, Michael Regan, which was considered in the Legislative Assembly, on this very issue, pleading with the government to reconsider this proposal and reject it.

I remain extremely concerned that arguments around housing affordability (an important issue, particularly for renters like me) are increasingly becoming conflated with allowing inappropriate developments to proceed without the strategic merit required, simply to meet certain targets. The Northern Beaches Council has demonstrated time and again that it is able to meet its housing targets set by the state government, without resorting to allowing inappropriate developments like this to go through that create significant long-term impacts on our environment and the public safety of residents.

The potential for a rezoning of 227.3 hectares of pristine native bushland in the Northern Beaches (including the iconic 'Lizard Rock' area) for housing development represents the gold standard of inappropriate developments that meet neither the needs of a growing community nor the needs of our native flora and fauna who are increasingly under pressure from development. In 2023 more than 40 species were entered into the national endangered species list, 22 of which are critically endangered, and land clearing continues in NSW unabated whereby even the Koala is now threatened. Not only are our native species under threat from natural threats (like the 2019-2020 bushfires), but the major threat is human impacts like land clearing and habitat loss. The Lizard Rock site and surrounding areas are home to many increasingly threatened species like the Black Cockatoo, Bush Wallabies, Powerful Owls, Echidnas, and many other species both flora and fauna. Our legislation is failing us, our governments are failing us, and the planning system is geared towards developers at the expense of the public interest.

This development not only represents a massive loss of pristine bushland, but also represents increasing encroachment upon surrounding bushland areas that will not be directly removed by this development. It is self-evident that bushland areas that directly adjoin large-scale developments suffer long-term and ongoing impacts of that development, regardless of any immediate conditions or controls on the development. Bushland will potentially need to be thinned and cleared to maintain appropriate fire safety distances from residential areas, pollution in the form of household and construction rubbish will flow in the local waterways and mar pristine bush areas, and nutrient runoffs from private gardens will likely further impact upon these areas. So not only will this development irrevocably change the character and environment of the immediate site, but it will have significant long term adverse impacts on the surrounding area.

Lizard Rock Planning Proposal Submission

The demolition of pristine bushland in this isolated bushland site for low density housing represents the wrong development on the wrong site. This area of Frenchs Forest is highly bushfire prone and will significantly increase the infrastructure demands to mitigate such a risk should this development go ahead, potentially result in further bushland loss to create adequate distances, and accommodate wider roads and access roads. So, the loss of bushland is not only represented by the subject site, but also surrounding sites, as well as the consequent infrastructure demands placed upon the Northern Beaches Council and the Rural Fire Service.

The Lizard Rock Site is also highly isolated, accessed only by a two-lane road that connects to Forest Way and Oxford Falls. Having until relatively recently been a long-term resident of this area, I am acutely aware of the traffic infrastructure difficulties of the Frenchs Forest area, particularly at peak times. Bus services are the only form of public transport, and only run along main roads and irregular intervals during the day, with peak times being the only reliable time of day for public transport service. However, at peak times these services are further impacted by very heavy car traffic, as surrounding areas in Frenchs Forest, Belrose, Davidson, Terrey Hills, Forestville, Beacon Hill, etc. comprise mostly low-density housing in car-dependent suburbs built in the 1950s-1990s. As a result, the majority of houses own at least 1-2 cars, which are used for commuting and for daily use.

Despite significant investments in road infrastructure around the Frenchs Forest Hospital, this problem has only gotten worse, as our population continues to grow, and the Northern Beaches continues to be ignored by successive NSW State Governments for meaningful investment in transport infrastructure. A commitment to heavy/metro rail connections to the Northern Beaches would help resolve this issue but is unlikely to be considered even in the medium to long term. The potential addition of 450 new dwellings in an isolated car-dependent site in a wider area that is already highly car-dependent with significant traffic issues, in an area where higher densities are already being considered in the proposed Frenchs Forest Town Centre near the hospital, is continuing the cycle of bad development that does nothing to alleviate or resolve existing issues, indeed it makes it much worse.

The Department of Planning needs to investigate greater investment in transport connections and infrastructure, like a metro line to the Northern Beaches, before considering further land releases and higher density housing development for this part of Sydney. Aside from that 450 low density dwellings in an isolated site is unlikely to meaningfully address any of the existing housing and affordability issues facing the State of New South Wales.

This rezoning and development proposal is made by the Metropolitan Local Aboriginal Land Council, using land granted to them to address past wrongs and generate profits for the indigenous community, in its simplest form is attempting to address past wrongs by committing new ones. This development is simply inappropriate for the site, risks already fragile ecosystems and native habitat, and needs to be refused. The Government needs to approach the Land Council and reach an appropriate agreement for their compensation for the loss of development potential.

Lizard Rock Planning Proposal Submission

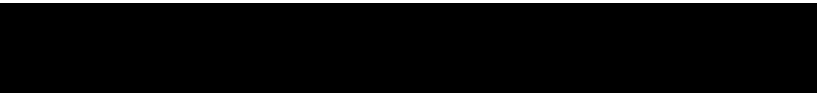
The approach to significant housing development and attempting to tackle housing affordability should be on the basis of the right development for the right site. These isolated bushland sites are not appropriate for this level of development, not only for the loss of native bushland and habitat for increasingly rare and endangered species, but also for the extremely high bushfire risk of the sites, and their distance from appropriate utility and transport infrastructure.

Clouding the issue as Premier Minns seems to be trying to do, by branding opponents “NIMBYs” is an offensive and divisive simplistic argument that discounts the fact of the numbers of people of the Northern Beaches that reject this unsympathetic proposal as evidenced by petitions received by Parliament.

The protection of our natural heritage is an important principle for me, and our bushland areas are something that I appreciate and enjoy on a daily basis. If we really want to stop the ongoing severe decline in the numbers of our native species, we must protect our pristine bushland areas and ensure that where bushland is in large areas like this, its integrity is maintained. We cannot achieve such an objective if we allow proposals such as these to go ahead and continue the cycle of systemic inertia whereby irresponsible and strategically inappropriate developments like this are allowed, our native species suffer the consequences, and we wonder why the things we appreciate (our native species) have disappeared. “Caring for Country” this is not.

I request that my name and address be withheld from the publication of this submission.

Yours Sincerely,

A solid black rectangular redaction box covering the signature area.

(Formerly resident of Frenchs Forest and Belrose, 1992-2018)

28/09/2023

[REDACTED]

From: [REDACTED]
Sent: Thursday, 28 September 2023 8:22 AM
To: [REDACTED]
Subject: Re: Lizard Rock Town Planning

Thank you [REDACTED] for your rapid response

I will get to it straightaway

Best regards

[REDACTED]

Sent from my iPhone

> On 28 Sep 2023, at 8:19 am, [REDACTED] wrote:

>

> [REDACTED]

> Thank you for taking the time to send your concerns. Could you please

> go to

> <https://www.planningportal.nsw.gov.au/ppr/under-exhibition/patyegarang>

> -morgan-road-belrose It would be appreciated if you could make a

> submission on the above URL if you haven't already.

> Regards

> [REDACTED]

>

> -----Original Message-----

> From: [REDACTED]

> Sent: Wednesday, 27 September 2023 6:43 PM

> To: [REDACTED]

> [REDACTED]

> Subject: Lizard Rock Town Planning

>

> I am appalled by the suggestion that the NSW Government is considering

> destroying an area of native bushland with a view to developing homes

> in a bushfire prone area, not least an area of cultural importance

>

> Not being an indigenous person, the fact that more culturally

> significant areas are threatened once more is a disgrace

>

> The Northern Beaches Council does not agree with this development

> either

>

> Please immediately reconsider

>

> Best regards

>

> [REDACTED]

> [REDACTED]



From: ElectorateOffice Wakehurst [REDACTED]
Sent: Friday, 10 November 2023 1:05 PM
To: DPE Metro Central and North Mailbox
Subject: FW: Submission Against Patyegarang Planning Proposal

Good afternoon,

Our office was made aware of a glitch with the Department of Planning's online submissions portal this week which may have affected some Lizard Rock/ Patyegarang submissions.

We have liaised with Minister Scully's office who have provided this email, and have confirmed late submissions emailed will be accepted until 11:59 Sunday 12th November.

We understand the community were informed they could email Lauren Templeton, however it appears Lauren will be out of the office until Monday. In the interest of ensuring no submission is lost, I am taking the liberty of forwarding emails we were copied into. There will be a few of these.

If you can please acknowledge these emails are received that will be most appreciated. Thank you for your time and assistance.

Kind regards,

[REDACTED]
Senior Electorate Officer



Michael
REGAN MP
INDEPENDENT MEMBER FOR WAKEHURST

- (02) 9981 1111
- sean.moran@parliament.nsw.gov.au
- www.michaelreganmp.com
- Shop 3, 637-641 Pittwater Road, DEE WHY, NSW, 2099



Acknowledgement of Country

The Wakehurst Electoral Office acknowledges the Traditional Custodians of the lands where we work and live. We celebrate the diversity of Aboriginal peoples and their ongoing cultures and connections to the lands and waters of NSW. We pay our respects to Elders past, present and emerging.

*This email is solely for the addressee and may be confidential.
You should only read, disclose, transmit, copy, distribute, act in reliance on or commercialise the contents if you are authorised*

Sent: Thursday, 9 November 2023 8:53 PM
To: [REDACTED]
Cc: ElectorateOffice Wakehurst [REDACTED]
Subject: Submission Against Patyegarang Planning Proposal

Dear Sir/Madam,

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or “Lizard Rock” (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife that live at Lizard Rock, and the future generations who have a right to a healthy natural environment.

I sent my submission but did not receive a confirmation email and thus I am including it below.

This proposal must be refused for the following reasons:

- **Loss of habitat** for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- **Impacts on the Narrabeen Lagoon Catchment** as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.
- **Loss of Sydney's Green lungs** as trees are known for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- **Some of the sites are at significant risk of bushfire events.** This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
- **Traffic and urban sprawl** – this proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.
- **Broader Strategic planning implications** - the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.
- **Negative precedent in the deferred lands** – The Northern Beaches Council is undertaking a strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an evidence-based approach, the Council’s draft plans are to zone private land in this area as Rural and C3 Environmental Management zoning. Approving the planning proposal would create an inappropriate precedent that other landowners in the MRA can also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank you for your consideration.

Sincerely,

[REDACTED]

[REDACTED]

Sent: Wednesday, 1 November 2023 11:27 AM

[REDACTED]

Subject: Lizard Rock

I am against this proposal to rezone bush land for any future dwellings... reasons are

- Loss of habitat for flora and fauna
- Bushfire risk
- Traffic congestion and urban sprawl
- Preserving biodiversity for future generations
- Impacts on the Narrabeen Lagoon Catchment
- Loss of Sydney's green lungs
- Trigger more local development

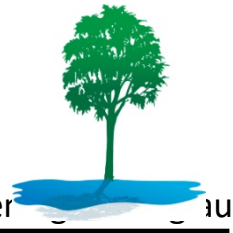
Many thanks

[REDACTED]

Friends of
Narrabeen Lagoon
Catchment

P.O. Box 845, Narrabeen NSW 2101

www.narrabeer



1 November 2023

Department of Planning and Environment
Dear Sir/Madam

Partyegarang Project
Lizard Rock Morgan Road Belrose
Planning Proposal by MLALC
PP-2022-3802

Thank you for this opportunity to provide a submission on this Planning Proposal.

We submit our objections to this Planning Proposal.

Friends of Narrabeen Lagoon Catchment

Our community organisation has been in existence since the early 1990s - we currently have 1,500 members and supporters.

Our mission is to preserve the remaining native bushland in the catchment and we have been involved in making many submissions on inappropriate development applications that will destroy native bushland in the catchment. This has involved submissions to Council, Planning Panels and the Land and Environment Court.

We have also been involved in consultations with Council and the Department of Planning and Environment when changes are proposed to Planning Controls and Policies.

This planning proposal is located in the catchment so we are very concerned that a large area of native bushland will be destroyed if the current planning proposal is approved

Independent Assess of Planning Proposal and Submissions

There has been no independent assessment in any of the steps since the commencement of the process to initiate a proposal to develop this site.

The section of the State Government's Department of Planning and Environment has been promoting the proposal and is also the section assessing the proposal.

This is not good governance and is not acceptable.

It is essential that the Planning Proposal and the submissions from this current exhibition are assessed by an Independent Authority – The independent Planning Authority - rather than the section of the Department of Planning that has been responsible for arranging proposal documents and assessing submissions for all the steps from the commencement of the processes with the Development Delivery Plans and recommending the placement of 9 MLALC sites including the subject site in the SEPP Housing strategy (previously SEPP Aboriginal Lands) through to the latest decision to proceed to the 'Gateway' determination.

An independent authority is essential as it is evident that this planning proposal is inconsistent with the orderly planning that is currently underway by Northern Beaches Council in consultation with the State Government's Department of Planning.

Preparation of a new LEP for the Northern Beaches LGA

It is evident that the section of the Department of Planning involved with this Planning Proposal is not communicating with the Department's section involved with the preparation of the new LEP for the Northern Beaches Council.

The preparation of the new LEP has involved a Local Strategic Planning Statement, Housing Strategy; Environmental Studies etc. These studies have been in consultation with the community and the Department of Planning where the Department of Planning has agreed with the outcome of the studies. The studies conclude that the 'deferred areas', which includes the subject site, should not be developed with intense urban development. Therefore this current Planning Proposal should be refused.

Proposed zonings for this site

The assessment of this Planning Proposal will be to determine if the change of Planning Controls as detailed in the application with particular Zonings are appropriate for this site.

This site is part of the areas that were 'Deferred' from inclusion in the WLEP2011 to allow extra time for studies to be undertaken to determine appropriate Zonings for these areas.

Following the implementation of WLEP2011 a Panel of Senior Staff from Warringah Council and the State Government's Department of Planning and Environment arranged for these studies and determined that E3 (now C3) Zoning would be the appropriate zoning for this site. This agrees with the Draft WLEP2009 that was placed on exhibition. This draft LEP shows E3 zoning for this site.

The intensity and density of the Planning Proposal is well in excess of the Department's and Council's recommendation.

These studies and further studies arranged for the new LEP for Northern Beaches Local Government Area confirm that the site should not be developed with intense urban development.

Therefore this Planning Proposal Application should be refused.

Gateway Process

Even though the Proposal has been included in the SEPP Housing Systems and has passed through the Sydney North Planning Panel it should not be assumed that the Development should proceed.

The SEPP listed a number of issues that needed to be studied and applied to the development proposal and the Sydney North Planning Panel has referred the proposal to the 'Gateway' process to determine if the proposal should or should not proceed.

Therefore it is essential that all issues are rigorously assessed by an independent authority that has authority to question the applicant and any other stakeholders together with the authority to engage consultants or other Government Authorities for advice particularly on the natural environment and related issues.

Aboriginal Land rights Act 1983

We consider that the proposed residential development is not consistent with Aboriginal Land Rights Act 1983. In considering the transfer of any Crown Lands to the MLALC the Minister needs to determine that the land is not required for residential uses.

The current proposal for residential development is not consistent with the Act. Therefore this current proposal should not proceed.

Community Benefit

We find that the Planning Proposal has no benefit for the broader community or the environment.

The Biodiversity report by the consultant for the applicant MLALC shows that the site is not degraded and contains native vegetation. (See Sections 1.1.3 and 4.1.2 of the consultant for the MLALC's Preliminary Biodiversity Development Assessment Report by Rebecca Hogan}.

Further, the non binding letter of offer by the MLALC does not contain any benefit for the community apart from the dedication of some conservation land. All of the other items are the usual requirements to develop a subdivision of land for urban purposes. This letter does not contain any reference to the payment of section 94 contributions which is a mandatory payment by developers.

The planning proposal is for the intense development in an isolated location without any infrastructure linking the site with a main road.

There is no public transport along Morgan Road.

The proposal for Private Recreation zoning over riparian lands will not preserve these natural areas along the creeks.

The small lot sizes will result in the complete destruction of native vegetation over the whole area.

A recent petition to parliament objecting to the proposal contained over 12,000 signatures. This provides the government with a clear view of the community's consideration of this proposal. The petition also includes a request for the Government to investigate other ways to fund Aboriginal Land Councils. This request has been ignored.

This proposal will increase burdens on the Council, community and emergency services.

This Planning Proposal is not in the Public Interest.

Over development of the site

There has been no comparison made of developing the site within the existing Planning controls compared with the intense development in the Planning Proposal. This comparison would show the extreme intense development of this site, with its high impacts and intensity, if the planning proposal was approved.

The existing planning controls were placed on this land and other lands in the deferred areas for very relevant environmental reasons that have been detailed in many studies by Northern Beaches Council, the Previous Warringah Council, the State Government and consultants engaged by the Councils and the State Government.

The site includes land not owned by MLALC

The provision of the SEPP Housing Systems (previously SEPP Aboriginal Lands) requires that only land owned by an Aboriginal Land Council can be placed in the SEPP. The Planning Proposal covers a site that has Crown Roads that have not been closed and transferred to the MLALC. These roads should stay in public ownership.

Therefore the current process for this Planning Proposal should cease.

History of seeking environmental protection for this area

During the 20th Century, there were many attempts to protect the bushland in the catchment of Narrabeen Lagoon by people who recognised its significance. There are over 430 registered Aboriginal Sites which are indicative of important landscapes and areas of ceremonial significance. There are threatened and rare flora and fauna, some of which are not currently protected in NSW National

Parks. There are at least 26 types of native vegetation communities including 13 registered as endangered and 8 that are not found in existing National Parks.

In 1992, the Independent, Dr Terry Metherell, introduced to the Legislative Assembly, a private Members Bill (the Garigal Park Extension Bill) proposing to extend Garigal National Park through to Manly Dam but it was defeated.

National Parks Association, Narrabeen Lagoon Committee, Red Hill Preservation Society and other groups worked tirelessly to lobby for environmental protection for the catchment of Narrabeen Lagoon. Garigal National Park was finally declared over the north east section of the catchment but has not been extended to cover the bushland that now belongs to Metropolitan Local Aboriginal Land Council (MLALC).

Friends of Narrabeen Lagoon Catchment have been involved in many negotiations concerning the bushland in the Narrabeen Lagoon Catchment e.g.

1. The assessment of remaining Crown Lands in the catchment which resulted in the Minister for the Environment in 2005 declaring that these lands would be protected as natural bushland forever and the gazettal of the Oxford Falls Regional Crown Reserve in 2006. This reserve covers some of the lots in the subject site.
2. The establishment of Narrabeen Lagoon State Park in 2014 provides protection for the Lagoon itself and land in the immediate surrounds of the Lagoon with the promise that the original 470ha would be increased over time as other parcels of land became available.
3. Negotiations between Metropolitan Local Aboriginal Land Council (MLALC), National Parks and Wildlife Service (NPWS), the Minister for the Environment and Warringah Council in an endeavour to establish Gai-mariagal Aboriginal-owned National Park that would include all the Lizard Rock area. These negotiations stalled some time ago but we remain keen to see that Park established. The proposal would provide permanent environmental protection for a large area of over 1000ha of Narrabeen Lagoon Catchment and annual lease payments to MLALC from the Government for the lands owned by them.
4. We have worked with MLALC to gain grants which have been used to repair damage to MLALC lands and important Aboriginal sites in the catchment. Several of us continue to work voluntarily with MLALC to maintain the bushland in Waratah Park nearby which is proposed to be part of Gai-mariagal Aboriginal-owned National Park.

5. We provided sessions educating young Aboriginal people in plant and vegetation community identification to assist them in managing their land.

Strategic Planning

The Greater Sydney Commission's Strategy Plan shows that most of this site is Metropolitan Rural Area which is an area that is not suitable for urban development.

In NSW there are high-level strategic plans developed with community consultation processes which apply to:

- the 10 regions of NSW, through regional plans
- Greater Sydney, through the Greater Sydney Region Plan
- the 5 districts of Greater Sydney, through district plans that align with the Greater Sydney Region Plan.

Those High-level strategic plans are adhered to in the preparation of the Local Government strategic plans and their resultant Local Environment Plans.

The Government encourages the community to become involved in Strategic Planning yet after all the high-level strategic planning, it is unconscionable that the Government is now planning to over-ride those same Strategic Plans.

The Strategic Plans designate the Lizard Rock area in Narrabeen Lagoon Catchment as a Metropolitan Rural Area not suitable for urban development.

For the State Government to over-ride all those high-level plans in addition to over-riding the local LEP makes a mockery of the supposedly democratic processes in which so many of us have participated, believing that this will protect our sensitive environmental heritage areas.

We have already seen how the Government has overridden the strategic Planning when the Development Delivery Plans were placed in the SEPP.

The Explanation of Intended Effect document by the MLALC is inconsistent with the State Government's Strategic Planning and government Policy. The Intended Effect document States that "The proposed amendment to the SEPP will align with current Government policy and will contribute to the delivery of housing supply and diversity and employment targets set out in the Greater Sydney Region Plan and North District Plan." When, in fact, those high-level plans designate this same area as a Metropolitan Rural Area NOT a suburban housing area.

We request that the assessment of this Planning Proposal be consistent with the Government's Strategic Planning.

State Government dwelling targets for Northern beaches Local Government Area

Northern Beaches Council has identified where the dwelling targets for this LGA can be met without needing to disturb any of the deferred areas including the Lizard Rock area. The dwelling targets can be met within the current urban footprint which has the necessary infrastructure already in place.

The Department of Planning has agreed with Council's housing strategy not to provide for urban development in the deferred areas.

Historical problems concerning Aboriginal lands

During the 20th Century, a proportion of stamp duty from land sales in NSW was returned to Aboriginal Land Councils for use in social welfare programs but through negotiations, this was replaced in 1983 with a system of allowing Aboriginal Land Councils to claim lands that were not already owned or needing to be used for residential and other purposes. This has resulted in most of the claimed lands being relatively unsuitable for urban or commercial purposes.

Note: The scheme was not well devised and local Councils continued to levy rates on those lands that the Land Councils could not afford to pay. (Unscrupulous developers and Councils watched the rate debt mount and planned to reclaim the lands to pay it eventually). Thankfully, that situation was rectified in 1997 and the lands owned by Aboriginal Land Councils are no longer charged rates.

The situation remains that Aboriginal Land Councils have very few options for gaining an income from lands they have claimed. Understandably, local communities, *including Aboriginal residents who regard themselves as custodians of the land*, are outraged when an Aboriginal Land Council claims land and subsequently sells it whether or not it is ceremonially important land.

Suggested solution for funding the Aboriginal Land Council

There needs to be an equitable system whereby the Government can lease back Aboriginal-claimed land. For example;

1. There already exists an instrument in Part 4 of the ***National Parks and Wildlife Act 1974*** whereby Aboriginal-owned lands can be leased back by the Government for inclusion in a National Park.
2. This system could be expanded so that Government could lease back lands that could be used for a standard National Park, a State Park, a Regional Park or a Recreation Reserve.
3. There is a system for conserving valuable bushland for biobanking and this can earn an income for an Aboriginal Land Council. It could be easier for an Aboriginal Land Council if the Government leased the land and set it up as a biobanking site.
4. A leasing option could include a part compensatory payment for the 'one dwelling per 20 hectares' entitlement.

Environmental importance of Lizard Rock area:

Over many years, in consultation with scientific experts, Local Government and the community, studies have revealed that the Lizard Rock area of Northern Beaches contains the following important attributes that dictate that urban development is not appropriate in this Metropolitan Rural Area:

1. Significant Aboriginal heritage sites, which actually are linked across the terrain with other Aboriginal heritage sites, tell a composite, contiguous story.

2. Valued scenic attributes when viewed from all around. Ridge lines are valued by the local community for their scenic value.

3. Hilltops and ridge lines: Hilltops and ridge lines in the Northern Beaches area are known to be key sites in the life cycle of many butterflies, birds and red-crowned toadlets.

4. Rocky outcrops: Rock outcrops and the caves or shelters underneath them are known habitats for antechinus, snakes and Heath monitors. These outcrops and shelters are also where Aboriginal significance is often found. The local community also values them for their scenic value.

4. Endangered species: Although endangered communities have been mapped and the Warringah Natural Area Survey has been used to inform decisions concerning the mapping, we remain concerned that habitat for endangered species has not been adequately addressed. We understand that a formula exists that would inform the area needed for habitat surrounding each identified endangered species and that many of the endangered species in the Lizard Rock

Area have been listed in the NPWS Wildlife Atlas.

6. Wildlife Corridors: The maps that were prepared for Warringah Council of wildlife corridors mostly concentrated on the linkages between recognised swathes of bushland. The bushland within the Lizard Rock area of the LEP is one such swathe – the whole area of the Metropolitan Rural Area bushland is in constant use by wildlife. This ensures there are no isolated communities of wildlife or vegetation that could result in gene pool degradation.

7. Core Wildlife Habitat: The Lizard Rock area is core wildlife habitat. It is a breeding site for swamp wallabies and other species, as well as being a wildlife corridor.

8. Hanging Swamps and Important hydrology: Key to the health of several creeks in the Metropolitan Rural Area are the hanging swamps that influence their hydrology. These creeks flow into Middle Creek and thence to Narrabeen Lagoon. The hanging swamps are also areas of high biodiversity.

9. *Angophora crassifolia*: There is an extensive stand of *Angophora crassifolia* on the top plateau.

Constraints to Urban Development:

In addition, the Lizard Rock area has significant constraints to development which have been mapped by the former Warringah Council such as:

1. **Highly erodible soils.** The dependence of hydrology and bushland on the soil profile, and the relationship between weeds and soil disturbance or siltation, contribute to the importance of this environmental factor.
2. **Highly rated creek catchments** with minimal levels of impervious surfaces. These catchments need protection. Runoff from surrounding areas will affect subsurface flow, vegetation in riparian buffers, water flow and quality in creeks and contributes to flooding events.
3. **Water quality** for creeks flowing into Narrabeen Lagoon. Although there may be facilities to slow the runoff there are no proposals to protect pollution flow downstream.
4. **Limitations of Warriewood Sewage Treatment Station.** Effluent already escapes during heavy rain events. The Treatment Station does not have the

capacity to take drainage from a major suburban development.

5. **High bushfire risk.** This whole area is bushfire prone with limited escape routes in the event of a major fire.

Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.

The single road access is insufficient to deal with emergency fire hazards. The intersection of Morgan Road with Forest Way is already operating with high traffic volumes. This is acknowledged by the applicant and the suggestion by the applicant to widen this intersection to provide suitable access for this development is not acceptable.

The access via Morgan Road and Oxford Falls Road is unsuitable as the road often floods and the intersection with Wakehurst Parkway is dangerous and uncontrolled.

Approving this development will result in putting residents and emergency services personnel in a very high risk area and the emergency services may not be able to access the site.

Any intense urban development on this site is unacceptable and irresponsible.

6. **Telstra satellite facility.** The satellite facility in Oxford Falls that is very close to the Lizard Rock area needs bushland all around it to protect the data integrity of international communications. The facility was established in Oxford Falls because there are no lights, houses, electronic interferences etc from suburbia around it. Investigation of this issue needs to be included.
7. **Limited egress for residents** – There is only one single access road. One end of this road is frequently subject to flooding. This is a high fire risk area where egress is a matter of life and death both for the residents and the emergency services personnel. Fire can often occur with very limited warning; with 450 dwellings containing at least 1,000 residents on this isolated site it is irresponsible to approve this Planning Proposal.
8. **Increasing hard surfaces,** or losing the sponge function of the natural bushland will aggravate flooding downhill along the 'Wakehurst Parkway' and the edges of Narrabeen Lagoon which are also already of increasing concern

during rain events.

SEPP Housing System

When the Development Delivery Plan was placed on exhibition over 1,000 submissions were received by the Department of Planning.

In the assessment of the submissions the Department only listed the issues in the SEPP. The Department did not make an assessment as to whether or not this was an appropriate development for this site, the department merely listed the issues to be investigated rather than making a decision.

Consequently we are now dealing with documents from the applicant that assume the Government has approved the development on this site and will approve the Planning Proposal because that Government has agreed with the Development Delivery Plan.

This is another reason why an independent authority should be engaged to assess the Planning Proposal and the submissions.

Sydney North Planning Panel

The report by the Sydney North Planning Panel determined that the proposal has merit, however there are no details provided why this proposal has merit. This is inconsistent with the Planning Circular PS 22-001.

NSW Biodiversity Conservation Act 2016

There is no reference to this Act in the application.

It is essential that due to the high level eco systems with extensive biodiversity on this site with native vegetation together with waterways, riparian zones, native habitat, threatened and endangered species etc it is imperative that the application be assessed against the provisions in this Act.

Mental and Health Issues

The density is increasing in the existing urban areas surrounding the bushland in the deferred areas. As the density increases studies have found that stress levels and anti social behaviour increases.

To address these issues it is essential that the existing bushland land areas adjoining the urban development are retained.

Studies have found that bushland land and open spaces will reduce stress levels and are essential for mental physical health.

This is an essential issue that needs to be address in the assessment process.

Conclusion

We request that you seriously consider the details in this submission.

This intense urban development on this site is not in accordance with good planning principles and the various details in this submission show that the planning proposal is inappropriate for this site.

Yours Sincerely

[REDACTED]

President, Friends of Narrabeen Lagoon Catchment

[REDACTED]

From:

Sent:

[REDACTED]
Sunday, 12 November 2023 6:05 PM

To:

Subject:

[REDACTED]
Re: PP-2022-3802. Proposed development Patyegarang "Lizard Rock" Belrose

Dear [REDACTED]

I am sending you this second submission to the Department of Planning because I have been notified that my original submission did not get received because I have not received an acknowledgement email.

This submission will be briefer than my first one.

I am a resident of the Northern Beaches,

I value this bushland to be kept undeveloped for a number of reasons.

- With the increasing temperatures due to global warming, bush fires will increase so building in an area without adequate access roads for firetrucks will put the new residents at risk.
- The area has rare flora and fauna that needs to be preserved for the benefit of present and future generations. Sydney has lost so much of its bushland to development this century. This 50 hectares is a crucial wildlife corridor between Garrigal National Park and Narrabeen Lagoon. Swamp wallabies and other iconic animals need this link for their genetic diversity and future survival.
- The development will cause run off of storm water and other pollutants into Narrabeen Lagoon.
- I support first nations peoples connection to the land, but the Metropolitan Land Council is proposing selling off for profit but not preserving it. Perhaps there can be some agreement here that will preserve the bushland and honour its original owners.
- I do acknowledge that Sydney needs more housing but I suggest that more moderate density dwellings are built in areas of disturbed land like areas that used to be industrial or business districts but are now longer in use, so that original bush land can be left undisturbed.

Yours faithfully

[REDACTED]

[REDACTED]

Sent:

[REDACTED]
Friday, 10 November 2023 4:13 PM

To:

[REDACTED]
Patyegarang Development - Submission
231107ResponseLetterPatyegarang.pdf

Subject:

Attachments:

[REDACTED]

Please find submission attached for the above mentioned project. We had difficulty in submitting our submission on the planning portal and understand it will still be accepted as late as today 10th of November 2023.

Please don't hesitate to contact my mobile anytime.

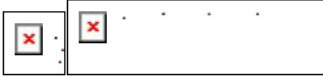
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]


[REDACTED]



Government Architect NSW Prequalified Design
Excellence Service Provider of Strategic Planning
Advice, Design Quality and Innovation in the Built
Environment.



7 November 2023

NSW Department of Planning and Environment
4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150
Attn: 

RE: PP-2022-3802. Patyegarang, Morgan Road, Belrose

We write to reject the current proposal in the first instance on the basis of Cultural Context.

That said we would like to request reinforcement of several components of the Draft DCP which will allow this potential new release of residential lots to better meet the local community expectation if it were to proceed.

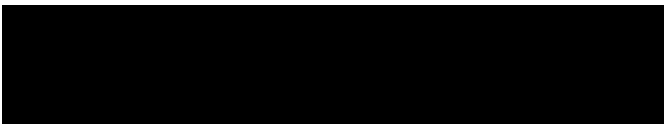
Having served as the Pittwater Community Representative on the Ingleside Land Release Committee for over +4 years there are certain aspects of greenfield land release and development, which are reoccurring community concerns that can be protected and enhanced through a targeted approach to the full suite of planning documents and level of compliance to ensure the best intentioned planning is delivered.

The final makeup of this developments the potential to build confidence in the NSW Planning system and the Northern Beaches community since it has captured the attention of a large swath of the community. The opportunity to build trust should not be missed and we implore you to triple check consistency across the all of the consultants documentation. This would include simple check points around compliance that is inclusive and transparent to allow the established community to have some ownership in the decision making.

We outline several community concerns which ought to be carefully addressed:

1. Protection of the Environment. Specifically existing Tree Canopy Cover. Careful consideration should be given to Engineering Drawings which prioritise roads and verges and are largely academic without 'On the Ground' assessment of every large canopy tree by way of Walking Country with elders and Landscape Architects alike. Road alignments, grades, batters and verges should be assessed (in detail) by a Registered Landscape Architect & an Arborist allowing adequate time to present localised revisions to aid in the retention of tree canopy and site specific cultural assets. It's critical that the civil infrastructure remain sympathetic to grandmother earth. All new residential buildings should be elevated so as to only 'Lightly Touch the Ground' utilising pier and beam rather than on ground slab construction to allow the deep soil root zone remain undisturbed. Landscape Retaining Walls should not be allowed to satisfy the DCP which currently stipulates 'Bushland' landscape treatments which would include sloped embankments. Kerb and Gutters should be designed out of the road network in favour of purely "Open" stormwater system as to promote surface water penetration to support biodiversity and reduce the channelisation of water. Streets for cars should be narrow prioritising bicycle and promoting active transport since this is so very far from any serious form of public transport.

2. Aboriginal Cultural Context. The Northern Beaches community is starved of Aboriginal context and culture and yearn for greater immersion. This is a current failing of Europe settlement and the community of the Northern Beaches more generally and am convinced this forms part of the fierce backlash against this proposal. This indigenous immersion can be achieved in several ways including the obligatory signage however more meaningfully through the Built Form of his project which has the potential to reconnect with the NB indigenous heritage. This potentially vernacular can be expressed and should be encouraged. I refer to the following exert from the DCP ([blue in particular](#)) which we expect will be reinforced throughout all of the final planning reports and documents;



Exert from Draft DCP dated: July 2023

6.4 Built Form

Objectives

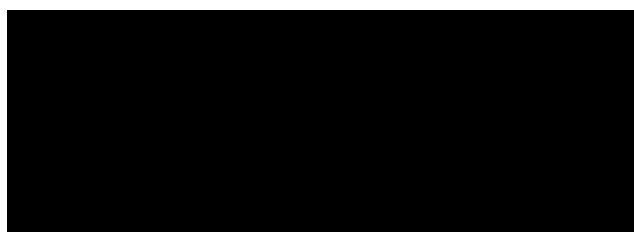
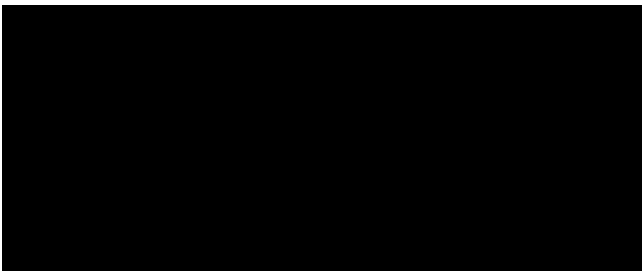
- To recognise and revitalise the historical and cultural practices of the site in perpetuity.
- To contribute to local identity and create culturally safe and inclusive places.
- To provide the community with access to Aboriginal culture, knowledge and history that is communicated and shared orally through storytelling and song, as well as visually through dance and art.
- To allow for local Aboriginal cultural practices to reawaken, preserve and grow.

Controls

1. Development should consider principles of culturally responsive design through the incorporation of vernacular architecture that draws its built form character from its response to the topography and vegetation, local climate and environment, cultural needs and traditions, with reference to local resources, materials and construction techniques

3. Urban Design, Registered Landscape Architecture and Architects. The success in delivering 6.4 The Built Environment will rely on the detailed guidelines forming part of the DCP which includes an integrated team of designers rather than one disciple dominating and limiting the output. These guidelines must have a Senior Indigenous Designer integral to the design team as well as a senior Landscape Architect responsible for translating the meaning of the site into the all facets of the public domain (including riparian corridors, streetscape, civil infrastructure) and avoid contemporary urban trends contaminating the unique qualities and opportunities of the site. Furthermore a Registered landscape architect (not an urban place-maker) that has proven expertise in translating the authentic qualities into the built form. This includes measures to ensure the construction documentation is assessed against the 6.4 Built Form objectives and this includes the civil engineering component.

In summary this proposed subdivision has the potential to educate, demonstrate and heal some of the discontent within the Northern Beaches Community, by building a bridge between indigenous knowledge and practical urban planning and design. We expect conditions that are authentic to indigenous Australians while providing robust guidance to the developer on behalf of the local Northern Beaches Community.



[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 6:21 AM
To: [REDACTED]
Subject: Submission reference PP-2022-3802
Attachments: [REDACTED] Rezoning Submission 10 October 2023.pdf

Dear Planning NSW, please find attached my submission on the planning proposal for the Lizard Rock development, thanks, [REDACTED]

10 October 2023

Dear Sir/Madam

Re: Patyegarang, Morgan Road, Belrose Rezoning (PP-2022-3802).

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife that live at Lizard Rock, and the future generations who have a right to a healthy natural environment.

This proposal must be refused for the following reasons:

- **Loss of habitat** for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- **Impacts on the Narrabeen Lagoon Catchment** as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.
- **Loss of Sydney's Green lungs** as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- **Some of the sites are at significant risk of bushfire events.** This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
- **Traffic and urban sprawl** – this proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.
- **Broader Strategic planning implications** - the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.
- **Negative precedent in the deferred lands** – The Northern Beaches Council is undertaking a strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an evidence based approach, the Council's draft plans are to zone private land in this area as Rural and C3 Environmental Management zoning. Approving

the planning proposal would create an inappropriate precedent that other landowners in the MRA can also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank you for your consideration

Sincerely,



[REDACTED]

From:

Sent:

[REDACTED]
Sunday, 12 November 2023 12:21 AM

To:

Subject:

[REDACTED]
Dear Department officer responsible quoting reference PP-2022-3802

Resending this submission - sent 6 November. 2023. No receipt received.
Thank you.

It's Time!

Stop environmental destruction at Lizard Rock.

Oxford Falls is not a suitable location for 450 new homes.

The costs and impacts are too high.

The short and long term impacts on:

The lagoon.

On the wildlife.

On wildlife species not yet discovered. The confirmed evidence base for fire risk for new and existing residents.

The lack of infrastructure and services.

The cost to ratepayers to meet those infrastructure costs with no developer contributions.

The transfer of public roads to private property.

The assertion that the land is disturbed by intensive farming - there is no evidence. The environmental impact studies and bushfire show this is inaccurate.

The traffic management. Problems with access and evacuation in event of a disaster.

I remember the past fires 🔥 so frightening being surrounded by burning bush.

STOP the development of Lizard Rock.

This is not NIMBY.

This proposal is evidence of a lack of imagination & creative thinking, & care for the components of life that make it possible for all of us to live healthily connected to Country.

DON'T destroy more of the native environment under your tenure.

Please listen, take heed, before it is too late.....the native heart of this Continent is bleeding.

[REDACTED]

[REDACTED]

From:

Sent:

[REDACTED]
Thursday, 9 November 2023 4:33 PM

To:

Subject:

[REDACTED]
Development submission

I totally oppose the development of the Oxford Falls Valley....locally known as 'Lizard Rock '.
This area is pristine bushland and home to multiple species of fauna and flora.
The community uses this area as respite from their daily lives.

There has been no adequate investigation regarding fire and flood risks
What happened to the Indigenous community wanting to protect this area for significant cultural reasons ?

I oppose this development.

[REDACTED]

Sent from my Galaxy

[REDACTED]

From:

Sent:

[REDACTED]
Sunday, 12 November 2023 8:57 PM

To:

DPE Metro Central and North Mailbox

Subject:

Developments

I vehemently oppose the Patyegarang development of Lizard Rock and the absurd proposition of developing all nine MLALC areas. This region, teeming with biodiversity, is an invaluable sanctuary for our local flora and fauna, hosting endangered species and serving as a critical wildlife corridor. The reckless development surrounding Northern Beaches Hospital has already wreaked havoc on our environment, resulting in increased roadkill and endangering species like powerful owls, red-crowned toadlets, and glossy black cockatoos.

The proposed development site holds sacred sites and rock carvings, including the revered Moon Rock, granted the highest level of protection by the Heritage Minister. Ignoring these cultural treasures during development is not just irresponsible—it's disrespectful. The proposal directly contradicts established plans and strategies of the Greater Sydney Region, North District, and Northern Beaches Council, showcasing a blatant disregard for existing frameworks.

Piling over 450 housing units onto roads like Oxford Falls Rd West and Morgan Rd, already struggling with traffic, is nothing short of madness. These roads face chronic congestion during peak hours, with Oxford Falls Rd West prone to frequent flooding. The proposed development also poses a threat to critical infrastructure, such as the Telstra satellite facility and high-voltage power lines, which would incur exorbitant relocation costs.

Environmental concerns, including bushfire risks and the absence of a proper impact assessment, highlight the sheer negligence of this proposal. With climate change exacerbating risks like El Niño-related droughts and La Niña-related flooding, the proposed sites and surrounding catchment area are on the brink of disaster.

Moreover, the lack of consultation with the Guringai people, the Traditional custodians of the land, is not just an oversight—it's an insult. I vehemently reject not only the development of Lizard Rock but all attempts to exploit native bushland on the Northern Beaches. Preserving these lands is not negotiable—it's imperative for biodiversity, cultural heritage, and combating climate change. Beyond that, it's an opportunity to showcase Sydney as a truly green, clean city and secure a healthier, more sustainable future for generations to come.

[REDACTED]



[REDACTED]

From: [REDACTED]
Sent: Sunday, 12 November 2023 10:32 AM
To: DPE Metro Central and North Mailbox;
[REDACTED]
Subject: DISAPPROVAL TO Development

To whom it may concern,

I vehemently oppose the Patyegarang development of Lizard Rock and the absurd proposition of developing all nine MLALC areas. This region, teeming with biodiversity, is an invaluable sanctuary for our local flora and fauna, hosting endangered species and serving as a critical wildlife corridor. The reckless development surrounding Northern Beaches Hospital has already wreaked havoc on our environment, resulting in increased roadkill and endangering species like powerful owls, red-crowned toadlets, and glossy black cockatoos.

The proposed development site holds sacred sites and rock carvings, including the revered Moon Rock, granted the highest level of protection by the Heritage Minister. Ignoring these cultural treasures during development is not just irresponsible—it's disrespectful. The proposal directly contradicts established plans and strategies of the Greater Sydney Region, North District, and Northern Beaches Council, showcasing a blatant disregard for existing frameworks.

Piling over 450 housing units onto roads like Oxford Falls Rd West and Morgan Rd, already struggling with traffic, is nothing short of madness. These roads face chronic congestion during peak hours, with Oxford Falls Rd West prone to frequent flooding. The proposed development also poses a threat to critical infrastructure, such as the Telstra satellite facility and high-voltage power lines, which would incur exorbitant relocation costs.

Environmental concerns, including bushfire risks and the absence of a proper impact assessment, highlight the sheer negligence of this proposal. With climate change exacerbating risks like El Niño-related droughts and La Niña-related flooding, the proposed sites and surrounding catchment area are on the brink of disaster.

Moreover, the lack of consultation with the Guringai people, the Traditional custodians of the land, is not just an oversight—it's an insult. I vehemently reject not only the development of Lizard Rock but all attempts to exploit native bushland on the Northern Beaches. Preserving these lands is not negotiable—it's imperative for biodiversity, cultural heritage, and combating climate change. Beyond that, it's an opportunity to showcase Sydney as a truly green, clean city and secure a healthier, more sustainable future for generations to come.

Regards,

[REDACTED]

[REDACTED]

From:

Sent:

[REDACTED]
Thursday, 9 November 2023 5:40 PM

To:

Subject:

[REDACTED]
PP-2022-3802 Save Lizard Rock

Attachments:

Negative precedent in the deferred lands - The Northern Beaches Council is undertaking.pdf; Dear SirMadam.pdf

Please accept my submission across two pages.

Regards,

[REDACTED]

Dear Sir/Madam

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife that live at Lizard Rock, and the future generations who have a right to a healthy natural environment.

This proposal must be refused for the following reasons:

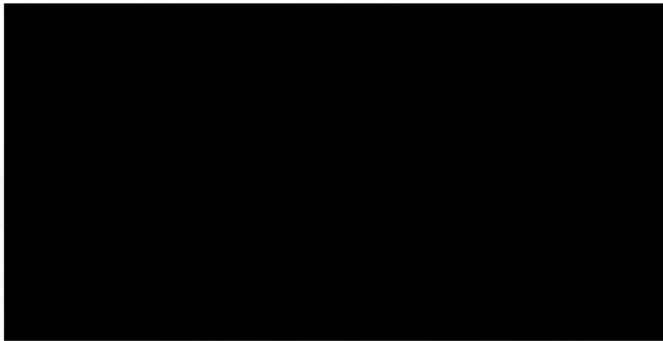
- **Loss of habitat** for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- **Impacts on the Narrabeen Lagoon Catchment** as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.
- **Loss of Sydney's Green lungs** as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- **Some of the sites are at significant risk of bushfire events.** This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
- **Traffic and urban sprawl** – this proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.
- **Broader Strategic planning implications** - the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.

· **Negative precedent in the deferred lands** – The Northern Beaches Council is undertaking a strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an evidence based approach, the Council's draft plans are to zone private land in this area as Rural and C3 Environmental Management zoning. Approving the planning proposal would create an inappropriate precedent that other landowners in the MRA can also seek a spot rezoning, further eroding the remaining bushland on private land.

Finally, it would be a total travesty if this development went ahead on the basis that the recent "Voice" referendum was rejected by a majority of citizens and states. A sort of woke inspired consolation prize to the 'Yes' brigade.

Thank you for your consideration.

Sincerely,



[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 12:01 AM
To: [REDACTED]
Subject: PP-2022-3802 Lizard Rock submission
Attachments: DPP submission.docx

Lizard Rock submission. Since I did not receive a confirmation email of my submission because of some technical issue your department was experiencing, I am resubmitting it.

Thank you

Submission by [REDACTED], resident, Frenchs Forest

Northern Beaches Aboriginal Land Development Delivery Plan, prepared by the DPIE and MLALC for six (and potentially up to nine) sites within the Northern Beaches Council area.

I strongly **object to all aspects of the DPP** which will result in the destruction of existing bushland and the displacement of our fauna and flora. Areas of greatest concern to me are:

- The objective is to achieve economic self-determination by utilising the land to facilitate tangible economic, spiritual, social & cultural prosperity for MLALC and Aboriginal communities. This Plan will only facilitate economic prosperity. It will destroy spiritual, social & cultural prosperity by destroying the very land proposed for development.
- This DPP raises process and statutory compliance issues as well as environmental and land suitability issues. It is inaccurate and incomplete.
- Maintaining the local character of the proposed development sites by proposing that the heights of the new buildings will be below the tree canopy is admirable but still requires the **unacceptable** destruction of bushland and animal habitat. Just where do you expect the animals to go?
- The adopted Local Housing Strategy for the Northern Beaches Council states that development in existing non-urban areas is not required to meet Council's housing targets and is **not consistent** with good planning principles as established by the Government through its own strategic planning framework (NSW Environmental Planning and Assessment Act 1979). This DDP potentially imposes urbanisation of areas that the majority of people of the Northern Beaches do not want. Allowing such a short period for objections and minimal community consultation smacks of an authoritarian government department.
- The proposals will result in an intensification of development, inappropriate development and incompatible land uses in areas exposed to high risk of bush fire, are likely to increase risks to life and property and present difficulties in evacuation.
- The proposal will result in impacts on core habitat, known habitat for various threatened species of flora and fauna and Threatened Ecological Communities (TECs). Even more stress and cost will be imposed on wildlife carers (vet care, rehabilitation, feeding, medicines, etc) as habitat for our native wildlife is further reduced. We should be saving animals' lives and protecting an entire generation of wildlife, not destroying it. Human-induced threats will include destruction of habitat, introduced predators (cats & dogs), animal road deaths and injuries. Care is long-term not a one-off. The State Government should be prioritising the sustaining of native flora and fauna populations to support the ecosystems, not decreasing or wiping it out.

Fragmentation and urban encroachment of bushland is intrusive and almost certainly deadly for our existing fauna and flora populations.

- The proposal will result in negative impacts on wildlife corridors, watercourses, wetlands, water dependant ecosystems, associated biodiversity and the quality and quantity of overland flow as it enters local and downstream waterways, including the highly valued Narrabeen Lagoon.
- There are inadequate details regarding the infrastructure servicing requirements – road widening, road upgrades, new roads, bridge crossings, traffic lights, public transport, gas and electricity utilities, stormwater and waste infrastructure, flood mitigation, bushfire mitigation.
- There is no mention of improved building standards and the achievement of a low-carbon development with high-efficiency in energy, water and waste, including opportunities to increase the uptake of renewable energy, reduce carbon emissions, support precinct-scale efficiency initiatives, a circular economy and investigate alternative water supplies. Detailed urban design studies are required, along with alignment with the draft Design and Place State Environmental Planning Policy (DP SEPP) 2021 and Urban Design Guide before any land is sold for urbanisation.

If the Intended Effect is to respect and respond to the natural environment and its unique characteristics, then any urbanisation (residential or commercial) is unacceptable. I urge the State Government to purchase these sites from MLALC for environmental management and public recreation.

This is not a case of NIMBYism despite what Premier Minns and others say. It is a call to preserve all our bushland for native flora and fauna and for future generations. Housing on the Northern Beaches can be accommodated elsewhere in existing urban areas. Do not allow the flora and fauna of the Northern Beaches to be destroyed for the sake of money.

[REDACTED]

From: [REDACTED]
Sent: Sunday, 5 November 2023 12:18 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: PP 2022 - 3802 Patyegarang Morgan Road Belrose NSW Formerly known as Lizard Rock
Attachments: FOKE Submission of Lizard Rock 5.11.23 (002).pdf

NSW Department of Planning

5 November, 2023

Dear [REDACTED]

RE: PP 2022 – 3802 Patyegarang Morgan Road Belrose NSW – formerly known as Lizard Rock

Please find attached the Friends of Ku-ring-gai Environment Inc (FOKE) submission.

We are forwarding our submission to your email address, as we were unable to attach the submission to the online portal today.

Would you please acknowledge receipt by return email and ensure the FOKE submission reaches the officers responsible for examining the public submissions on the above Planning Proposal 2022- 3802.

FOKE thus strongly urges the NSW Government to reject the Patyegarang, Morgan Road, Belrose (PP-2022-3802) planning proposal.

Yours faithfully

[REDACTED]
[REDACTED]
PRESIDENT

cc The Hon Paul Scully MP Minister for Planning and Public Spaces
cc The Hon Stephen Kamper MP Minister for Lands and Property
cc The Hon Jihad Dib MP Minister of Emergency Services
cc The Hon Penny Sharpe MLC Minister for Climate Change, Minister for the Environment
cc The Hon Tanya Plibersek MP Commonwealth Minister for the Environment and Water
cc Ku-ring-gai Mayor and Councillors
cc The Hon Matt Cross MP Member for Davidson
cc The Hon Alister Henskens SC MP Member for Ku-ring-gai
cc The Hon Paul Fletcher MP Member for Bradfield

2016 NATIONAL TRUST HERITAGE AWARDS HIGHLY COMMENDED
2009 NATIONAL TRUST HERITAGE AWARDS HIGHLY COMMENDED
2008 NSW GOVERNMENT HERITAGE VOLUNTEERS AWARD
2000 FOKE, WINNER, NSW HERITAGE OFFICE CULTURAL HERITAGE CONSERVATION AWARD
"HERITAGE WATCH OVER OUR PLACE OF NATIONAL SIGNIFICANCE – KU-RING-GAI"
KEEP AUSTRALIA BEAUTIFUL COUNCIL (NSW) METRO PRIDE AWARDS.



5 November, 2023

To C/o [NSW Department of Planning and Environment](#)

Dear Sir/Madam

FOKE opposes the rezoning of land at Patyegarang, Morgan Road, Belrose (PP-2022-3802), formerly known as 'Lizard Rock' on public exhibition until 7 November, 2023

FOKE wishes to express its strong opposition to the proposal to rezone 71ha of high conservation value bushland at Patyegarang, Morgan Road, Belrose (PP-2022-3802), formerly known as 'Lizard Rock'. If the 450 residential dwellings at Morgan Road, Belrose/Oxford Falls are approved it would have a detrimental, devastating and irreversible environmental impact on the Northern Beaches' biodiversity, climate, bushfire safety, strategic planning as well as setting a dangerous precedent for other bushland sites, some of which will impact on Ku-ring-gai's bushland.

Friends of the Ku-ring-gai Environment (FOKE) is a community based organisation aimed at protecting and conserving the natural, built and cultural heritage of Ku-ring-gai.

FOKE opposes the rezoning proposal of Patyegarang, Morgan Road, Belrose (PP-2022-3802) for the following reasons:

Negative impact on Biodiversity

NSW is facing an extinction crisis with over 1000 species on the threatened list, yet the Patyegarang Planning Proposal will clear massive areas of intact and pristine bushland that will destroy habitat and exacerbate NSW's biodiversity crisis.

FOKE notes that the planning proposal seeks to rezone 19.8ha of the site for C2 Environmental Conservation purposes but argues that this is inadequate in protecting the high biodiversity of the whole site.

If approved the rezoning will lead to irreversible loss and local extinction of endangered species including powerful owls, red-crowned toadlets, bandicoots, lyrebirds, wallabies, threatened glossy black cockatoos and endangered heath monitors.

Negative impact on the Narrabeen Lagoon Catchment

If approved the rezoning will create unacceptable increases in stormwater runoff that risks flooding the Wakehurst Parkway and Oxford Falls Roads.

Excess stormwater runoff will also negatively impact on threatened species including the red-crowned toadlets and spotted-tail quolls and other marine animals living in and around the Narrabeen Lagoon.

Negative Impact on Sydney’s air quality, temperatures and carbon emissions

If approved the rezoning will exacerbate air pollutants, increase urban heat and reduce opportunities to capture greenhouse gases.

Urban bushland provides vital ecological services, such as oxygen, and water. Urban bushland sites, such as Patyegarang “plays a key role in the climate system” providing essential carbon sinks to regulate Sydney’s temperatures and help store carbon. The NSW Government has a responsibility to commit to climate action and ensure it contributes to keeping global warming to no more than 1.5°C as agreed in the Paris Climate Agreement. Australia is one of twenty countries that is responsible for about 75 per cent of global greenhouse gas emissions.

Negative Impact on Life and Property during Bushfires

The site is located on bushfire-prone lands above a forested valley. [Northern Beaches Council](#) has identified the site as having ‘extreme bushfire risk’ and evacuation problems with limited egress.

In a changing climate, bushfires are increasing in frequency and intensity. It is no longer acceptable for new developments to be built in bushfire areas. They pose unacceptable risks to the safety of residents, RFS and SES volunteers. Preserving bushland corridors are also vital escape routes for wildlife during bushfires. If the NSW Government is committed to implementing the recommendations of the ‘[Bushfire Royal Commission](#)’ it must reject this rezoning proposal.

Broader Strategic planning implications

This rezoning proposal is effectively a ‘spot’ rezoning and inconsistent with key aspects of the Greater Sydney Region Plan, North District Plan, Northern Beaches Local Strategic Planning Statement – Towards 2040, and Northern Beaches Local Housing Strategy, particularly in terms of the preferred location and type of new housing and impacts on the environment and Metropolitan Rural Area.

The site lacks infrastructure and appropriate services (schools, open spaces, sports fields, bus services, health services, libraries).

Despite the proposal seeking a limit of 450 dwellings, it is highly likely that once approved, further rezoning applications will occur to increase the site’s density.

Unacceptable traffic and urban sprawl

The proposal will add to traffic congestion along Forest Way, Wakehurst Parkway, Warringah Road and Mona Vale Road contributing to more greenhouse gases. Evidence shows that long-term exposure to traffic-related air pollution has detrimental impacts on human health.

Precedent for further inappropriate overdevelopment

If the Patyegarang Planning Proposal is approved it sets a precedent for further rezonings of Northern Beaches Aboriginal Land that that includes the 135-hectare bushland site at Ralston Avenue in Belrose (only 3.5km from the Patyegarang/Lizard Rock site) adjoining the Garigal National Park and the Ku-ring-gai bushland suburbs of St Ives, East Killara and East Lindfield. Development on this site poses extreme bushfire risk with the presence of overhead power lines with electrical currents between 66,000 to 500,000 volts surging through them.

Overwhelmingly community opposition to rezoning proposal

The Metropolitan Local Aboriginal Land Council (MLALC) owns 912ha of bushland in the Northern Beaches, much of it permissible for residential development under the Aboriginal Land State Environmental Planning Policy (SEPP). Ownership has been made possible by the NSW Aboriginal Land Rights Act 1983 that supports First Nations people's economic self-determination through property development.

However, development needs to be assessed on its planning merits. The proposed development is not ecologically sustainable and not in the public interest.

On 29 June 2023, a Northern Beaches Bushland Guardians petition, signed by 12,000 people, including FOKE members and Ku-ring-gai residents, was presented to the NSW Legislative Assembly calling for the NSW Parliament to *“repeal the amendments to the State Environment Planning Policy (Planning Systems) so that 227 hectares of land in the northern beaches is no longer subject to the development delivery plan.”*

Sydney is blessed to have this bushland site, Patyegarang, with its rich Aboriginal cultural heritage and high conservation value. This is something that the NSW Government should celebrate and protect.

FOKE thus strongly urges the NSW Government to reject the Patyegarang, Morgan Road, Belrose (PP-2022-3802) planning proposal.

Yours faithfully

[REDACTED]

[REDACTED]

PRESIDENT

cc The Hon Paul Scully MP Minister for Planning and Public Spaces

cc The Hon Stephen Kamper MP Minister for Lands and Property

cc The Hon Jihad Dib MP Minister of Emergency Services

cc The Hon Penny Sharpe MLC Minister for Climate Change, Minister for the Environment

cc The Hon Tanya Plibersek MP Commonwealth Minister for the Environment and Water

cc Ku-ring-gai Mayor and Councillors

cc The Hon Matt Cross MP Member for Davidson

cc The Hon Alister Henskens SC MP Member for Ku-ring-gai

cc The Hon Paul Fletcher MP Member for Bradfield

[REDACTED]

From: ElectorateOffice Wakehurst [REDACTED]
Sent: Sunday, 12 November 2023 9:45 PM
To: DPE Metro Central and North Mailbox
Subject: FW: Dear Department officer responsible quoting reference PP-2022-3802

[REDACTED]
Sent: Sunday, 12 November 2023 12:24 AM
To: ElectorateOffice Wakehurst [REDACTED]
Subject: Fwd: Dear Department officer responsible quoting reference PP-2022-3802

----- Forwarded message -----

[REDACTED]
Date: Sun, 12 Nov 2023, 12:20 am
Subject: Dear Department officer responsible quoting reference PP-2022-3802
To: [REDACTED]

Resending this submission - sent 6 November. 2023. No receipt received.
Thank you.

It's Time!
Stop environmental destruction at Lizard Rock.
Oxford Falls is not a suitable location for 450 new homes.
The costs and impacts are too high.

The short and long term impacts on:
The lagoon.
On the wildlife.
On wildlife species not yet discovered. The confirmed evidence base for fire risk for new and existing residents.
The lack of infrastructure and services.
The cost to ratepayers to meet those infrastructure costs with no developer contributions.
The transfer of public roads to private property.
The assertion that the land is disturbed by intensive farming - there is no evidence. The environmental impact studies and bushfire show this is inaccurate.
The traffic management. Problems with access and evacuation in event of a disaster.
I remember the past fires🔥 so frightening being surrounded by burning bush.

STOP the development of Lizard Rock.
This is not NIMBY.
This proposal is evidence of a lack of imagination & creative thinking, & care for the components of life that make it possible for all of us to live healthily connected to Country.
DON'T destroy more of the native environment under your tenure.

Please listen, take heed, before it is too late.....the native heart of this Continent is bleeding.

[REDACTED]

[REDACTED]

From: ElectorateOffice Wakehurst [REDACTED]
Sent: Sunday, 12 November 2023 9:41 PM
To: DPE Metro Central and North Mailbox
Subject: FW: Developments

[REDACTED]

Sent: Sunday, 12 November 2023 8:58 PM
To: ElectorateOffice Wakehurst [REDACTED]
Subject: Developments

I vehemently oppose the Patyegarang development of Lizard Rock and the absurd proposition of developing all nine MLALC areas. This region, teeming with biodiversity, is an invaluable sanctuary for our local flora and fauna, hosting endangered species and serving as a critical wildlife corridor. The reckless development surrounding Northern Beaches Hospital has already wreaked havoc on our environment, resulting in increased roadkill and endangering species like powerful owls, red-crowned toadlets, and glossy black cockatoos.

The proposed development site holds sacred sites and rock carvings, including the revered Moon Rock, granted the highest level of protection by the Heritage Minister. Ignoring these cultural treasures during development is not just irresponsible—it's disrespectful. The proposal directly contradicts established plans and strategies of the Greater Sydney Region, North District, and Northern Beaches Council, showcasing a blatant disregard for existing frameworks.

Piling over 450 housing units onto roads like Oxford Falls Rd West and Morgan Rd, already struggling with traffic, is nothing short of madness. These roads face chronic congestion during peak hours, with Oxford Falls Rd West prone to frequent flooding. The proposed development also poses a threat to critical infrastructure, such as the Telstra satellite facility and high-voltage power lines, which would incur exorbitant relocation costs.

Environmental concerns, including bushfire risks and the absence of a proper impact assessment, highlight the sheer negligence of this proposal. With climate change exacerbating risks like El Niño-related droughts and La Niña-related flooding, the proposed sites and surrounding catchment area are on the brink of disaster.

Moreover, the lack of consultation with the Guringai people, the Traditional custodians of the land, is not just an oversight—it's an insult. I vehemently reject not only the development of Lizard Rock but all attempts to exploit native bushland on the Northern Beaches. Preserving these lands is not negotiable—it's imperative for biodiversity, cultural heritage, and combating climate change. Beyond that, it's an opportunity to showcase Sydney as a truly green, clean city and secure a healthier, more sustainable future for generations to come.

[REDACTED]

[REDACTED]

From: ElectorateOffice Wakehurst [REDACTED]
Sent: Thursday, 9 November 2023 2:55 PM
To: [REDACTED]
Subject: FW: EMAILED SUBMISSION - Oxford Ford Valley Proposal

[REDACTED]
Sent: Wednesday, 8 November 2023 9:30 PM
To: ElectorateOffice Wakehurst [REDACTED]
Subject: Oxford Ford Valley Proposal

Sir,

I respectfully wish to register my alarm concerning the above proposal. Having lived in the Northern Beaches region for 40+ years I see the proposal as creating a high risk fire hazard and very significantly destroying the natural environment of the area. The increased development planned will cause greater pollution and population density that, in turn will create even greater traffic congestion. I suspect that the decision re the proposal has long been decided, irrespective of community objections.

Unfortunately my trust of government to execute fair and reasonable governance is not a high bar. But, nevertheless I would be remiss not to briefly outline some of my concerns. I would ask that you listen carefully to the voice of the community and respond as you believe appropriate to their concerns.

Regards,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Friday, 10 November 2023 1:57 PM
To: [REDACTED]
Subject: FW: Lizard Rock Submission Objection

Sent from my Galaxy

Hi [REDACTED]

I put a submission objecting to the Lizard Rock development through the NSW Planning link. I followed the directions required by the template and made my submission. I thought the process complete. I received no confirmation email. It was later pointed out to me that if no confirmation email is received, the submission has not gone through. Tried submission again, no confirmation email. I made enquiries of like minded objectors and found that they too have had no confirmation emails. It now seems that not just a few people have been prevented from having their say by the NSW Planning submission process being flawed. This no doubt advantages the developers which begs the question "Is this corrupt?" This DA Submission Approval needs to be suspended until such time as NSW Planning can prove it to be transparent. Can I request acknowledgement for the receipt of this email.

[REDACTED]

Sent from my Galaxy

[REDACTED]

From: ElectorateOffice Wakehurst <[REDACTED]>
Sent: Sunday, 12 November 2023 9:42 PM
To: DPE Metro Central and North Mailbox
Subject: FW: Oxford Ford Valley Proposal

[REDACTED]
Sent: Sunday, 12 November 2023 6:01 PM
To: ElectorateOffice Wakehurst [REDACTED]
Subject: Re: Oxford Ford Valley Proposal

On Wed, 8 Nov 2023 at 9:29 pm, [REDACTED]

Sir,
I respectfully wish to register my alarm concerning the above proposal. Having lived in the Northern Beaches region for 40+ years I see the proposal as creating a high risk fire hazard and very significantly destroying the natural environment of the area. The increased development planned will cause greater pollution and population density that, in turn will create even greater traffic congestion. I suspect that the decision re the proposal has long been decided, irrespective of community objections.
Unfortunately my trust of government to execute fair and reasonable governance is not a high bar. But, nevertheless I would be remiss not to briefly outline some of my concerns. I would ask that you listen carefully to the voice of the community and respond as you believe appropriate to their concerns.
Regards,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 5:35 PM
To: [REDACTED]
Subject: FW: Problem with Dept of Planning website portal

Dear [REDACTED]

Many thanks for accepting my submission late in regards to PP-2022-3802. I actually did submit in time but never received any acknowledgment from NSW Dept of Planning when I submitted to their portal, so assume you have not previously received.

I do not think the proposed development (at Lizard Rock) should go ahead, unless the housing is to be low cost for First Nations people. At least they would know how to deal with the substantial fire risk inherent in this area, and how to protect their heritage and the wide range of biodiversity in the area.

Otherwise it makes a mockery of a site which traditionally (and for a long time) has not been developed due to being an Aboriginal sacred site, not to mention the fire risk every summer. Development will also necessarily mean further loss of biodiversity in a very biodiverse area.

If the proposed development does go ahead, I will certainly have less sympathy for any aboriginal protected sites in the future. I am surprised (and disappointed) that the Aboriginal Land Council are selling out their heritage for the almighty dollar. It is instructive though. The only winners here will be the developers and the Minns NSW Govt, and perhaps some wealthy private investors. Moreover, the proposed development will do nothing to redress the low cost housing shortage in New South Wales, as there is enough of the proposed type of housing already available in this area.

I know that the Northern Beaches Council have rejected the proposal for similar reasons. Accordingly, I think the State Govt should foot the bill for all infrastructure needed for the development if it does go ahead. Northern Beaches ratepayers alone should not have to subsidise the cost of any infrastructure required. This should be borne by all ratepayers in NSW ie. by the NSW State Govt.

Many thanks

From: [REDACTED]
Sent: Thursday, 9 November 2023 7:10 AM
To: [REDACTED]
Subject: Problem with Dept of Planning website portal

Hi Folks,

The closing date has passed for submissions concerning Lizard Rock, however, the Department of Planning will accept submissions for a short while from people who did not receive any notification that their submission arrived.

We have been officially notified of a glitch with the Department of Planning's online planning portal where everyone had been advised to lodge their submissions concerning the Lizard Rock proposal.

At one stage, people putting in submissions WERE sent an acknowledgement but subsequently that function failed.

We have received this information ...

Please check whether or not you were sent an acknowledgement.

If you made an online submission but DIDN'T receive a confirmation email, we are concerned this may not have submitted properly.

If so, please re-send your submission (or a new one) to the Department officer responsible at [REDACTED] quoting reference PP-2022-3802

Thank you,

--
[REDACTED]
Secretary, Friends of Narrabeen Lagoon Catchment
Website: <https://www.narrabeenlagoon.org.au>

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 14 November 2023 8:09 PM
To: [REDACTED]
Subject: FW: Rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802).

Hi [REDACTED]
Forwarding some submissions emailed directly to me.
Regards
[REDACTED]

From: [REDACTED]
Sent: Saturday, 4 November 2023 8:04 PM
To: [REDACTED]
Subject: Rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802).

Dear Sir/Madam

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife that live at Lizard Rock, and the future generations who have a right to a healthy natural environment.

This proposal must be refused for the following reasons:

- **Loss of habitat** for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- **Impacts on the Narrabeen Lagoon Catchment** as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.
- **Loss of Sydney's Green lungs** as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- **Some of the sites are at significant risk of bushfire events.** This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
- **Traffic and urban sprawl** – this proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.
- **Broader Strategic planning implications** - the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.
- **Negative precedent in the deferred lands** – The Northern Beaches Council is undertaking a strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an evidence based approach, the Council's draft plans are to zone private land in this area as

Rural and C3 Environmental Management zoning. Approving the planning proposal would create an inappropriate precedent that other landowners in the MRA can also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank you for your consideration

Sincerely,

A black rectangular redaction box covering the signature and name of the sender.

Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: Sunday, 12 November 2023 9:44 PM
To: DPE Metro Central and North Mailbox
Subject: FW: Save lizard rock

-----Original Message-----

From: [REDACTED]
Sent: Sunday, 12 November 2023 10:13 AM
To: ElectorateOffice Wakehurst [REDACTED]
Subject: Save lizard rock

I am a northern beaches resident, and strongly oppose the Patyegarang development of Lizard Rock and all 9 proposed MLALC areas.

This area is incredibly biodiverse and is invaluable habitat to our local flora and fauna. Several endangered species including powerful owls, red crowned toadlet, barking owl, heath monitors and glossy black cockatoos reside here and there have been local documented sightings of koalas and wombats by wildlife professionals. It is imperative that we protect all remaining habitat for our precious wildlife. During the development of Northern Beaches Hospital there was increased roadkill due to wildlife being pushed out of habitat and it's been noted that many female wallabies have been found killed due to traffic, which means it is very likely there is a local breeding colony of swamp wallabies. This area is also an important release site used by wildlife carers. As a local who goes bushwalking in this area daily I can attest to the incredible biodiversity of this area. There has been extensive bush regeneration work done by volunteers over the years, this bushland is extremely healthy native flora. Protected flora species including *Angophora crassifolia* are found in this area and it is extremely important that we protect this remaining habitat. This area is remnant bushland and a wildlife corridor, we have seen a considerable reduction in biodiversity in the Northern Beaches and greater Sydney Basin, therefore it is of utmost importance that we protect and conserve all remaining habitat.

This local area contains many sacred sites and rock carvings that are tens of thousands of years old. It is absolutely critical that we protect these important sites. The incredibly sacred Moon Rock is located very close to the proposed site, Moon Rock has been granted the highest level of protection by the Heritage Minister and must therefore be adequately considered before any development. It is very likely that the proposed site contains uncovered culturally significant sites, it is extremely irresponsible to disturb this area in case such sites are destroyed or impacted by development.

Northern Beaches does not require any additional housing "for the record, we don't need additional housing. Council is already meeting the new housing targets set by the State Government and we certainly don't need to destroy pristine bushland to meet those targets!" - direct quote from email exchange with Northern Beaches Deputy Mayor Candy Bingham. I would also like to acknowledge that the proposed development of any MLALC land directly conflicts with the priorities and actions of the Greater Sydney Region Plan and North District Plan and the Northern Beaches Council's Local Strategic Planning Statement, Towards 2040 and Local Housing Strategy. These existing plans and strategies have not been considered or addressed in this proposal.

Oxford Falls Rd West and Morgan Rd are currently already not dealing with the traffic as there is often and extremely long queue of cars turning to Forest Way and Wakehurst Parkway during peak hour traffic, the wait time can be extremely long.

Adding over 450 additional housing to this area is not appropriate for these roads.

Additionally, Oxford Falls Rd West is frequently subject to flooding causing major disruptions to traffic, this would further exacerbate existing traffic issues in the area.

Furthermore, the Telstra satellite facility in Oxford Falls borders the proposed development site, the satellite site was specifically chosen for its isolated location and would be impacted by the light and electronic pollution of major development.

Additionally, high voltage power lines run through the proposed development sites and would therefore need to be relocated, this would be extremely expensive.

There has been no appropriate environmental impacts assessment conducted for the proposed development sites. The site has significant bushfire risks which have not been addressed, these bushfire risks are predicted to increase with climate change as the El Niño–Southern Oscillation (ENSO) cycle intensifies resulting in more intense El Niño related droughts and heatwaves. Additionally, intensified La Niña periods is predicted to cause increased frequency and intensity of flooding, this is likely to directly impact areas of the proposed sites as well and indirectly impacting the greater catchment as development will result in increase runoff due to impervious surface.

Furthermore, I am deeply concerned that this process has not consulted with the Traditional custodians of this land, the Guringai people, my understanding is that the MLALC does not have the authority to speak on behalf of other nations regarding decisions for their land.

I strongly oppose not only the development of Lizard Rock but ALL development of native bushland areas on the Northern Beaches of Sydney including all proposed development of MLALC land. All MLALC must be protected and conserved as valuable bushland and habitat and acknowledged for the important services it provides our community. The preservation of these lands offers opportunities for carbon credits by maintaining the carbon storage of this area and allowing Sydney to be a greener cleaner world class city by preserving the limited small pockets of bushland we have remaining and allowing current and future generations access to cleaner healthier air and preserved natural bushland.

Sent from my iPhone

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 8 November 2023 11:49 AM
To: [REDACTED]
Subject: FW: Submissions not received - Stop Lizard Rock Development (#22)

From: [REDACTED]
Sent: Tuesday, 7 November 2023 7:28 PM
To: [REDACTED]
Subject: Submissions not received - Stop Lizard Rock Development

Dear [REDACTED]

I'm writing with an alarming concern that our submission to strongly oppose the Lizard Rock development without an email confirmation has not actually been received!

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I know there to be many (clearly now countless) other residents and people concerned about the Bush Fire, Flood impacts and devastation to wildlife flora and fauna.

Not to mention the flimsy argument that the development will create more affordable housing.... this site is on the Northern Beaches, where market prices is very high and this development will help it go up further, not help people into the market who otherwise couldn't afford to buy housing at all.

Please confirm you have received this email and that serious action is being taken to extend the time period to investigate and rectify the issue or simply stop the development given all of the overwhelming environmental impacts.

Thank you

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 8 November 2023 1:39 PM
To: [REDACTED]
Subject: Fwd: extension to the closing date of Lizard Rock submissions

Dear [REDACTED]

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife that live at Lizard Rock, and the future generations who have a right to a healthy natural environment.

This proposal must be refused for the following reasons:

- **Loss of habitat** for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- **Impacts on the Narrabeen Lagoon Catchment** as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.
- **Loss of Sydney's Green lungs** as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- **Some of the sites are at significant risk of bushfire events.** This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
- **Traffic and urban sprawl** – this proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.
- **Broader Strategic planning implications** - the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.
- **Negative precedent in the deferred lands** – The Northern Beaches Council is undertaking a strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an evidence based approach, the Council's draft plans are to zone private land in this area as Rural and C3 Environmental Management zoning. Approving the planning proposal would create an inappropriate precedent that other landowners in the MRA can also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank you for your consideration

Sincerely,

[REDACTED]



[REDACTED]

From: [REDACTED]
Sent: Saturday, 11 November 2023 4:08 PM
To: [REDACTED]
Subject: Fwd: Lizard Rock

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 8 Nov 2023 at 10:21
Subject: Fwd: Lizard Rock
To: [REDACTED]

Attention [REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Sun, Nov 5, 2023, 8:30 AM
Subject: Re: Lizard Rock

[REDACTED]

On Sat, 4 Nov 2023, 23:07 [REDACTED]

Attention Planning Panel

Patyegarang Planning Proposal (previously known as 'Lizard Rock')

<https://www.vivawarringah.com>

This is like the life of Brian

The "Saltwater People" who lived in Oxford Falls were Awabakal (People of the Flat Land/Lagoon) Speakers of the Kammeraygal Tribe were put on the back of Trucks on March 22 1946 and relocated amongst the Darug in "Western Sydney" (Blacktown) where the word "Myall" meaning "Swamp" is used for "Awaba"

Blacktown isn't known as "Kuringgai" or "Koori-owned" because the Kanangra (Meeting of two wise/White Men/Women/Elders/Ghosts as Equals) Treaty of 17th 1790 between Bennelong and Arthur Philip who gifted his hatchet at Kirribilli - this deal, Ten days after Governor Philip's Unconditional Surrender to a Pay-back Spearing after famished Marines tried to steal a whale and Pittwater Garigal Elder Willimiiring (A Relative of Neil Evers) issued Tribal Justice to Governor Philip's shoulder blade between the Awabikal "Guringgai" People's" and Governor Arthur Philip

Of Course Brian was the Keltic Messiah in a case of mistaken identity but I do fear that Land Rights have been granted to the Judean People's Front so to speak in other words the wrong Tribe - Nathan Moran who claims that Neil Evers isn't Aboriginal claims that there are no Local Descendants when like Issa Ibn Mariam (The Nazarine) of the Cohen Tribe was in Palestine all along while the Levi Tribe trampled through the Desert for 40 years only to become Pharisees who were Lickspittle Servents of Judea's Roman Puppet King Herrod.

On May 15th 1947 ISRAEL was Created - this is known as "Nakba" or Catastrophe to the Palestinians where Israel want's Gaza Terra Nullius because Palestine & Gaza sits on a Natural Gas Field that ISRAEL wants to drill and Hamas funders Qatar wants to export the gas though the Pipeline that they and Turkey have been wanting to build through Syria creating the War that has been ongoing since 2011.

Advent Energy have so far been prevented from commercial gas drilling off Warringah by Zali Steggal and Dr Sophie Scamps.

I made a Submission against the Construction of the Private Northern Beaches Hospital in a Priority 1 Wildlife Corridor being the Blinking Light Reserve freshwater Spring that fed into Middle Creek to the North and Manly Dam/Curl Curl Creek (Manly Creek).

450 new houses with paved driveways and roads would increase runoff into Middle Creek during rain and increase the likelihood of Wakehurst Parkway flooding during storms - likewise the Oxford Falls Ford is impassable when the Water is deep which leaves Fire Prone Morgan Road as the only reliable road access.

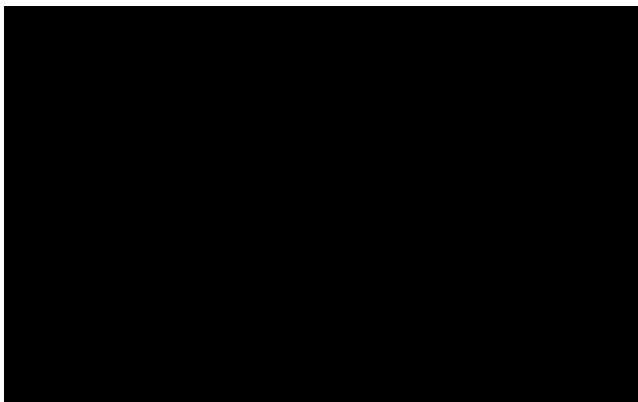
Nathan Moran doesn't value the Totem of the Giant Sleeping Goanna and has renamed the project after a Southern Sydney name for a Kangaroo.

The Endangered Rosenberg Goanna is prevalent in the area, the Giant Lace Monitor Perrenti was here once and can still be found in the Hunter Valley, DNA from hairs in a scat found in Oxford Falls Valley were of a critically endangered Spotted Tail Quoll recently photographed in South Australia where it was believed extinct as it hadn't been seen in over 100 years.

There is a rare Casey's Gravillia that supposedly grows no-where else.

Echidnas and apparently Wombats live in the bush in Belrose, Swamp Wallabies rather than Kangaroos frequent Morgan Road Belrose and Oxford Falls,

This Land is considered Sacred by Nathan Moran of the Metropolitan Local Aboriginal Lands Council until he wants to Bulldoze it for 450 Housing Lots.



[REDACTED]

From: [REDACTED]
Sent: Sunday, 12 November 2023 12:27 PM
To: [REDACTED]
Subject: Fwd: Submission to oppse rezoning plan PP-2022-3802

Dea [REDACTED]

I am writing to you again as I never received confirmation of my previous submission. I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife that live at Lizard Rock, and the future generations who have a right to a healthy natural environment.

This proposal must be refused for the following reasons:

- **Loss of habitat** for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- **Impacts on the Narrabeen Lagoon Catchment** as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll , and on marine animals that live in the lagoon.
- **Loss of Sydney's Green lungs** as trees are renown for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- **Some of the sites are at significant risk of bushfire events.** This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
- **Traffic and urban sprawl** – this proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.
- **Broader Strategic planning implications** - the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.
- **Negative precedent in the deferred lands** – The Northern Beaches Council is undertaking a strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an evidence based approach, the Council's draft plans are to zone private land in this area as Rural and C3 Environmental Management zoning. Approving the planning proposal would create an inappropriate precedent that other landowners in the MRA can also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank you for your consideration
Sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 2:31 PM
To: [REDACTED]
Subject: PP-2022-3802 Patyegarang Planning Proposal
Attachments: I am objecting to this Patyegarang Planning Proposal for development of 450 dwellings.pdf

Kind regards,

[REDACTED]

I acknowledge that I am on the land of the Garigal Clan of the Wannangini/GuriNgai People. I pay my respects to the Elders past, present and emerging.



Virus-free www.avq.com

I am objecting to this Patyegarang Planning Proposal for development of 450 dwellings.

A petition has been signed by 12,262 residents who will be living with the long term result of this proceeding and was tabled to the NSW Parliament in June this year.

The Northern Beaches Council is also opposed due several issues they have raised and that the development is not required for additional housing in the Local Strategic Planning.

More affordable housing is needed in the whole of the country and to have only 20 homes out of 450 allocated in this development is not satisfactory and these will only be available for 15 years.

- There will an impact on Aboriginal cultural sites for the ones that have already been identified and as the report states there is very likely many more on this large site.

The unique biodiversity of this area will be damaged irreparably forever. There may be carbon offsets and land corridors created but this does not replace what has been lost for future generations.

The carbon capture of all the trees and vegetation destroyed cannot be replaced with asphalt roads, concrete driveways and buildings, other made-made structures.

As the proposed development is on a ridgeline, there is a danger of the increased flows of storm water from roads and driveways that will result in erosion and degradation of Snake Creek. This also flows downhill to Narrabeen Lagoon which is a haven for animal life and is used extensively for recreational purposes.

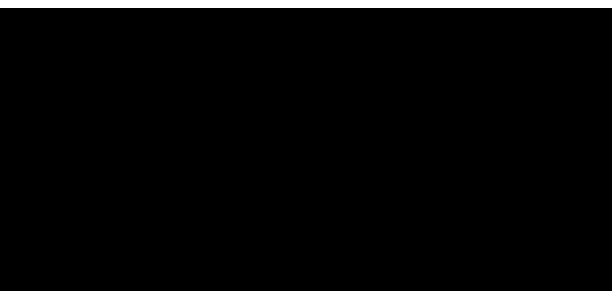
The fire risk due to the dense vegetation of the adjoining Garigal National Park is a huge danger to all residents. Bushfires are very unpredictable and increasing in number and ferocity due to climate change. This will only become worse, and it is not foreseeable as to how this will occur.

There is limited or only acceptable water supply to this area in case of fire. How is this going to addressed once 450 homes are built requiring 600Lts of water per day (Sydney Water)? There will need to be another 270,000Lt per day required for 450 homes. This does not include the other recreational buildings, community centres to be built on the site.

- There will be a significant impact on traffic with only one road in and out of the area. Morgan Road at the lower end is often closed due to only a small amount of rainfall at Oxford Falls, with Wakehurst Parkway often closed due to vehicle accidents and up to 6 times a year, sometimes for days at a time, due to rain.

What happens when these 2 roads are also closed due to bushfire?

It is not the best due diligence building practice to erect residences in an area that poses a risk to the inhabitants of that area no matter how small that risk is perceived to be by the developers of that land as their view is influenced by the amount of money to be made. Nor for the regulatory authority who permits that to occur due to a political agenda.



[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 2:18 PM
To: [REDACTED]
Subject: PP-2022-3802 Patyegarang Planning Proposal
Attachments: I am objecting to this Patyegarang Planning Proposal for development of 450 dwellings.pdf

Good morning [REDACTED]

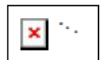
On Sunday 5th Nov, I submitted an objection thru <https://www.planningportal.nsw.gov.au/ppr/under-exhibition/patyegarang-morgan-road-belrose> and have been advised by the local Northern Beach Envirolink Inc. group that if I had not received a return email acknowledging the receipt of the submission, then I should re-submit it directly to yourself.

Please see the attached submission as a .pdf file

Many thanks.

[REDACTED]

I acknowledge that I am on the land of the Garigal Clan of the Wannungine/Guri-Ngai People and their continued connection to land, water and culture. I pay my respects to the Elders past, present and emerging.



Virus-free www.avg.com

I am objecting to this Patyegarang Planning Proposal for development of 450 dwellings.

A petition has been signed by 12,262 residents who will be living with the long term result of this proceeding and was tabled to the NSW Parliament in June this year.

The Northern Beaches Council is also opposed due several issues they have raised and that the development is not required for additional housing in the Local Strategic Planning.

More affordable housing is needed in the whole of the country and to have only 20 homes out of 450 allocated in this development is not satisfactory and these will only be available for 15 years.

There will an impact on Aboriginal cultural sites for the ones that have already been identified and as the report states there is very likely many more on this large site.

The unique biodiversity of this area will be damaged irreparably forever. There may be carbon offsets and land corridors created but this does not replace what has been lost for future generations.

The carbon capture of all the trees and vegetation destroyed cannot be replaced with asphalt roads, concrete driveways and buildings, other made-made structures.

As the proposed development is on a ridgeline, there is a danger of the increased flows of storm water from roads and driveways that will result in erosion and degradation of Snake Creek. This also flows downhill to Narrabeen Lagoon which is a haven for animal life and is used extensively for recreational purposes.

The fire risk due to the dense vegetation of the adjoining Garigal National Park is a huge danger to all residents. Bushfires are very unpredictable and increasing in number and ferocity due to climate change. This will only become worse, and it is not foreseeable as to how this will occur.

There is limited or only acceptable water supply to this area in case of fire. How is this going to addressed once 450 homes are built requiring 600Lts of water per day (Sydney Water)? There will need to be another 270,000Lt per day required for 450 homes. This does not include the other recreational buildings, community centres to be built on the site.

There will be a significant impact on traffic with only one road in and out of the area. Morgan Road at the lower end is often closed due to only a small amount of rainfall at Oxford Falls, with Wakehurst Parkway often closed due to vehicle accidents and up to 6 times a year, sometimes for days at a time, due to rain.

What happens when these 2 roads are also closed due to bushfire?

It is not the best due diligence building practice to erect residences in an area that poses a risk to the inhabitants of that area no matter how small that risk is perceived to be by the developers of that land as their view is influenced by the amount of money to be made. Nor for the regulatory authority who permits that to occur due to a political agenda.

