

From: [REDACTED]
Sent: Thursday, 9 November 2023 8:52 AM
To: [REDACTED]
Subject: Could you please confirm receipt of [REDACTED] Lizard Rock submission - PP-2022-3802
Attachments: [REDACTED] Submission of Lizard Rock 5.11.23.docx

Please find attached.

regards

[REDACTED]

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

From: [REDACTED]
Date: Wed, 8 Nov 2023 at 23:29
Subject: Issue with Lizard Rock submission portal + last chance to make submission
To: [REDACTED]

Read more about our campaign to save Lizard Rock

[View in browser](#)



About Northern Beaches Envirolink Inc

Campaign to protect Lizard Rock



Yesterday was the last day to make a submission however we have become aware of a glitch with the planning portal.

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](#)

████████████████████
quoting reference PP-2022-3802

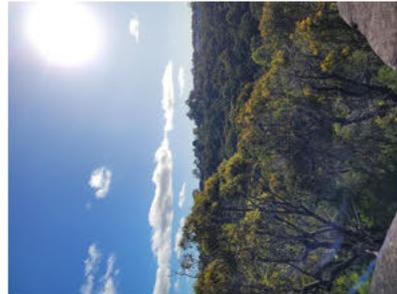
Send a submission ASAP

If you haven't sent a submission, please do so ASAP. We understand that late submissions received in the next few days will still be accepted.

Need help? We have prepared a template submission to help get you started.

However the most powerful submission is always your own words!

We have also created template letters to write to other relevant Ministers.



**Please email the submission to the
Department of Planning to**

████████████████████
quoting reference PP-2022-3802

[View templates](#)

Join us on Instagram!

One of our wonderful volunteers ██████████ has created an instagram account for us. We've been running advertising on instagram to promote submissions - are you able to help us cover the cost? Please reply to this email to find out how to donate.

Join us on instagram



Who we are

Northern Beaches Bushland Guardians is a campaign run by local residents to protect the bushland at Lizard Rock for future generations and wildlife. We come from all political backgrounds for a common purpose. Our core volunteers are [REDACTED]

[REDACTED] (assisted by many others!).

We're a part of Northern Beaches Envirolink Inc which has a 20 year history of advocacy, bush regeneration, and conservation projects on the Northern Beaches.

About Envirolink

Northern Beaches Envirolink Inc

Serving our local environment for over 20 years.

Links:



You received this email because you signed up on our website or signed our petition.

[Unsubscribe](#)

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[REDACTED]

SUBMISSION

REZONING PROPOSAL - PATYEGARANG, MORGAN ROAD, BELROSE
(PP-2022-3802), also known as 'Lizard Rock'

BY [REDACTED]
5 November, 2023

SUMMARY

I oppose this rezoning proposal to allow the building of 450 residential dwellings at Morgan Road, Belrose/ Oxford Falls.

The Patyegarang rezoning proposal proposed catastrophic outcomes for the Northern Beaches environment and the Narrabeen Lagoon and its catchment. It will bulldoze precious and irreplaceable wildlife habitat and decimated local wildlife population numbers. It present unacceptable extreme bushfire risks that will endanger the lives of current and future residents and RFS volunteers and emergency workers. It is in the wrong place with no infrastructure or services. It will exacerbate traffic congestion and greenhouse gas emissions. It will destroy ancient Aboriginal rock art.

NSW GOVERNMENT'S OBLIGATIONS TO PROTECT THE ENVIRONMENT

As the [Aboriginal perspectives](#) of the [NSW State of Environment Report 2021](#) state - "biodiversity is central to Aboriginal people's culture" and "impose obligations that protect these species and places".

It also notes "ensuring the long-term survival of the species and ecosystems of NSW means they will persist for the benefit and enjoyment of future generations". The number of species considered at risk of extinction continues to rise with 1,043 NSW species listed as threatened, 18 more than reported three years ago. A further 116 ecological communities are also listed as threatened.

Patyegarang Planning Proposal must not be approved because NSW's extinction record continues to rise. As at 2020–21, 1,043 species and 115 ecological communities are listed as threatened under NSW legislation including 78 species declared extinct.

The Patyegarang site includes high biodiversity bushland that is part of landscape wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. The NSW Bionet Atlas maps list vulnerable, endangered, critically endangered, and other species within a 10km radius species of the site. Gang-Gang Cockatoo, Giant Burrowing Frog. It is also an area that has recorded sightings of the Spotted Tail Quoll and Koalas. 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.

The [NSW State of the Environment](#) outlines the main threats to biodiversity and threatened species. These are the same threats that the Patyegarang proposes -

the permanent clearing of bushland causing habitat destruction land directly resulting in the loss of species and the fragmentation of remnant vegetation. This in turn will impede regeneration and the movement of species across the landscape, leading to a loss of genetic diversity.

The decline in habitat condition through clearing and fragmentation is described by three [Biodiversity Indicator Program](#) indicators for habitat quality – ecological condition, ecological connectivity and ecological carrying capacity.

THREATS TO NARRABEEN LAGOON CATCHMENT

The proposal presents unacceptable risks to the water quality of Narrabeen Lagoon Catchment from increased stormwater runoff from the development, as well as increased flooding of the Wakehurst Parkway and Oxford Falls Roads.

Excess stormwater runoff will 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. It will negatively impact on other Northern Beaches watercourses, wetlands, water dependent ecosystems and on threatened marine species including the red-crowned toadlet as well as other marine life dependent on the Narrabeen Lagoon.

CLIMATE, TRAFFIC CONGESTION & AIR QUALITY

As the [NSW State of the Environment](#) states - “the emissions that we release into the atmosphere can affect the quality of the air we breathe and may build up in the atmosphere leading to climate change”.

The Patyegarang proposal will increase emissions, as indicated in the NSW State of the Environment Report that reports emissions from transport continue to increase. Traffic-related air pollution has detrimental impacts on human health.

DANGEROUS BUSHFIRE IMPACTS TO LIFE AND PROPERTY

Global average temperatures continue to rise. Australia’s climate has already warmed on average by $1.4 \pm 0.24^{\circ}\text{C}$ since 1910, with an increase in heat events and extreme fire weather and changes in rainfall patterns. This makes it unacceptable to increase carbon emissions by removing bushland and putting new developments at risk of extreme bushfire events.

The [Northern Beaches Council](#) has identified the Patyegarang site as having ‘extreme bushfire risk’ and evacuation problems with limited egress.

If the NSW Government is committed to implementing the recommendations of the [‘Bushfire Royal Commission’](#) it must consider:

“Recommendation 19.3 “Mandatory consideration of natural disaster risk in land-use planning decisions

State, territory and local governments should be required to consider present and future natural disaster risk when making land-use planning decisions for new developments.”

POOR PLANNING

This rezoning proposal is poor planning. It is a 'spot' rezoning that is inconsistent with 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.

DANGEROUS PRECEDENT

Many fear that if approved the Patyegarang Planning Proposal will set off further rezonings of Metropolitan Aboriginal Land Council's land holdings that includes the 135-hectare bushland site at Ralston Avenue, Belrose adjoining the Garigal National Park and the Ku-ring-gai bushland suburbs of St Ives, East Killara and East Lindfield. This site poses extreme bushfire risk with its 66,000 to 500,000 volts overhead power lines.

COMMUNITY OPPOSITION TO REZONING PROPOSAL

On 29 June 2023, a Northern Beaches Bushland Guardians petition, signed by 12,000 people, including myself was presented to the NSW Legislative Assembly calling for the NSW Parliament to protect the 227 hectares of Northern Beaches' bushland because of its high biodiversity values.

Patyegarang also has outstanding cultural heritage value with its incredibly significant rock art.

CONCLUSION

The Patyegarang, Morgan Road, Belrose (PP-2022-3802) is an unacceptable planning proposal. It is not in the public interest and needs to be rejected.

[REDACTED]

From:
Sent:
To:
Subject:

[REDACTED]
Thursday, 9 November 2023 9:15 AM
[REDACTED]

Hello [REDACTED]

I cannot find an acknowledgment email for my submission against the 'Lizard Rock' proposal in Frenchs Forest (not in Junk mail either).

I just tried again, and although the submission window opened and had a 'Submit' button, my submission does not generate an online 'Thank you' or acknowledgment email

So, I provide below again what I wrote this morning online.

"This is a repeat of a submission I filed but did not receive an email acknowledgment thereof [worded differently because I did not keep a copy of my submission].

I am very much against the Patyegarang development.

I have several reasons, one being the biological impact, another about the road congestion, and finally the bushfire risk. The design wipes out the flora and fauna community there because there is no real attempt to conserve rare and endangered species through realistic corridors connecting with the surrounding intact bush. The type of families buying these blocks will have older teenage children and the number of cars per household will be above average, so I simply do not buy the traffic projections (and I do not see how adding a slip lane in one direction only to the only reliably-open exit from the precinct will cater for this).

The current proposal has many consultant appendages each with numerous requirements/amendments listed for the development to be successful - I cannot see how all of these will be truly addressed by the developers and scrutinized by the certifier, let alone policed.

Please forward this to the person collating all the submissions.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[Redacted]

[Redacted]

Sent: Thursday, 9 November 2023 9:27 AM
To: [Redacted]
Subject: lizard rock

I object to the rezoning of lizard rock for housing as this is indigenous land not for sale. It will have an adverse effect on my property on Narrabeen Lagoon which was indigenous land for aboriginal hunting.

[Redacted]

[REDACTED]

From: [REDACTED]
Sent: Friday, 10 November 2023 9:31 AM
To: [REDACTED]
Subject: Lizard Rock

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.



[REDACTED]

From:

Sent:

[REDACTED]
Thursday, 9 November 2023 8:46 AM

To:

Subject:

[REDACTED]
Lizard rock

Hi

I am re submitting my objection to the lizard rock development

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Tuesday, 14 November 2023 4:56 PM
To: [REDACTED]
Subject: Lizard Rock

My family grew up around the Belrose area and this bushland on our doorstep, was cherished by all of us. It would be so sad that our children and grandchildren will never know the beauty and "specialness" of this land, so close to the heart of Sydney. It is worth fighting for and I do not have to explain how much our wildlife needs this haven of safety. Birds, lizards, marsupials. Climate change? Our city needs its trees. Temperatures of 45+ in the west are no accident. Cut down your trees, put in black roads, homes made of concrete and steel and of course, the temperatures are going to rise.

So I would ask of you not to yield to developers. This sanctuary should be persevered not just for the sake of our families but for the special wildlife that needs all the protection it can get.

Sincerely,

[REDACTED]



Virus-free. www.avast.com

From: [REDACTED]
Sent: Sunday, 12 November 2023 8:12 AM
To: DPE Metro Central and North Mailbox;
[REDACTED]
Subject: Lizard rock

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 [Outlook for iOS](#)

[REDACTED]

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

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

From: [REDACTED] >
Sent: Sunday, 12 November 2023 9:06 PM
To: [REDACTED]
Subject: 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.

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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.

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Sent from my iPhone

[REDACTED]

From:

Sent:

To:

Subject:

[REDACTED]
Saturday, 11 November 2023 10:03 AM

DPE Metro Central and North Mailbox

Lizard rock

I am writing this to implore you to listen to the community. We do not want any construction at lizard rock. To destroy what we are told is sacred land to build hundreds of houses make zero sense.

Get [Outlook for iOS](#)

[REDACTED]

From:

Sent:

To:

Subject:

[REDACTED]
Saturday, 11 November 2023 1:10 PM

DPE Metro Central and North Mailbox

Lizard rock

I object to the proposal on the following grounds.No viable road network.No proposed public transport.Extremely dangerous in case of fire.Destruction of native habitat and hence destruction of animal life.Destruction of rock carvings.Given all these problems there must be a better way. Thank you Sent from my iPhone

From: [REDACTED]
Sent: Tuesday, 14 November 2023 5:12 PM
To: [REDACTED]
Subject: Lizard Rock

Dear Sir,

Please, please do not destroy this precious, pristine area. Where I live, under a tree canopy in Avalon, the temperature difference is 5 degrees less than whatever is predicted in summer. And much colder than predicted in winter. Climate change? Perhaps cutting down our trees and replacing them with concrete buildings, wall to wall housing and black roads contributes more to climate change than do fossil fuels. Today, I have five young king parrots hanging around (did you know that they hang out in teenage gangs? I know they are young because they are moulting into their adult feathering). Please, please consider the environmental impact before you allow developers to raze this precious bushland. There will be no wildlife corridors, there will be no covenants on precious trees, the kangaroos and wallabies will be forced onto roads and suburbia and you know what happens then. The cockatoos, the bikies of the bird world, will cease to thrive. The opportunistic kookaburras will no longer be there to snatch a pastrami sandwich. A multitude of little birds that we do not see but that we do hear, will be gone. The lizards, who hide in the cracks of rocks, will be no more – be they blue tongues or water dragons.

This song, sung by [REDACTED] is so prophetic. Please, don't wreck this beautiful bushland. Yes, people need housing but so does our wildlife.

Something is going wrong
With the singer and the song
And the music isn't gentle anymore
There's a mist across the moon
And the sun's too hot at noon
And the house is dark behind the broken door
Where the flowers used to grow
Now their leaves are hanging low
And a constant shadow lies across the floor
Theres a strange and empty sky
Where the wild birds used to fly
And I never tasted bitter rain before

And will the grass be gone from underneath the sky?
Will the golden flower wither soon and die
Will the fire burn out the land
And the sea fill-up with sand?
Will the last word ever spoken be why?
Will the last word ever spoken be why?

Someone's lost the plan

For the brotherhood of man
And no one's trying to find it anymore
And the winds become a sigh
For those who hate and those who die
And the waves are black and slow along the shore

And will the grass be gone from underneath the sky?
Will the golden flower wither soon and die?
Will the fire burn out the land
And the sea fill-up with sand?
Will the last word ever spoken be why?
Will the last word ever spoken be why, why, why?
Will the last word ever spoken be ..why?

[https://www.youtube.com/watch?v= uSXM9L8DF0](https://www.youtube.com/watch?v=uSXM9L8DF0)

Yours sincerely and thank you.

████████████████████

[REDACTED]

From: [REDACTED]
Sent: Sunday, 12 November 2023 11:45 AM
To: DPE Metro Central and North Mailbox
Subject: Lizard rock

I oppose this development because my preschool is on Morgon rd and the road can not handle that much houses and the traffic and safety of myself and others in the event of an emergency is not there. I will put at danger in the event of an emergency bush fire Sincerely [REDACTED]

Sent from my iPad

From: [REDACTED]
Sent: Sunday, 12 November 2023 9:05 PM
To: DPE Metro Central and North Mailbox
Subject: 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.

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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.

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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:

Sent:

[REDACTED]
Sunday, 12 November 2023 1:01 PM

To:

Subject:

[REDACTED]
Lizard Rock

Please protect Lizard Rock for future generations.

Thank you.

[REDACTED]

Sent from my iPhone

[REDACTED]

From:

Sent:

[REDACTED]
Wednesday, 8 November 2023 4:45 PM

To:

Cc:

Subject:

[REDACTED]
Lizard rock

Hi,

I wrote a submission recently opposing the development of the land at Lizard Rock, Oxford Falls. But it seems that your systems have had a glitch and you may not have received it.

I won't write the submission out again, but please let it be noted that I am 100% against this unwarranted bush destruction.

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 6:08 AM
To: [REDACTED]
Subject: "Lizard Rock" (PP-2022-3802)

Dear people in positions of power,

I am a local resident on the Northern Beaches and am writing to adamantly 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:

- **Devastating 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.

We must prevent this destruction.

Thank you for your consideration

Sincerely,

████████████████████

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 9:29 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Lizard Rock appeal

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,

Name: [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 16 November 2023 3:28 PM
To: [REDACTED]
Subject: Lizard Rock Belrose

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,

A solid black rectangular box used to redact the signature of the sender.

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 6:01 AM
To: [REDACTED]
Subject: Lizard Rock bushland, PP-2022-3802

[REDACTED]

31.Oct'2023 (note: re-sent due to lack of confirmation of receipt)

To: Department of Planning

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,

[Redacted signature]

[REDACTED]

From:

Sent:

[REDACTED]
Friday, 10 November 2023 6:36 PM

To:

Subject:

Dear Sir/Madam

I 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]

[OBJ]

[OBJ]

Sent from my iPhone

[Redacted]

From: [Redacted]
Sent: Friday, 10 November 2023 5:17 PM
To: [Redacted]
Cc: [Redacted]
Subject: Lizard Rock Development Proposal

I am extremely disappointed to have to resubmit our objection to this proposal. Due to the “loss” of the last submission that I put in along with many others from the community.

There are so many reasons to oppose this development.

- Biodiversity. How can we continually lose species from this country. Well this is prime example of how you do it.
- Climate change. Removing native bushland is not going to help reducing the increasing temperatures.
- Pollution to the Narrabeen lagoon catchment area. The Lagoon is already struggling with silting up and pollutants.
- Bushfire risks. This has been brought up numerous times.
- Congestion on roads that aren't fit for purpose
- Infrastructure. There does not appear to be any real solutions to the problems in that area already.
- Public transport.

The list goes on.

My family and friends in the area are very concerned with this development being pushed through behind the councils back.

Regards,

[Redacted]

From: [REDACTED]
Sent: Sunday, 12 November 2023 12:21 PM
To: DPE Metro Central and North Mailbox;
[REDACTED]
Subject: Lizard Rock Development

To Whom it May Concern

I am a Northern Beaches resident and horse rider who regularly rides and walks through the Lizard Rock area and I 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. When I ride I see lots of these beautiful creatures and it breaks my heart that their habitat will be replaced by rows and rows of houses.

Some of my friends wondered why we couldn't offer the MLALC a land swap - could we use State Funds to purchase an equivalent valued site of land out West somewhere, somewhere where there is already extensive development and not the diversity of flora and fauna. I don't mean to be a nimby, but when I drive around the areas under development out West there are cleared horse paddocks with little biodiversity that seem to me to be far more suitable for developing than virgin bushland.

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.

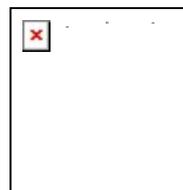
I strongly oppose not only the development of Lizard Rock but ALL development of native bushland areas on the Northern Beaches of Sydney including all proposed development of MLALC land. All MLALC must be protected and conserved as valuable bushland and habitat and acknowledged for the important services 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.

Regards

--

Kind regards,

[Redacted signature block]



[REDACTED]

From: [REDACTED]
Sent: Friday, 10 November 2023 11:10 AM
To: [REDACTED]
Subject: Submission Letter PP-2022-3802
Attachments: Lizard Rock letter.docx

Hi [REDACTED]

Please find the attached submission letter.

[REDACTED]

Email sent using Optus Webmail

Dear Sir/Madam,

I am a local resident on the Northern Beaches and live a short drive away from 'Lizard Rock'. I'm writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, AKA 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.

Here are a few of many reasons this proposal must be refused:

- **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.
- **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.

Thank you for your consideration.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 9:15 AM
To: [REDACTED]
Subject: reference PP-2022-3802
Attachments: Lizard Rock Nov23.docx

Lizard Rock rezoning - objection

Please note I submitted a letter objecting to this development several weeks ago, however I did not receive a confirmation email. I have now been made aware of a problem with the portal at that time, so I am re submitting our letter of objection.
Thank you

[REDACTED]

7 November 2023

[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.
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- **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]

[REDACTED]

From: [REDACTED]
Sent: Monday, 13 November 2023 7:56 PM
To: [REDACTED]
Subject: Lizard Rock Proposal
Attachments: Lizard rock objection.docx

Please see my attached Objection to the proposal.

--

[REDACTED]

Objection 10.11.2023

I am a local resident on the Northern Beaches and a volunteer firefighter with the NSW RFS and have been so for about 10 years.

I strongly object to the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802).

The assessment process lacks transparency and raises serious issues about government transparency with Dept of Planning functioning in two roles both as facilitator and assessor of this appalling proposal.

I am astounded by a process which has seen a planning panel progress this proposal with little regard for placing people and their homes at risk in a fire prone area.

The possible impact of fire has prevented many developments in the past. This proposal should be dealt with in a similar way and rejected.

Allowing such a massive development in a bushfire zone is simply negligent on the part of the panel who have allowed this to progress against the wishes of Council.

Each member of the panel should be identified and be asked to explain why they would permit such a large-scale development which will put so many lives at risk.

Approval would also make a mockery of planning principles for the area and of the Government's own Inquiry into the planning system and how the system can ensure people can be protected from the impacts of fire prone areas.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From:

Sent:

[REDACTED]
Sunday, 12 November 2023 5:17 PM

To:

Subject:

[REDACTED]
Lizard Rock plans - ref: PP-2022-3802

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 as a lifelong resident of Allambie Hts and Dee Why who has had the enjoyment of inter-acting with the flora and fauna of Oxford falls & Lizard Rock for many years. And I write on behalf of the future generations of flora, fauna and people who have a right to a healthy natural environment.

This proposal must be refused for the following reasons:

- **Loss of habitat for these flora & fauna of Garigal National Park, and Narrabeen Lagoon State Park.** This area has high biodiversity value and is irreplaceable.
- **Impacts of stormwater on the Narrabeen Lagoon Catchment.** This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll , and on marine animals that live in the lagoon.
- **Further 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.
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- **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.

I thank you and ask that you please give these points serious consideration

Sincerely,

██████████

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 7:19 PM
To: [REDACTED]
Subject: Lizard Rock proposal - opposition

Good evening

I didn't receive a confirmation of my submission so will voice my opposition again.

I am a resident of [REDACTED] am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802).

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 in the bushland, 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.

The Northern Beaches Bushland Guardians recently tabled their petition which received 12,000 signatures to save the land at Lizard Rock and other bushland identified in the Development Delivery Plan from

development. There is strong community support to find a conservation based solution that works for everyone, and we ask for the State Government's support and assistance to find a solution.

Once this habitat is gone, it's gone. I strongly object to this proposal.

[REDACTED]

[REDACTED]

Sent from my iPhone

[REDACTED]

From:

Sent:

[REDACTED]
Sunday, 12 November 2023 5:25 PM

To:

DPE Metro Central and North Mailbox

Cc:

Subject:

[REDACTED]
Lizard Rock proposed development

To whom it may concern,

I am protesting about the Lizard Rock development. On grounds of :

1. It will obliterate the virgin natural bushland.
2. This Virgin bushland is home to unique Australian native animals & flora.
3. The bushfire risk is unacceptable for a new subdivision.
4. Pollution concerns for the Narrabeen Lake catchment is unacceptable.
5. The road infrastructure around Morgan Road, Forest Way & Wakehurst Parkway is unacceptable.

There was an eleven year old boy hit by a car last week at the intersection of Morgan Rd & Forest Way. The new Lizard Rock development will massively increase traffic flow, in the exact location this boy was hit. The new proposal will make it more dangerous for local school children & pedestrians in general.

Our Crown Land is not 'unused.' We use Crown Land for bush walking, mountain bike riding. As children, we road our horses around the Lizard Rock Crown Land area.

Please stop the Lizard Rock Development proposal.

Thankyou ,

Yours sincerely ,

[REDACTED]

Sent from [Outlook for Android](#)

Sent from [Outlook for Android](#)

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 10:13 AM
To: [REDACTED]
Subject: Lizard rock proposed Re zoning

Dear [REDACTED]

I am a local resident fifth generation 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've also witnessed over my lifetime the developer greed on the beaches and how that impacts people and the 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
Kind regards

[REDACTED]

Sent from my iPhone

[REDACTED]

From:

Sent:

[REDACTED]
Sunday, 12 November 2023 12:32 PM

To:

Subject:

[REDACTED]
Lizard rock proposed rezoning

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.
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- **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,

Name: [REDACTED]

Email: [REDACTED]

[REDACTED]

From:

Sent:

[REDACTED]
Friday, 10 November 2023 7:38 PM

To:

Subject:

[REDACTED]
Lizard Rock ref PP-2022-3802

I am a resident of Oxford Falls Road and totally disapprove with the proposal of the subdivision for residential housing, the area will not cope with the extra traffic for one. In an emergency how will the area cope with evacuation in case of fires as the roads are already suffering. The effect on the local wildlife will be disastrous. A subdivision is the last thing we need in this area Lizard Rock area is an icon.

Sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 7:56 AM
To: [REDACTED]
Subject: Lizard Rock Submission

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,

Name: [REDACTED]

[REDACTED]

--

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 10:06 AM
To: [REDACTED]
Subject: Lizard Rock submission

Hello,

I made a submission via the planning portal on 7th Nov and did not receive a confirmation email.

Below is a copy of the submission.

regards,

[REDACTED]

I object to the proposal.

1. Cultural Heritage

The large rock platform which is the site of Aboriginal engravings, described as kangaroo and footprints, is one of many cultural sites still present in the natural bushland of the local landscape, including the Aboriginal Place of Moon Rock. The platform is the scenic and cultural centerpiece of the site. The views and ambience from both the east and west of the platform would be transformed by the development, resulting in irreplaceable loss. The landscape in which the engravings occur is a critical part of the cultural heritage. Clearing and changing the land severely impacts on this cultural value.

The scenic cultural loss from the platform is not reflected in the proposal documents and specific comments include:

- a. The Visual Impact Analysis does not include details of views from the eastern and western sides of the platform in Appendix 16, although they are identified as Key View Points and Vistas in map 6.
- b. The Urbis Comment on the Northern District Plan (page 28) concerning Planning Priority N17 on protecting cultural landscapes does not acknowledge the loss of visual character from the platform (only considering views to it). This inadequacy undermines the The Gateway Determination Report in addressing Planning Priority N17.

The Aboriginal Archaeological Assessment recognises that large areas, which are currently covered in vegetation, have the potential to contain further engravings.

A comprehensive and detailed survey of the site, including mapping of underlying sandstone, should be completed prior to any further consideration on the planning proposal.

The highest conservation zoning should then be applied.

The engraving described as a Man, located approximately 40m NE of the kangaroo, is on a rounded boulder surrounded by vegetation, and is only visible under suitable conditions. Many such rock outcrops occur throughout the entire site and indicate a much larger area should be surveyed than recognised in the Assessment report.

2. Biodiversity

Unnecessary loss of the biodiversity to this large ecologically important area. Being at the head of the Narrabeen Lagoon catchment, disturbance would also affect natural areas down stream.

[REDACTED]

From:

Sent:

[REDACTED]
Monday, 13 November 2023 10:15 AM

To:

Subject:

[REDACTED]
"Lizard Rock" Re-submitting due to not receiving acknowledgment [REDACTED]

Attachments:

Lizard Rock Submission 61123 2nd copy.pdf

Hi [REDACTED]

I am concerned that I haven't received acknowledgement of my submission sent on 6/11/23.

Please find attached a copy of what I wrote to Dept of Planning & Environment.

Thanks you for helping with this, the connotations are enormous if submissions haven't made been received, even when sent via the online direct link.

Thank you,

NB: THIS IS A RE-SUBMISSION AS MY ORIGINAL, SENT ON 6/11/23 HASN'T BEEN ACKNOWLEDGED.

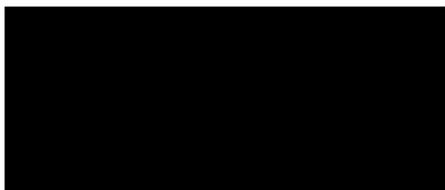
I am against the proposal to subdivide the Lizard Rock parcel of Aboriginal Land (the Patyegarang Planning Proposal) into dwellings.

Including but not limited to the following reasons:

- Destruction of pristine native bushland.
- Bushfire risk - I am a volunteer RFS fire fighter & a lot of my time is spent conducting hazard reductions to protect vulnerable properties adjacent to bushland. This proposal would greatly increase our volunteer hours & frankly exhaust me from other important RFS duties. Why build in an area that creates special maintenance situations such as hazard reduction burns, asset protection zones & puts lives at risk?
- Density - forward thinking & planning should focus on higher density living zones rather than urban sprawl.
- Save the bush & it's native inhabitants for generations to come to appreciate.
- Consider the impact on services, roads & other basic infrastructure in the Northern Beaches where public transport, roads & evacuation/deviation routes are limited.

In a time of environmental awareness & major changes on how to better protect the natural environment eg: renewable energy, sustainable living, cleaner industry etc. I think destroying Lizard Rock flies in the face of everything we are striving to achieve.

Please DO NOT approve this application.



SENDER: [REDACTED]
ADDRESS: [REDACTED]
[REDACTED]
PH: [REDACTED]

[REDACTED]

From:

Sent:

[REDACTED]
Thursday, 9 November 2023 12:26 AM

To:

Subject:

[REDACTED]
Lizard Rock submission

Dear [REDACTED]

Hello, I am a resident of Sydney's Upper North Shore and am writing to oppose the proposed rezoning of land close to my home, at Morgan Road, Belrose.

The development is known as Patyegarang - aka '**Lizard Rock**' - and it is registered as **PP-2022-3802**.

I have a number of concerns about this development proposal, primarily that 450+ houses will be built in an area prone to **bush fires**, with minimal escape routes for the 900+ residents in 900+ vehicles that will move here should a fast-moving forest fire engulf the area.

Furthermore, the **wildlife** in the vicinity is already subject to many life-threatening risks with human activity encroaching on their territory. These include: death on the roads due to traffic and limited wildlife corridors; and bushland being reduced to 'islands' surrounded by suburbia, which is unnatural for a healthy eco-system, particularly in regards to the genetic health and sustainability of larger fauna (kangaroos, wallabies, possums, echidnas, snakes, etc).

A massive geographic area of the Morgan Road area bushland will be bulldozed to build the 450+ new houses, plus further land clearances will be made to provide fire breaks around the new homes, and this will create carnage and eviction of the indigenous flora and fauna in the targeted area.

Then the arrival of 900+ humans with their dogs and cats, in addition to kids riding bikes and trekking through native bushland, will cause more havoc and additional casualties among the surrounding fauna in this environmentally sensitive area, which includes endangered species.

These two primary concerns - fire risk and wildlife death - should be enough to reconsider granting approval for this massive housing scheme and bushland depletion, although there are numerous other negative factors worthy of consideration that I won't list here.

Thank you for your time in reading this submission.

Sincerely,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 12:02 PM
To: [REDACTED]
Subject: 02 re Lizard Rock
Attachments: Lizard Rock Submission.pdf

Hi [REDACTED]

I tried sending my submission to the Department of Planning via the planning portal on Monday and again today without success.

Please find attached my Lizard Rock Submission, Reference PP-2022-3802.

[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.

Development of the proposed area would cause a direct mass kill of innocent wildlife and a further mass roadkill of fleeing wildlife.

- **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.

I remember the 1994 bushfire. The area survived due to a very fortunate wind change causing the fire to go back on itself.

- **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.

Congestion will also occur along Morgan Road and Oxford Falls Road West, a wildlife corridor.

When the Northern Beaches Hospital was being built, part of Frenchs Forest Road was closed in one direction resulting in Morgan Road and Oxford Falls Road West being used as an alternate route which caused severe congestion and significant wildlife roadkill.

- **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.

There would be a very disturbing departure from valid environment planning due processes, democracy, and community if the proposed Lizard Rock development and beyond for the Northern Beaches of Sydney were to go ahead.

Urban sprawl under the proposed Lizard Rock development is not the solution.

Outlined below are just some achievable, judicious, and prudent options as opposed to destroying a significantly large area of bushland and wildlife in a rare, unique, beautiful, irreplaceable, semi-rural part of Sydney.

- Non-descript self-contained two storey unit blocks, small town houses and small free-standing homes, each dwelling being no less than 40 square metres, complete with greenery, private gardens and courtyards, constructed within existing residential areas and walking distance to public transport.
- High density dwellings adjacent to the Northern Beaches Hospital where Frenchs Forest High School resides but relocating to accommodate development of the site.

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.

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.

Lizard Rock (Belrose) and Oxford Falls need to be preserved as a bushland, wildlife, semi-rural sanctuary, not destroyed and developed.

Thank you for your consideration.

Sincerely,

■