

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 9:08 AM
To: [REDACTED]
Subject: REF PP 2022-3802
Attachments: Lizard Rock Submissiondocx.pdf

Please find attached the content of my submission AGAINST development of Patyegarang (formerly Lizard Rock).

I did submit this online before the due date, but as I did not receive an acknowledgement I am concerned that it was not registered.

Please assure me that it now is registered.

Thank you,

[REDACTED]

The 71ha site at Patyegarang (formerly Lizard Rock) at Morgan Road is a high conservation value land which connects into Garigal National Park, Narrabeen Lagoon State Park. The proposed Metropolitan Local Aboriginal Land Council (Metro LALC) action contravenes all the claims displayed on the signboard for the area and made by the Metro LALC – true statements about the “Ecological Values” of this Garigal land as supporting native local iconic and endangered species – wildlife and plants (see photo). Native bushland is also valuable as a generator of (vital!) oxygen, as an essential climate-calming agent through evaporative cooling and shading (reducing urban heat) and as a carbon sink by drawing carbon down into the soil. Its preservation is critical in mitigation of the impacts of climate change.



To trash this area is tantamount to murder!
But there are choices.

At the end of 2022 – 20 artists made work in response to this place and their concerns for its survival, which was exhibited at the Manly library. Each artist’s work presented a different individual perspective. Here are mine –



██████████ *Bushtrack #1.* Charcoal on paper.

I chose to represent this special place in shades of grey. When we remove the greens from our lived experience, we obliterate current lives, and a living future.



██████████ *Dream Homes.* Charcoal on paper.

Dream homes for an apocalyptic future may be easier to get than you think. This deathscape can be achieved by a thousand cuts, of one area at a time - of a life-supporting, healthy and diverse habitat. There are choices.

There are choices –

This land can be preserved and kept for its VALUE as natural bush, as habitat.

The big picture VALUE of natural bushland is not the not the same thing as its \$ VALUE.

The aim of the sale of this VALUABLE land is to generate \$\$ for the traditional owners – the Metro LALC. The number of \$\$ that will flow to the owners is known - and a great deal less than the number of \$\$ that will end up in the hands of developers.

Northern Beaches Council has stated that this proposal is not required to meet local housing targets.

Instead of the NSW Government making immoral and bad decisions – a moral choice is that the government compensates the Metro LALC for the \$\$ sought, in order to ensure that **this** land retains its inherent VALUE.

For the future,



[REDACTED]

From:

Sent:

[REDACTED]
Friday, 10 November 2023 12:10 PM

To:

Subject:

[REDACTED]
Lizard Rock

Please accept this as my (repeated) submission to save the bushland known as Lizard Rock in Belrose.

I believe my original submission may not have been received.

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 15 November 2023 7:59 PM
To: [REDACTED] DPE Metro Central and North Mailbox
Subject: Lizard Rock/Patyegarang

Submission Re Lizard Rock/Patyegarang

I oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802) for the following reasons:

This is a bushland area and is **habitat for fauna and flora with significant biodiversity** and forms part of wildlife corridor connecting Garigal National Park to Narrabeen Lagoon. The proposed housing development would mean significant loss of habitat.

Loss of trees, including canopy trees, that provide cooling and oxygen, improving air quality, removing carbon and mitigating the effects of climate change. Despite the fact that in the past this area may have been farmland, it is now precious bushland.

Bushfire risk and evacuation: 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.

Stormwater from the proposed development will flow down to the **Narrabeen Lagoon catchment**, impacting threatened species such as the spotted tail quoll because there will be less bushland to filter the water.

Morgan Road is a narrow semi-rural road connecting Oxford Falls to Belrose. As well as negatively impacting Morgan Rd, it will **increase traffic and congestion** on Forest Way, Wakehurst Parkway, and Warringah Road, as residents would be car dependent.

Council planning. The proposed development of 450 homes is inconsistent with Northern Beaches Council's planning strategies and the conservation zones review.

Cultural significance - the area contains rock art including a kangaroo and footprints.

In conclusion, the proposed development will negatively impact the environment, traffic, Aboriginal heritage and infrastructure. Residents would face extreme bushfire risk with limited evacuation options.

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 6:07 PM
To: [REDACTED] DPE Metro Central and North Mailbox
Subject: Lizard Rock/Patyegarang

Submission Re Lizard Rock/Patyegarang

I oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802) for the following reasons:

This is a bushland area and is **habitat for fauna and flora with significant biodiversity** and forms part of wildlife corridor connecting Garigal National Park to Narrabeen Lagoon. The proposed housing development would mean significant loss of habitat.

Loss of trees, including canopy trees, that provide cooling and oxygen, improving air quality, removing carbon and mitigating the effects of climate change. Despite the fact that in the past this area may have been farmland, it is now precious bushland.

Bushfire risk and evacuation: 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.

Stormwater from the proposed development will flow down to the **Narrabeen Lagoon catchment**, impacting threatened species such as the spotted tail quoll because there will be less bushland to filter the water.

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Council planning. The proposed development of 450 homes is inconsistent with Northern Beaches Council's planning strategies and the conservation zones review.

Cultural significance - the area contains rock art including a kangaroo and footprints.

In conclusion, the proposed development will negatively impact the environment, traffic, Aboriginal heritage and infrastructure. Residents would face extreme bushfire risk with limited evacuation options.

[REDACTED]

From:

Sent:

[REDACTED]
Friday, 10 November 2023 7:12 PM

To:

Subject:

[REDACTED]
Lizard rocks

As a resident of Oxford Falls rd I object to further development of Oxford Falls valley. The removal of vegetation, affecting wildlife in the area, with the addition of extra traffic on roads already overloaded.

[REDACTED] Sent from my iPad

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 7:36 AM
To: [REDACTED]
Subject: Patyegarang, Morgan Road, Belrose Development (PP-2022-3802)
Attachments: L-Lizard Rock 20230929.pdf

We believe there has been a glitch in the planning portal for the Patyegarang, Morgan Road, Belrose Development (PP-2022-3802), and our previous submission may not have been received.
Please find our submission regarding the above.

Regards,

[REDACTED]

29 September 2023

The Honourable Paul Scully Minister for Planning and Public Spaces
GPO Box 5341
Sydney NSW 2001

Subject: PATYEGARANG, MORGAN ROAD, BELROSE – Known as Lizard Rock by Northern Beaches Residents

We are residents in Frenchs Forest and are writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802).

We 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, echidnas, Magpies, Butcher Birds, Kookaburras, Monitor Lizards, and other native residents in the area. 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 downhill, 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.
- **Broader Strategic planning implications** - the proposed housing is happening in isolation to the broader strategic planning undertaken 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.
- **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.

We provide our observations against the Traffic Assessment Report below.

TRAFFIC ASSESSMENT REPORT

The whole report is flawed and purports to one big assumption.

Morgan Road and Oxford Falls Roads are single lane each way with no kerbs and gutters the total length of both roads is approximately four kilometres.

Street lighting at night is abysmal.

The Transport Assessment does not address the above other than to suggest the Developer should deal with this.

The so-called road widening across Oxford Falls Creek is an embarrassment. The bridge must be moved 200m south to remove the dangerous hairpin bend that is the existing bridge and the new bridge.

Approximately 4 years ago part of Oxford Falls Road collapsed due to flooding and the road was partially closed for months while the section of missing road was repaired/replaced.

Oxford Falls Creek, where it crosses Oxford Falls Road, floods during rain events causing road closure for periods of time sometimes up to a week.

The Transport Assessment does not address this issue.

More dwellings means more cars parked down side streets close to bus stops.

Currently, as an example, commuters park along Prince Charles Road & the Esplanade to commute the Chatswood & the city. Many of the vehicles are not owned by residents to the local area.

The parked vehicles extend 150 to 200m along these streets, making the transport corridors narrower and dangerous.

If residents from this proposed development catch a bus from the Wesley Gardens bus stop at the corner of Morgan Road & Forest way, where will they park? The Transport Assessment does not address this situation.

TRAFFIC REPORT SECTION 5 - Traffic Analysis:

The Report assumes there will be one car per residence. This assumption is incorrect. Where I live (Frenchs Forest) most residences own two or more vehicles particularly where all adults are employed and/or have young adults living at the dwelling.

5.2 Traffic Distribution:

The report assumes regarding traffic flows. This is a guess. How can one make this assumption without knowing the travel destinations of the residents in the proposed dwellings.

The Report does not consider any additional traffic volumes by persons visiting the development or using the corridor as a "Rat Run".

Construction Traffic:

The Report does not address construction traffic and the damage caused to the transport infrastructure.



5.4 Future Traffic Flows:

'Based on the traffic generation and distribution assumptions, the additional traffic flows generated by the rezoning of the site can be calculated.'

The information provided does not facilitate accurate results because they are an assumption.

5.6.1 Traffic Model Calibration

*'Extent of typical queues and delays for vehicles turning right from Wakehurst Parkway (southbound) into Oxford Falls Road. Gap acceptance figures in the base model were **adjusted** based on observations of typical peak hour delays.*

It was also noted through vehicles on Wakehurst Parkway southbound could pass a stationary vehicle waiting to turn right – see Figure 24.'

Morgan Road & Wakehurst Parkway intersection: **Adjusted to what?**

The photo is inaccurate. It does not indicate the number of vehicles entering Wakehurst Parkway from Oxford Falls Road.

At peak times the queue can be greater than 10 cars and extend down to Oxford Creek, nor does the report indicate the actual wait times for the vehicles entering Wakehurst Parkway.

The answer is another set of traffic lights to impede traffic flow and add travel times to vehicle occupants - Unacceptable.

5.6.4 INTERSECTION PERFORMANCE

This section States:

'The modelling has considered background traffic growth on Forest Way and surrounding roads, despite investigations showing that traffic flows on Forest Way have remained relatively static (and even declined slightly) over the past decade.'

This statement is incorrect. Please provide the figures to support this statement.

The report does not consider the effect of the additional traffic at the following intersections:

- Forest Way and Monavale Road;
- Forest Way and Adams Street;
- Forest Way and Warringah Road;
- Wakehurst Parkway and Dreadnaught Road;
- Wakehurst Parkway and Frenchs Forest Road;
- Wakehurst Parkway and Warringah Road.

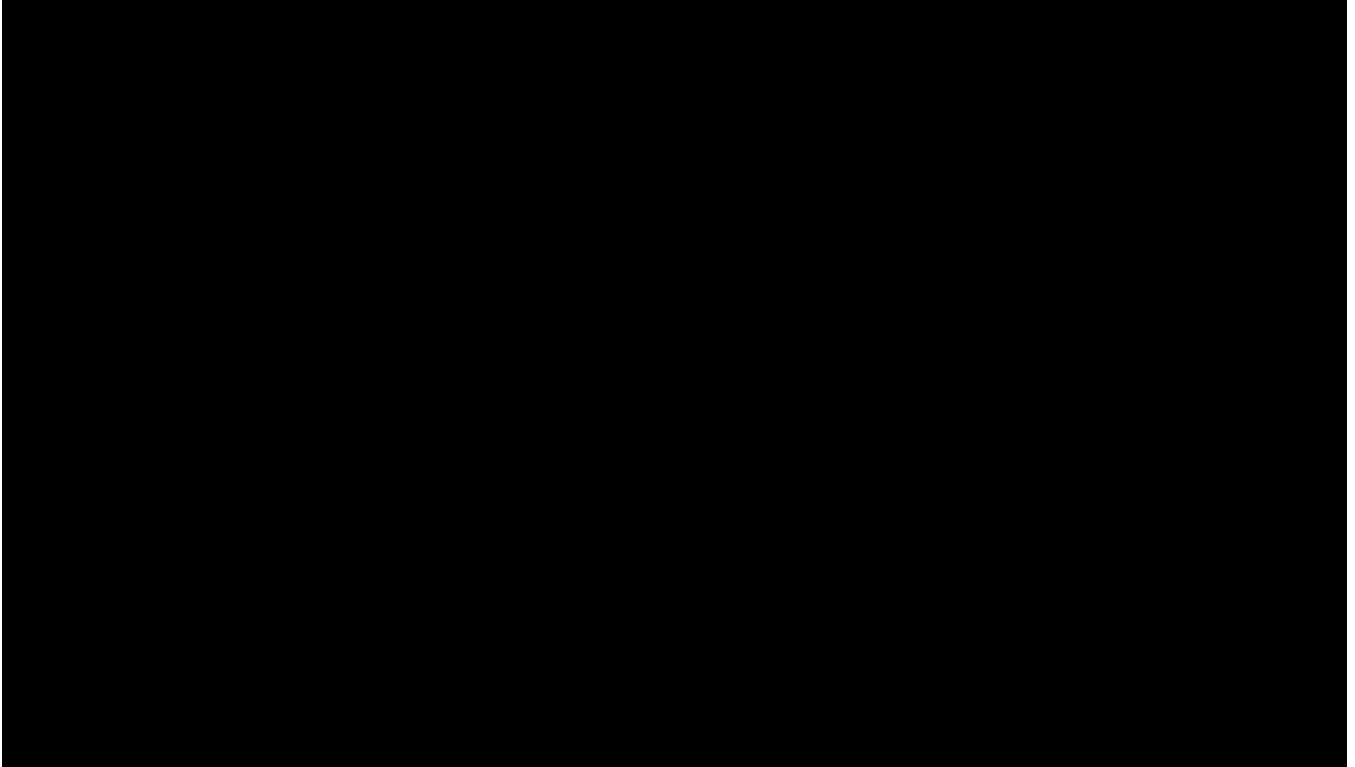
Traffic Light Phasing **MUST** be considered for all these intersections due to the additional traffic from the development.

It is obvious the Patyegarang, Morgan Road, Belrose development has a political agenda and is being pushed through without due consideration to our concerns above or the concerns of the Northern Beaches residents.

Please provide a response to this letter that addresses each of the comments above.



Thank you for your consideration



Frenchs Forest Residents

[REDACTED]

From:

Sent:

[REDACTED]
Monday, 13 November 2023 6:50 PM

To:

Hi [REDACTED]

I understand that some submissions for Belrose Morgan road Lizard Rock development may not have gone through due to a glitch with the planning portal.

I made a submission last Tuesday and it appeared to be submitted but I did not receive an email confirmation.

So just in case find below copy of my submission for consideration

Regards

[REDACTED]

I would make a submission as a long time resident of Belrose and a daily user of Morgan rd and Oxford fall rd.

I have a range of significant concerns with the proposal for development as follows

The loss of native bushland is a concern for maintaining local biodiversity and the welfare of fauna that inhabit the bushland.

The bush fire risk to any development in this area is a concern regardless of the fire protection zones that also just add to the extent of bushland removal.

Road network

I utilise the Morgan rd / Oxford fall rd route daily so my position is based upon a regular user who knows the existing problems.

Morgan road is in a very poor state with potholes, deteriorating condition and the carriageway is not wide enough in many cases for the predicted significant increase in vehicle traffic.

Oxford fall rd includes a weir crossing that regularly closes due to rain events that would limit access/egress for the development to solely Morgan rd and forest way

The traffic report has multiple flawed assumptions and analysis.

Absolutely more than 20% of vehicle movements will turn right from Morgan rd into forest way - with Mona vale road a major rd and destination for work and recreation purposes this assumption is way too conservative. This right turn will not accommodate the traffic volumes as the light phasing will not enable the clearing the queuing without major congestion.

The right turn from forest way into Morgan rd cannot accommodate the projected vehicle volumes. The light phasing at best allows for 4 cars so regardless of storage capacity it will not deal with the volume or allow reasonable queuing times and will likely in PM peak backup and congest the westbound forest way movements

With the projected 30% of vehicle movements to exit from Morgan rd to wakehurst parkway this will be a problem without major intersection upgrades.

Whilst the left turn from Oxford fall rd into wakehurst parkway is generally ok any right turn is very dangerous as there are limited left view sight distances for the 80km/h rd (either due to view being blocked by left turning cars or just sightlines). 62 vehicles turning right in am peak will never be accomadated noting that once 2 cars are queued for right turns blocks all left turn movement with queuing and congestion spiralling out of control.

The right turn from forest way into Oxford fall west has only a short 3 car storage capacity before totally blocking through traffic.

The additional volumes from the development are sure to cause traffic chaos at this intersection and cause LOS D on some movements that should not be allowed as part of a new development.

In summary the traffic assumptions and analysis are inaccurate, flawed and without major upgrade works at both forest way and wakehurst parkway intersections it will cause dangerous conditions and traffic congestion.

I implore the authorities to reject this application on environmental, fire risk and traffic congestion concerns.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, 8 November 2023 10:21 PM
To: [REDACTED]
Subject: My submission rgd Patyegarang

Dear [REDACTED]

I was told that I should write to you if I haven't received email acknowledgement of my submission (sent via the web form on 28 September). I never received any confirmation. Here's what I wrote. Please do what you can to ensure my observations are taken into account.

[REDACTED]

I bushwalk in the Parks of the Northern Beaches. There are very few pristine places left where the region's original wildlife remains largely undisturbed. Most of the creeks and waterways are devoid of the rich populations of shellfish and native crustacea that had existed in the region for aeons. Narrabeen Lagoon is a polluted muddy swamp, where once it was a rich food source for the First Peoples. The creeks of Middle Harbour likewise have been completely denuded of the shellfish that are evidenced by ancient middens along their banks. The upper creeks have no fish, no crustacea. They are barren.

The reason is silt. During COVID, when building activity and traffic was minimised, the water in these creeks started to run clear, as they have never been in recent decades. Sadly as things have returned to normal, the creeks have returned to their usual cloudy character. Mud and dirt from vehicle tyres washes off the roads and fills the creeks. Anyone who frequents these walking tracks has observed this.

Only a very small region remains mostly unspoiled; the creeks below Patyegarang which feed Narrabeen lagoon. I have seen crustacea there which have been eliminated from almost every part of the Northern Beaches. Giant emerald-green creatures over a foot long, creeping along the banks and digging into them.

Whatever silt control measures are enforced will be inadequate. This development proposal will ensure that the last vestiges of this riparian life are exterminated forever from this beautiful part of the world.

I support Aboriginal people in preserving their links to this ancient land, and in preserving the land itself. But this proposal is spurious and is driven by people who have no such links or affinity with this land. I cannot support the destruction of these wild places by and in the name of those who falsely claim such affinity.

[REDACTED]

From: [REDACTED]
Sent: Sunday, 12 November 2023 10:37 AM
To: DPE Metro Central and North Mailbox;
[REDACTED]
Subject: Objection to development at lizard rock

To whom it may concern,

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

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

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

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

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

Regards

[REDACTED]

Get [Outlook for iOS](#)

[REDACTED]

From:

Sent:

[REDACTED]
Wednesday, 8 November 2023 9:15 PM

To:

Attachments:

[REDACTED]
Objection to planning proposal.docx

Dear [REDACTED]

Please find attached my letter objecting to this development.

Kind regards

[REDACTED]

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

- **Loss of habitat** for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- **Impacts on the Narrabeen Lagoon Catchment** as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.
- **Loss of Sydney's Green lungs** as trees are 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]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Sunday, 12 November 2023 12:16 PM
To: [REDACTED] DPE Metro Central and North
Subject: Opposition to Lizard Rock

I am a NSW 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.

Regards

A large black rectangular redaction box covering the signature area.

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 11:55 AM
To: [REDACTED]
Subject: Re: Opposition To Lizard Rock Development
Attachments: Opposition To Rezoning Lizard Rock.pdf

Hi [REDACTED]

Can you confirm that Council has received my letter of opposition to the development of Lizard Rock.

I have attached it below.

Regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Opposition To Rezoning of Land at Patyegarang, Morgan Road, Belrose

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 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 Signature]

[Redacted Title]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 8:03 AM
To: [REDACTED]
Subject: Opposition to the proposed rezoning of land at Patyegarang, Morgan Road,

Dear Sir/Madam,

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

This proposal must be refused for the following reasons:

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

precedent that other landowners in the MRA can also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank you for your consideration.

Sincerely,

A solid black rectangular box used to redact a signature.

[REDACTED]

From:

Sent:

[REDACTED]
Sunday, 12 November 2023 6:56 PM

To:

DPE Metro Central and North Mailbox

Cc:

Subject:

[REDACTED]
Oxford Falls Valley Proposal

I wish to strongly register my alarm about the above proposal. Having lived in the area for 40 + years and often walked and enjoyed the natural landscape and wildlife (along side many visitors to the area). The proposal not only advocates the destruction of the natural area and any Australian Aboriginal cultural features, it promises to increase population density, traffic congestion and area bush fire risk to a higher level. This is unacceptable and dramatically unfair to the well being of the area. I therefore respectfully ask that this proposal be re considered and a more reasonable alternative identified.

Respectfully

[REDACTED]

From: [REDACTED]
Sent: Sunday, 12 November 2023 12:58 PM
To: [REDACTED]
Subject: Patyegarang - PP-2022-3802

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

From: [REDACTED]
To: [REDACTED]
Sent: Sunday, 12 November 2023 at 12:55:21 pm AEDT
Subject: Failure Notice

Sorry, we were unable to deliver your message to the following address.

[REDACTED]

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

I understand that submissions for this proposed development may not have been received properly. I am one of those who made a submission but did not receive acknowledgement. I am at a loss to understand if some of these submissions, including my own, are permanently lost to the system or may yet to be retrieved.

In any case, I wish to make a strong complaint regarding what is now an unacceptable procedure as many people who have not received notification of this problem will be unaware they need to re-submit with the result that the whole process becomes unfair with fewer objections received.

My original submission, briefly, made the following points:

Adverse affects to water quality to Narabeen Lagoon - pollutants will contaminate an already sensitive waterway

Loss of habitat for threatened and endangered species - the Eastern Pygmy Possum, Heath Monitor, Giant Burrowing Frog and the Coastal Upland Swamp.

Bushfire risk - unsuitable housing in bushfire prone area - restricted evacuation and in addition the RFS has deemed the Ingleside development unacceptable for this reason. Development at Patyegarang is similarly unsuitable.

I trust that community consultation on this proposed development has not been compromised by some failure in the system.

Yours sincerely,
[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Friday, 10 November 2023 7:34 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Patyegarang, Belrose

Dear [REDACTED]

Apparently you may have misplaced my submission. Here it is again.

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]

Sent from my iPad

[REDACTED]

From:

Sent:

[REDACTED]
Sunday, 12 November 2023 9:24 AM

To:

[REDACTED] PE Metro Central and North
Mailbox

Subject:

Patyegarang development of Lizard Rock

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

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

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

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

Oxford Falls Rd West and Morgan Rd are currently already not dealing with the traffic as there is often and extremely long queue of cars turning to Forest Way and

Wakehurst Parkway during peak hour traffic, the wait time can be extremely long. Adding over 450 additional housing to this area is not appropriate for these roads. Additionally, Oxford Falls Rd West is frequently subject to flooding causing major disruptions to traffic, this would further exacerbate existing traffic issues in the area. Furthermore, the Telstra satellite facility in Oxford Falls borders the proposed development site, the satellite site was specifically chosen for its isolated location and would be impacted by the light and electronic pollution of major development. Additionally, high voltage power lines run through the proposed development sites and would therefore need to be relocated, this would be extremely expensive. There has been no appropriate environmental impacts assessment conducted for the proposed development sites. The site has significant bushfire risks which have not been addressed, these bushfire risks are predicted to increase with climate change as the El Niño–Southern Oscillation (ENSO) cycle intensifies resulting in more intense El Niño related droughts and heatwaves. Additionally, intensified La Niña periods is predicted to cause increased frequency and intensity of flooding, this is likely to directly impact areas of the proposed sites as well and indirectly impacting the greater catchment as development will result in increase runoff due to impervious surface.

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

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

Kind regards,

A large black rectangular box redacting the signature of the sender.

[REDACTED]

From:

Sent:

[REDACTED]
Sunday, 12 November 2023 9:02 AM

To:

[REDACTED]
DPE Metro Central and North Mailbox;
[REDACTED]

Subject:

Patyegarang Development of Lizard Rock

I am a nsw 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.

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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, 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.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 9:59 AM
To: [REDACTED]
Subject: Patyegarang / Lizard Rock Proposed Development – PP-2022-3802
Attachments: Patyegarang Luaren.pdf

Dear [REDACTED]

I wrote to the department several weeks ago and did not get a reply to receiving my submission and although it is now two days over the due date would this submission please be accepted.

Your sincerely

[REDACTED]

re: PP-2022-3802

Re: Patyegarang / Lizard Rock Proposed Development – PP-2022-3802

I am against the wilful destruction of untouched bushland on Morgan Road, Belrose.

As a young person I spent many hours exploring this most amazing bushland, really untouched by modern day activities. Land that hosted a wide variety of fauna and flora. Scattered around this untouched magical land are sandstone caves and rock platforms that have engravings from inhabitants so long ago. Fish, Kangaroo, first nations people holding spears etc. It would be a travesty to destroy this unique and precious land.

It is proposed to destroy this land and put up 450 dwellings and in doing so destroy the history of our first nations people.

This land is serviced by only one road and is extremely vulnerable to potential danger from bush fires that have been part of the history of this landscape.

Morgan Road becomes Oxford Falls Road and the eastern end of this road crosses Middle Creek and the Oxford Falls causeway. This area regularly floods every time there is a reasonable down pour. As there is potentially going to be 900 + cars using this road, a bridge will have to be made over the causeway and lights installed at the intersection of Wakehurst Parkway.

Building the infrastructure for this development will cause large amount of sand and silt flowing down to Narrabeen Lagoon and potentially causing even more flooding on the on the Parkway near Sydney Academy of Sport and Recreation. Without raising the road, this flooding will continue to disrupt traffic several times a year.

The western end of this road joining Forest Way will also have to be widened and safety barricades installed around the retirement / aged care facility.

Both ends of these roads will become bottlenecks and potentially danger spots.

This land is untouched by modern man and should be cherished and the cost of this proposed development might be shouldered by future State Governments because;

- There is no water service to this area
- There is no sewer connected to this area
- There are no electrical connections to this area
- There are no gas connections in this area
- There are no telecommunications connected to this area
- There is no road infrastructure built in this area
- There is no drainage and flood mitigation in this area

.... so who will pay for these vital components of such a large development?

One question that should be addressed is where are the profits from the wilful destruction of this native land going to and will there be a transparent public audit undertaken?

Please consider the above points in your decision making as the loss of this beautiful virginal bush land would be an environmental travesty.

Respectfully,

██████████

[REDACTED]

From:

Sent:

[REDACTED]
Sunday, 12 November 2023 1:54 PM

To:

DPE Metro Central and North Mailbox;
[REDACTED]

Subject:

Patyegarang, Morgan Rd Belrose 'Lizard Rock'

Good Afternoon,

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 an 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, 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.

Thank you for your time, and for considering this submission.

Kind regards,

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

From: [REDACTED]
Sent: Thursday, 9 November 2023 10:42 AM
To: [REDACTED]
Subject: Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802)

Dear Sir/Madam

Good Morning to you.

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.
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- **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

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From:

Sent:

[REDACTED]
Sunday, 12 November 2023 7:30 PM

To:

DPE Metro Central and North Mailbox; [REDACTED]

Subject:

Patyegarang, Morgan Road Proposed Development

[REDACTED]

I am now looking at the website that the NSW Government have created and am on the Patyegarang, Morgan Road, Belrose (Northern Beaches) information page.

Perhaps you could tell me how I might make a submission to the NSW Government in relation to this proposal?

The website does not seem to have been designed to allow public comment easy.

The submission I wish to make will, I suspect, mirror many submissions that the NSW Government have already received in relation to this proposal but I will now outline the principal points that I will be raising in a formal submission once you provide a link explaining how these submissions are too be made.

1. The area where the proposed has a cultural significance to the Aboriginal people. This has been used as a justification of changing the name of the site from Lizard Rock. As a northern beaches resident of a number of decades and a frequent walker of the trails in this area, I respect the open space and the Aboriginal sites that are found across the area. It would therefore be important to understand the broad Aboriginal support for the proposal to develop the area, remove the bush and replace it with housing. I use the term 'broad' advisedly. The riches that are derived from any Sydney rezoning and development are enormous and seeking the broad opinion within the Aboriginal community and within the community that claim local ownership is vital to equitable decision making. The NSW Government should therefore seek opinion from the broad cadre of owners and beware of taking advice from 'leadership groups'.
2. As the NSW Government know access into and out of the area is problematic. The single road access has natural traffic load limits and the movement of traffic at peak times can be expected to be many multiples of what is now currently experienced. The NSW Government has a very poor, and long established, record of planning access to the northern beaches area. Residents can only assess performance by history and have long since learnt that planning initiatives very frequently remain plans that are never actioned. It would be very difficult for the NSW Government to even begin to review the efficacy of their delivery on promises made of the last few decades without concluding repeated failures to deliver have occurred.
3. The increasing intensity of fire activity in our changing climate makes increasing the number of properties on the urban fringe highly problematic. Assurances about 'appropriate fire design', 'bushfire preparedness' in planning proposals are nice sentiments but a wildfire of the ferocity that is becoming 'normal' bearing down on residents living at the interface with many many square kilometres of bush resets reality very quickly. History tells the NSW Government that establishing dwellings in these high risk zones increases risk. Recalibrating the degree of risk to current and future fire intensity has not occurred and, given the speed at which this reassessment is likely to take place and comparing it to the speed at which planning decisions are being made leads one to believe that current planning decisions are being made in an ill-advised manner. Future tragedies, the loss of life and the associated ripple effects impacting families, can be avoided if development at these interfaces do not take place. The NSW Government's planning groups could conclude very quickly what the impacts are likely to be and what impacts could have been prevented by reviewing flood plain developments over the last 50 years. Floods can happen slowly, some occur much faster. Fires impact very very much faster making bush fires a significantly higher risk event, and an event that WILL occur.
4. Australia is in a housing crisis. A crisis that is wholly government created, all be it, it could be argued, a Federal Government created crisis. Housing is required and the focus must be on higher density housing and housing at the affordable end of the spectrum. New housing at the urban fringes is not a sensible policy

option. It is not even close to being a justifiable policy option. Therefore any reference in any submission in support of this development proposal should be disregarded. If the proponents, or the NSW Government, use the housing crisis to justify this development then the statements should be viewed for what they are, 'weasel words'.

5. The NSW Government would be wise to develop high density housing and affordable housing where the demand is greatest. Sure, an argument could be made that local pockets of affordable housing are required on the northern beaches for 'lower paid' workers but establishing this housing on the urban fringe away from transport and with very limited local services is not good planning and can never be good planning and any 'assurances' attached to a development proposal should be viewed in the light of history, recent and over the last decades. A visit to other urban fringe and outer suburb housing areas where there are virtually no local services, very limited public transport options tells its own story.

Policy choices made by recent governments have brought us to our current situation. I feel sympathy for government workers working within current policy settings and it is time for a 'plan for the future' to be developed, communicated and taken to an election. Applying current policies to a development at Patyegarang is short sighted, exposes future residents to high to extreme risk and has such a miniscule impact on state housing numbers that such arguments should be disregarded.

I would be happy to place these comments on your register of submissions if you could tell me how I might achieve this.

Note – I will edit and remove the inevitable typing and grammatical errors before formally providing it – I am currently on an international work assignment and have a busy couple of days ahead.

Best regards

[REDACTED]

From:

Sent:

To:

Subject:

[REDACTED]
Sunday, 12 November 2023 7:30 PM

DPE Metro Central and North Mailbox [REDACTED]

Patyegarang, Morgan Road Proposed Development

[REDACTED]

I am now looking at the website that the NSW Government have created and am on the Patyegarang, Morgan Road, Belrose (Northern Beaches) information page.

Perhaps you could tell me how I might make a submission to the NSW Government in relation to this proposal?

The website does not seem to have been designed to allow public comment easy.

The submission I wish to make will, I suspect, mirror many submissions that the NSW Government have already received in relation to this proposal but I will now outline the principal points that I will be raising in a formal submission once you provide a link explaining how these submissions are to be made.

1. The area where the proposed has a cultural significance to the Aboriginal people. This has been used as a justification of changing the name of the site from Lizard Rock. As a northern beaches resident of a number of decades and a frequent walker of the trails in this area, I respect the open space and the Aboriginal sites that are found across the area. It would therefore be important to understand the broad Aboriginal support for the proposal to develop the area, remove the bush and replace it with housing. I use the term 'broad' advisedly. The riches that are derived from any Sydney rezoning and development are enormous and seeking the broad opinion within the Aboriginal community and within the community that claim local ownership is vital to equitable decision making. The NSW Government should therefore seek opinion from the broad cadre of owners and beware of taking advice from 'leadership groups'.
2. As the NSW Government know access into and out of the area is problematic. The single road access has natural traffic load limits and the movement of traffic at peak times can be expected to be many multiples of what is now currently experienced. The NSW Government has a very poor, and long established, record of planning access to the northern beaches area. Residents can only assess performance by history and have long since learnt that planning initiatives very frequently remain plans that are never actioned. It would be very difficult for the NSW Government to even begin to review the efficacy of their delivery on promises made of the last few decades without concluding repeated failures to deliver have occurred.
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Policy choices made by recent governments have brought us to our current situation. I feel sympathy for government workers working within current policy settings and it is time for a 'plan for the future' to be developed, communicated and taken to an election. Applying current policies to a development at Patyegarang is short sighted, exposes future residents to high to extreme risk and has such a miniscule impact on state housing numbers that such arguments should be disregarded.

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Note – I will edit and remove the inevitable typing and grammatical errors before formally providing it – I am currently on an international work assignment and have a busy couple of days ahead.

Best regards

[REDACTED]

From: [REDACTED]
Sent: Thursday, 9 November 2023 5:57 PM
To: [REDACTED]
Subject: Patyegarang Planning Proposal (Lizard Rock) Reference PP-2022-3802

Dear Sir/Madam

I am a local resident on the Northern Beaches, 4th generation, and 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 downhill, 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.

This development will also have a huge impact on the residents already living in the catchment area. The area floods regularly because of the high water table and the closure of the lagoon mouth. This development will directly affect those properties.

- **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.

There is a duty of care required that starts with the Planning Minister and the Emergency Services Minister and goes all the way down. The risk, not only to the prospective residents, but also to the RFS workers and volunteers, is insurmountable.

- **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.

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 and safe environment.

Thank you for your consideration.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]



From: [REDACTED]
Sent: Sunday, 12 November 2023 11:00 PM
To: DPE Metro Central and North Mailbox
Subject: Patyegarang planning proposal

To whom it may concern,

I wish to register my OBJECTION to (DDP) 6 sites (227.3 ha) located in the Melrose and Frenchs Forest area. Over 70 ha of bushland may be lost, which provides habitat for iconic species of flora & fauna.


It will also allow for expansion of housing disconnected from the broader strategic planning process being undertaken by Northern Beaches Council, and exposed to significant bushfire risks.

Yours faithfully, [REDACTED]


From: 
Sent: Saturday, 11 November 2023 10:02 PM
To: DPE Metro Central and North Mailbox
Subject: Patyegarang planning submission
Attachments: Patyegarang planning submission.pdf

Hi

Please find attached my submission against the proposed Patyegarang development.

Kind regards


Dear Sir/Madam

I am a resident of Northern Beaches Council 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 should be refused for the following reasons:

- **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.
- **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 downhill, 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 Air Quality** 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.
- **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,

