

[REDACTED]

From:

Sent:

Wednesday, 8 November 2023 8:08 PM

To:

Subject:

[REDACTED]
Patyegarang proposal to develop land at Morgan Road, Belrose

Dear Planning Department,

This is my third attempt to make a submission expressing my objection to the above proposal. I have been advised to email you because neither of the first two made via the Portal must have 'lodged' with you. Although I clicked on Submit each time, I have not received an email confirmation from your Department.

I do not give permission for my name to appear on any published version of my submission.

This is a copy of my second submission, sent using the portal on Mon 6 November 2023:

"I made a submission expressing my objection about a week ago, carefully detailing the reasons why the Patyegarang proposal to develop the land at Morgan Rd, Belrose should not be approved.

I explained that the land should not be developed on environmental and cultural grounds, as well as the risk of bushfire and difficulty in evacuating potential residents along Morgan Road, the difficulty of providing infrastructure and managing water at the site, potential damage to the Narrabeen Lagoon catchment, and the already present traffic blockages on Wakehurst Parkway whenever there is a traffic incident, let alone a bushfire or other emergency. I also alluded to Northern Beaches Council's objection to the proposal on a number of planning grounds..

I am repeating my objection today because I have not received an acknowledgement email from you even though I wrote my submission more than a week ago. I do not have access to my earlier submission which was more detailed and factual than these few sentences.

I write this second submission hastily before the closing date because I did not receive acknowledgement of my first submission"

For the above reasons I object to the Patyegarang proposal and strongly request that approval not be given for urban development on this land at Morgan Road, Belrose.

North Narrabeen
Sent from my iPad

From:
Sent: Sunday, 12 November 2023 12:33 PM
To: DPE Metro Central and North Mailbox
Subject: Patyegarang proposal

To whom it may concern,

I'm opposed to the Patyegarang proposal. The Northern Beaches has already lost bushland for the construction of the hospital and the widening of the Mona Vale Road, and to lose more would be outrageous. There are many reasons why this shouldn't be permitted;

- the roads being unable to cope with increased traffic
- the lack of infrastructure to support the proposed development
- the potential that other landowners propose developments following this rezoning
- the likelihood of more flooding on roads that are already closed regularly
- Extreme bushfire conditions in the area


Also, the bush is a vital recreational area benefiting both the mental and physical health of those using it.


regards

--

Personal Mailbox

Please consider the environment; only print this email if you really need to, thanks.



From:
Sent: Sunday, 12 November 2023 7:02 PM
To: 
Cc:
Subject: Patyegarang Proposed Development. Second attempt at Submission

Patyegarang (Lizard Rock) Morgan Rd, Belrose, NSW (PP-2022-3802)

I do not support the proposal to develop this site to make way for 450 new homes in the Oxford Falls area. My grounds for not supporting this proposal are as follows;

The area is within an extreme bushfire hazard zone. I do not believe that the risks to future inhabitants has been considered by the developers in a manner that is acceptable to the broader community. Any asset protection zone that would be required to give home owners a false sense of security would be detrimental to the high bio diversity already present on this large undeveloped site.


The site in question is not currently on Councils radar for sites identified for future housing growth in the Northern Beaches Council area. This is a stand alone site with very little infrastructure to support such a large development.

Impacts to the waterway systems making up the catchment for Narrabeen Lagoon would be negatively impacted by developing around the headwaters for water catchment on this site. Narrabeen Lagoon is already suffering with the council having to spend large amounts of its budget on moving sand around from the mouth of the river to reduce flooding events. Adding more housing and hard surfaces to the top of the lagoon catchment will exacerbate the dynamics of the lagoon.

The lands that make up the Patyegarang site are rich in bio-diversity providing additional support for wildlife moving through the private acreages to the Narrabeen Lagoon State Park and the Garigal National Park. The area is also rich in Aboriginal cultural sites which also need to be respected in the landscape.

Yours Sincerely,

This is my second attempt at sending my submission through to the department. My first attempt was on the 5thNov at 3.15pm via the planning portal directly. I did not receive a receipt regarding this submission. Not in my junk box. Highly unlikely that my provider would have blocked such a receipt. Seems to be an issue at the Dept of Plannings end. Thank you for the opportunity to re submit.



From:
Sent: Sunday, 12 November 2023 8:57 AM
To: Patyegarang
Subject:

As a resident of the Northern Beaches, I strongly oppose the Patyegarang development of Lizard Rock and the nine proposed MLALC areas. This biodiverse region serves as invaluable habitat to our local flora and fauna, hosting endangered species and acting as a vital wildlife corridor. The Northern Beaches has already experienced a reduction in biodiversity, particularly after the development of Northern Beaches Hospital, leading to increased roadkill and threats to local species like powerful owls, red-crowned toadlets, and glossy black cockatoos.

The proposed development area contains sacred sites and rock carvings with historical significance, including the Moon Rock, granted the highest level of protection by the Heritage Minister. Disturbing this area without adequate consideration could lead to the destruction of culturally significant sites. Moreover, the proposal contradicts existing plans and strategies of the Greater Sydney Region, North District, and Northern Beaches Council, as highlighted in the Local Strategic Planning Statement, Towards 2040, and Local Housing Strategy.

Adding over 450 housing units to areas already struggling with traffic, such as Oxford Falls Rd West and Morgan Rd, is inappropriate. These roads face long queues during peak hours, and Oxford Falls Rd West is prone to flooding, causing disruptions. The proposed development also poses threats to existing infrastructure, including the Telstra satellite facility and high-voltage power lines that would need relocation, incurring significant expenses.

Environmental concerns, such as bushfire risks and the lack of a proper impact assessment, raise further alarm. The potential intensification of climate-related events, such as El Niño-related droughts and La Niña-related flooding, poses risks to the proposed sites and the surrounding catchment area. Additionally, the lack of consultation with the Guringai people, the Traditional custodians of the land, is a significant oversight.

In conclusion, I strongly oppose not only the development of Lizard Rock but all initiatives to exploit native bushland on the Northern Beaches. Preserving these lands is crucial for biodiversity, cultural heritage, and mitigating climate change. It also offers opportunities for carbon credits, contributing to Sydney's status as a greener, cleaner world-class city and ensuring access to cleaner air and preserved natural bushland for current and future generations.

Regards,

[REDACTED]

From:

Sent:

Friday, 10 November 2023 12:05 AM

To:

Subject:

[REDACTED]
Patyegatang, Morgan Rd Belrose - submission to reject the proposed development.

Dear [REDACTED]

With all respect to First Nations Peoples and the Metropolitan Local Aboriginal Land Council, the proposed development of Patyegatang, Morgan Rd Belrose simply must not go ahead due to the irreversible environmental impact this will cause. There are numerous threatened species in this area and avoidance to impacts of these species is not strong and has been poorly considered. Once it's gone, it's gone. For everyone, for every species, Forever.

There must be a better and more responsible way to achieve the outcome that is the motivation behind this.

Regards,

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 6:26 PM

To:

Subject:

[REDACTED]
Planning reference PP-2022-3802

I write to voice my displeasure as a long term northern beaches resident at the plan to rezone the lizard rock area, an extraordinary large area of land that should remain Bush.

There simply is not the infrastructure to support this, the monavale road not being finished, schools etc,.let alone the impact from an environmental point of.view.

Please rescind this planning.

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 11:02 AM Lauren

To:

Subject:

[REDACTED]
PP 2022-3802

To whom it may concern,

I am firmly against any development of Lizard Rock @ Belrose .

This Australian bushland needs to stay firmly in place . The bushland is a much needed corridor for the many animals and birds which are unique to our country. Not to mention, the thousands of Australian trees and shrubs that will be demolished .

The current proposal to build 450 homes and destroying this bushland area is just totally absurd.

The roads on the Northern Beaches are already at capacity and are not coping . We do not need the added pressure of all these extra vehicles on the road ways .

Once this unique area is gone, it is gone forever !

Please reconsider the application and rule against this proposal .

Thanks for your time ,

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 1:28 PM

To:

Subject:

[REDACTED]
PP-2022-3802 - Lizard Rock

Hi [REDACTED]

Please find below my submission for the PP-2022-3802 - Lizard Rock proposal. I made an online submission but DIDN'T receive an email confirmation.

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

I would like the proposal to be refused based on the following:

- The impact on the local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road and surrounding streets. Living just off these main roads it is something I have first-hand experience of daily.
- The loss of trees which will impact the quality of air that we breathe. We are all well aware that with climate change every tree plays a role.
- The loss of our highly diverse habitat of flora and fauna in the area and surrounding wildlife corridor bordering the Garigal National Park, and Narrabeen Lagoon State Park. The flora and fauna in this area are irreplaceable and holds significant value to the Northern Beaches area.
- The impact on the surrounding waterways in the Narrabeen Lagoon Catchment. With additional development more stormwater will flow downstream. With reduce bushland the stormwater will enter the waterway. This will impact on already threatened species of marine animals that live in the lagoon.
- The proposal presents a significant increased risk of bushfires in the area. The increase in housing in places where we know that people may not be safe is negligent. Northern Beaches Council independent advice on bushfire risks at the Lizard Rock site, have identified that the site includes areas with Very High to Extreme risk. The report also raised concerns about the safety and viability of evacuation plans. Additional significant asset protection zones may need to be established which would further erode the wildlife corridor.
- It doesn't consider the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services across the entire Northern Beaches.
- Approving this proposal would create a precedent that other landowners in the Metropolitan Rural Area can also seek a spot rezoning, further eroding the remaining bushland on private land.

I write on behalf of my household of 6, the wildlife, and the future generations of Northern Beaches residents who have a right to protect this very area, affectionally known as "Lizard Rock".

Thank you for reading my objection and I trust that my submission will be considered.

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 10:28 AM Lauren

To:

Subject:

[REDACTED]
PP-2022-3802 Lizard Rock/Patyegarang

As a resident of the Northern Beaches please accept my submission opposing the proposed development at Lizard Rock for just some of the following reasons.

- **Impact on Flora and Fauna** . This is an area of great diversity and untouched natural beauty. The development would have severe impacts on wildlife corridors, habitat, and destruction of native endemic flora. The loss of thousands of trees and their unique ability to sequester carbon from the atmosphere is contrary to all our efforts to reduce global warming.
- **Bushfire risk**. The same problems exist for this proposal as were evident in the Ingleside development proposal. The latter was rejected because of fears relating to escape routes for residents and the damage to homes.
- **Catchment overflow**. The increased runoff from development would have severe impacts on water quality in Narrabeen Lagoon as well as possible increased flooding . Both human and animal life would be impacted.

This proposal is contrary to all we are trying to achieve in terms of **protecting our natural environment** . It will send a message that we have no interest in preserving the great natural beauty of our area and **no interest in reducing emissions**. It will also be a green flag to further development of hundreds of hectares of untouched land.

I urge you in the strongest possible terms to reject this proposal.

Regards

[REDACTED]

From:
Sent: Friday, 10 November 2023 3:09 PM
To: [REDACTED]
Subject: PP-2022-3802



Hi [REDACTED]

I have tried twice to get my submission on PP-2022-3802 accepted before the deadline!
I have sent multiple emails to your department

Nobody has got back to me!

I am sending you my submission for a third time

Can I please have an acknowledgment by email that it has been accepted?

I wish to be counted as an objector against the housing development called Patyegarang, on Morgan Road, Belrose

I do not think this development should be allowed to go ahead for the following reasons:

Given that climate change is producing ever-increasing downpours, the stream system below the development in the Middle Creek catchment will be severely affected by the increase in hard surfaces and roads. There is already severe erosion and flooding across Wakehurst Parkway due to these downpours. This development will greatly exacerbate the problem.

There are many threatened species and common species in this area of bushland that will die. Scientific research has shown that native animals cannot be effectively relocated. If their territories are destroyed for housing, they will die.

The Northern Beaches Council's housing plan does not require this extra housing.

The area proposed for this development is a high bushfire risk area. It is not acceptable to ask volunteers to put their lives on the line for a development that is not necessary.

This housing development is car-dependent and will increase the use of cars at a time when society is trying to encourage people to use public and active transport. This is not acceptable.

The MLAC should not be put in a position where the only way the MLAC can earn money is by the destruction of bushland. There should be an effective land swap by the government. They should be able to swap the bushland for land that has monetary value such as government land in Dee Why shopping centre.

Thank you for allowing me to comment.

Thank you in anticipation that I will hear from you

Kind regards,

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 2:28 PM Lauren

To:

Subject:

[REDACTED]
PP-2022-3802

Department officer responsible .

My previous submission was not replied to.

I am asking the State Labor Government to reject the proposal and protect the local environment at Lizard Rock/ Patyegarang.

My biggest concern is the consequence of a bush fire raging up the National Park which will put people at risk of death again. Are you too young or have you forgotten the raging fires of 1993/4 where homes at Terrey Hills and Sydney's northern beaches were lost? 42 were destroyed around Ku-ring-gai Chase National Park, Garigal National Park and the Royal National Park! There is a dangerous bushfire risk in land that is not zoned for development.

There must be a better way to reflect the cultural significance of the site by the Guringai Aboriginal community who are the custodians, than building 450 houses and all the infrastructure required. Please listen to the three Aboriginal elders, Uncle Neil Evers, Aunty Clair Jackson and Uncle Bruce Shillingsworth, who spoke of the importance of retaining the region as native bushland.

We need more green space not less. Retain our trees and character of the area for future generations to enjoy and learn about Aboriginal culture.

Thank you for reading my submission.

Regards,

Mona Vale

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 6:38 AM

To:

Subject:

[REDACTED]
PP-2022-3802

Dear [REDACTED]

I am a local landholder of Frenchs Forest 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 the wildlife that live at Lizard Rock, and the future generations (my son and daughter) who have a right to a healthy natural environment.

I have worked as a Bird Keeper at Taronga Zoo on the Australian Fauna Precinct for 12 years. We manage multiple conservation programs for critically endangered species which involve breeding for release. I see firsthand the importance of habitat preservation for maintaining biodiversity at all levels. Whilst we also work in replanting habitat to improve critical areas, restoration never comes close to the level of biodiversity held in untouched ecosystems.

I am also a Bushcare volunteer at Mermaid Pools, Manly Dam where the same can be seen. Hard work goes into restoring the habitat at this site but it will never come close to the level of biodiversity found before human intervention.

The attraction for me of living in this beautiful location is being surrounded by nature. The bushland, wildlife and connection to waterways. Keeping these spaces healthy is so important for the future - we are so lucky to be able to call this home!

This proposal **MUST** be refused.

Thank you for your consideration

Sincerely,

[REDACTED]

From:
Sent: Thursday, 9 November 2023 8:00 AM
To: [REDACTED]
Subject: PP-2022-3802

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

This proposal must be refused for the following reasons:

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

Thank you for your consideration

Sincerely,



ReplyForward

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 4:17 PM

To:

Subject:

[REDACTED]
PP-2022-3802

This email is to state that I do not agree to any development taking place at the Lizard Rock site at Oxford Falls.

Get [Outlook for iOS](#)

[REDACTED]

From:

Sent:

Tuesday, 14 November 2023 9:26 AM

To:

Cc:

Subject:

PP-2022-3802

Dear Sir/Madam

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

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Thank you for your consideration.

Sincerely,

[REDACTED]

From:
Sent: Friday, 10 November 2023 1:30 PM
To: [REDACTED]
Cc:
Subject: PP-2022-3802

Dear Sir/Madam

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

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Thank you for your consideration

Sincerely,

[REDACTED]

From:
Sent: Friday, 10 November 2023 3:09 PM
To: [REDACTED]
Subject: PP-2022-3802



Hi [REDACTED]

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I have sent multiple emails to your department

Nobody has got back to me!

I am sending you my submission for a third time

Can I please have an acknowledgment by email that it has been accepted?

I wish to be counted as an objector against the housing development called Patyegarang, on Morgan Road, Belrose

I do not think this development should be allowed to go ahead for the following reasons:

Given that climate change is producing ever-increasing downpours, the stream system below the development in the Middle Creek catchment will be severely affected by the increase in hard surfaces and roads. There is already severe erosion and flooding across Wakehurst Parkway due to these downpours. This development will greatly exacerbate the problem.

There are many threatened species and common species in this area of bushland that will die. Scientific research has shown that native animals cannot be effectively relocated. If their territories are destroyed for housing, they will die.

The Northern Beaches Council's housing plan does not require this extra housing.

The area proposed for this development is a high bushfire risk area. It is not acceptable to ask volunteers to put their lives on the line for a development that is not necessary.

This housing development is car-dependent and will increase the use of cars at a time when society is trying to encourage people to use public and active transport. This is not acceptable.

The MLAC should not be put in a position where the only way the MLAC can earn money is by the destruction of bushland. There should be an effective land swap by the government. They should be able to swap the bushland for land that has monetary value such as government land in Dee Why shopping centre.

Thank you for allowing me to comment.

Thank you in anticipation that I will hear from you

Kind regards,

[REDACTED]

From:
Sent: Sunday, 12 November 2023 10:06 PM
To:
Cc: [REDACTED]
Subject: PP-2022-3802 aka Lizard Rock - Updated with extension

Hi,

This land was once Aboriginal, lost, and then reclaimed by MLALC.

It strikes me that the land that has been reclaimed here and in other places is arbitrary. It's the land that after a number of years is no longer being used or has never been used in a formal capacity since it was first lost.

Under the Act used to claim it back it is also supposedly land not needed for housing, which has been confirmed by Northern Beaches Council. Not needed for housing...

This all seems crazy, MLALC and the Aboriginal people they represent, are only able to claim unused 'left overs' of land that could be anywhere rather than there being any cohesive plan by Government to work with them to address long standing issues which could include mechanisms through a Treaty. This places this land outside of typical urban and land use planning processes where it could be more easily integrated into utilities infrastructure and transport routes.

I understand a key purpose in developing this land is to raise funding for Aboriginal programs run by MLALC and housing.

However there doesn't seem to be any consistency or consensus that this land should be developed.

Only recently this land was both environmentally and culturally too sensitive to have informal trails on it and MLALC, represented by Nathan Moran, had wide coverage in the media and newspapers stating this. They even got the police involved with individuals in the community and people received threats from MLALC and a lawyer that had been representing them. I have copies from the media plus copies of email from MLALC and their lawyer. How can this land be both this precious and also now so disposable?

I've also recently been to a public meeting where Aboriginal people with government CoA, confirming their Aboriginal ancestry, are 100% against the development and claim connections to this area. Australia has now signed up to UNDRIP and it would seem that developing this land against their wishes and impacting future generations, by a decision to develop this land, would violate rights under UNDRIP. It would appear to violate Articles 25 to 27 which also include the right to rebuild connection to this land. And it would appear that those Aboriginals opposed to it could also make claims under Article 28 for compensation if this land is lost a second time for non MLALC Aboriginals through this development. Of the 1700 Aboriginals in the area, perhaps 5 are members and stand to benefit through MLALC.

MLALC appear to be aware that this could violate the rights of non MLALC CoA Aboriginals in trying to counter this in their FAQ by not recognising many of these Aboriginal people. They appear to be not recognising the Aboriginal people who are opposed to the development for the reason they have lost connection. However this is in contrast to UNDRIP which recognises that indigenous people may lose

connection following colonisation and assimilation and outlines a right for reconnection to their culture and land.

How are the views of the Aboriginal people opposed to this development considered against the current controlling faction in MLALC? Noting that MLALC are now polar opposite to other member's views a few years ago protecting the same bush? I think this situation is different to a private land owner changing their mind given Australia's commitment to UNDRIP. As example, in New Zealand the government had to later compensate iwi that had their land claimed and sold by more powerful tribes. Is government here planning to compensate over the same piece of land multiple times? This is one example where some Aboriginal people hoped The Voice would allow them to be heard above the more powerful organisations.

However in all this MLALC aren't evil or anything, they are trying to do the best they can and raise much needed funding. They've explained this to me at a meeting in their offices when we tried working together and we obtained industry sponsors for a program we were developing for their youth. They're an ongoing victim of the process that was established.

These are all outcomes of the lack of treaty and any cohesive plan by Government. Just ongoing adhoc piece meal claims of arbitrary marginal land which MLALC and other land councils regularly turn into houses (eg high density in Bantry Bay cleared without approvals by the offshore developer) to raise much needed funds. This is all undertaken by destroying the dwindling finite remaining bushland that has significant conservation and recreational value. This is all I've seen since moving to Sydney 18 years ago. Land Councils bulldozing bushland for houses to try and fund their services and support their members. While non indigenous developers or land bankers seem to mostly hold higher value land that is mostly already vacant/cleared for farming or industry and part of broader land use planning.

If I was cynical it would seem it's a way of government getting houses and stamp duty income while the Aboriginal community get targeted with the heat, blame and anger from everyone else instead of government for the environmental destruction.

If this land was essentially arbitrary, surely there must be alternative sites that could be land swapped? Heaps of high value sites near public transport where you can do medium to high rise as example. Or even development over existing railway stations using the air space above it.

Or even a partial swap and a return to the previous idea put forward by government for a fund an Aboriginal managed and much needed State Park in Oxford Falls on this and surrounding land? I was contacted by Premier Baird and Minister Stokes about this proposal who wanted it.

When this was previously suggested, MLALC instead proposed a new National Park which was rejected by government as what was needed was environmental protection plus unstructured recreation opportunities in the area. This need for a State Park has still not been met despite attempts by Labor and the Coalition.

Why do we have to keep having the remaining bush destroyed because government hasn't got a proper plan or treaty to close the gap and redress past wrongs?

Both Aboriginal and non-Aboriginal are worse off because of this failing. Approving this would simply be the government rubber stamping their own failings to have a proper plan for Treaty, or a cohesive plan to address long standing issues with all Aboriginal people.

Approving this is also a failure to protect the environment in the backdrop of climate change and intense pressure on ecosystems.

And an example of continuing failure to provide the unstructured recreation (Oxford Falls Regional Crown Reserve failed after land claims) promised to community by Labor last time they were in government. In the backdrop of poor community mental and physical health metrics, increasing unstructured recreation activity on unplanned trails and falling participation in traditional sports.

Regards

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 2:01 PM

To:

Subject:

[REDACTED]
PP-2022-3802 Lizard ROCK

Dear Sir/Madam,

Please consider our precious fauna and flora before allowing for this destruction. We have the roads close to the location already extra busy, there is need of preservation and not more developments.

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,

NSW 2099

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 10:52 AM

To:

Subject:

[REDACTED]
PP-2022-3802 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, echidnas and eastern long-nosed bandicoots. 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 and estuarine 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.
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Thank you for your consideration

Sincerely,

[REDACTED]

From:

Sent:

Saturday, 11 November 2023 7:05 AM

To:

Subject:

[REDACTED]
PP-2022-3802 Patyegarang Planning proposal submission error

Hello [REDACTED]

I understand from social media messages and from Rory Amon, Member for Pittwater, that there has been a problem with submissions to the Patyegarang Planning Proposal.

I usually receive messages from the Dept of Planning, and have a number of messages on my e-mail. **I put my submission in on Saturday 4th November.** It was not uploaded as a separate document, just put in the characters area. **I did not receive any e-mail notification that it was received.** I am very concerned that this may not have been submitted properly, or that there is an error in the notification system, or that the planning dept. has not received it at all.

This is a copy of my submission, I ticked the no name option on the submission page. I live in Belrose 2085.

I am very concerned at bushfire risks associated with the proposed development "Patyegarang" for Morgan Road, Belrose. Any large- scale residential inroads into bush in the area should be stopped as they pose a considerable ongoing extreme bush fire risk.

As Northern Beaches Council has commented that these new homes are surplus to the housing targets for our local government area.

Bushfire risks – the site is in a high bushfire risk area. We know this from the 1994 bushfires. I personally have a good friend who lost the house and property she was living in with the 1994 fires in Elanora Heights. She, her children, and the family pets just got out alive. It was devastating. Don't put more people into extreme bush fire areas.

Northern Beaches Council understands the repercussions of having residential housing in extreme bush fire areas. Previously this is why housing along the western end of Ralston Ave in Belrose and a planned housing estate in Ingleside have been abandoned. Other Government Departments like the State Emergency Services, the Planning Assessment Commission, and the Rural Bushfire Service all consider the area as a significant bushfire hazard.

regards

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 9:56 AM

To:

Subject:

PP-2022-3802 re. Patyegarang, Morgan Road, Belrose, aka Lizard Rock bushland

Dear Sir/Madam

I am writing to you as a resident of Beacon Hill on the Northern Beaches to express my strong opposition to the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, otherwise known as Lizard Rock bushland (PP-2022-3802).

My parents raised me here in Warringah and through many local bushwalks with them my life is inseparable from a deep appreciation of our precious natural bushland and the habitat it provides for native species of all kinds, from Swamp Wallabies to Lace Monitors, amazing Quolls and Lyrebirds, countless wonderful frogs, beautiful birds and small mammals.

I have always cared about the natural environment and I worked very hard as a bush regenerator for 7 years and am also a strong advocate for creating habitat links in my own backyard, by planting native species in our garden where I am lucky enough to occasionally see and hear Bandicoots, Brush Turkeys and Flying Foxes. But given that most local native species are less adaptable to urban areas, eg. quolls, wallabies and small birds no matter what we plant in our gardens, it is absolutely imperative for their survival that significant local bushland is preserved in all its biodiversity and protected as deep habitat corridors where wildlife can live out their lives in peace, away from roads (you only have to look at what is happening in Campbelltown with the displaced local koala population to see the devastating impact of destroying habitat for housing development, particularly where adequate roadway infrastructure isn't provided to create safe passage for animals to move freely).

It is vital that Lizard Rock bushland in *Patyegarang, Morgan Road, Belrose* is retained to support biodiversity and thus not become a contributor to the extinction of native species, both fauna and flora, in the Sydney area. This is a significant parcel of excellent quality bush and cannot be replaced, reconstructed, or traded.

We have already recently lost an Endangered Ecological Community in recent years with the construction of the Northern Beaches Hospital in Frenchs Forest - the bushland there which was destroyed had provided a significant link between Narrabeen Lakes, Garrigal NP and Manly Dam. It is more important than ever that land at *Patyegarang, Morgan Road, Belrose, otherwise known as Lizard Rock* is preserved - this is the only way to save the integrity and natural balance of the local area.

I believe that alternatives can be negotiated with the Local Aboriginal Land Council so that this land can be saved from housing development, and that any cost involved would ultimately be less than the cost of dealing with the side-effects of the proposed development going ahead. Once this significant, diverse, healthy bushland is destroyed - both directly and from the inevitable erosion and contamination caused by the development works taking place upstream/uphill - the inherent value of our local area will be gone, and with it the homes of countless fauna which, like we see in Campbelltown, will be forced onto roadways and into people's backyards where the environment is completely insufficient to support their survival. There is just no going back from such a big

development - it would be catastrophic from the local environment including Narrabeen catchment and lagoon.

If this development goes ahead it would become inevitable that Northern Beaches Council - and local residents - would be forced to foot the bill, for decades to come, to pay for significant remediation, rehabilitation and regeneration of adjacent bushland impacted by the proposed development. Adjacent land would become unavoidably degraded, with flow-on affects increasing exponentially over time unless dealt with from the outset with significant funding, due to inevitable contamination from downhill run-off and the consequent erosion of land and waterways bring the spread of weed infestations and other pollutants, in turn jeopardising delicate riparian ecosystems, and creekside vegetation. This is not negotiable - I have seen first hand as a bush regenerator the direct consequences of even minor changes to the environment.

Please don't jeopardise the natural balance and inherent value of this area when alternatives can be negotiated. This development does not need to happen. The true cost of allowing the proposed development at *Patyegarang, Morgan Road* to go ahead is greater than the cost of saving this irreplaceable, interconnected natural area. Such untouched land and the precious natural habitat it provides can never be replaced or reconstructed.

Yours sincerely

Beacon Hill NSW 2100

[REDACTED]

From:
Sent: Friday, 10 November 2023 4:41 PM
To: [REDACTED]
Subject: PP-2022-3802

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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

Thank you for your consideration

Sincerely,

Woolworths Supermarkets

E
M
Bella Vista NSW 2153

Mail Point:



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[REDACTED]

From:
Sent: Thursday, 9 November 2023 8:38 AM
To: [REDACTED]
Subject: PP-2022-3802 (Submission failed online)
Attachments: PP-2022-3802_Lizard Rock submission.docx

Dear [REDACTED]

I am resubmitting my submission to the land rezoning proposal at Patyegarang/Lizard Rock (PP-2022-3802) as I have been advised that my online submission on 6 November 2023 may have failed. I did not receive a confirmation email.

Please find attached my submission.

Kind regards,

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).

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.

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.

Aboriginal culturally significant sites exist within the proposal area. These should be preserved, for example, as part of a National Park leased from the MLALC.

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,

Dee Why, 2099, NSW

From:

Sent:

Friday, 10 November 2023 7:10 PM

To:

Cc:

Proposed rezoning of land at Lizard Rock- Patyegarang

Subject:

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.
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Thank you for your consideration

Sincerely,

Name:

Signed:

Email:

[REDACTED]

From:
Sent: Wednesday, 15 November 2023 5:46 PM
To: [REDACTED]
Subject: ref PP-2022-3802
Attachments: protect_lixard_rock.pdf

Please see attached submission for your consideration.

Sincerely,

Dear Sir/Madam

I am a concerned Sydney resident 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.

There are many reasons why this proposal must be refused, some of the more logical ones are listed below, but there is an emotional issue here that needs to be mentioned also:

Once this bushland is lost, it will never come back. This will set a precedent for the whole area, which will never be the same and the beautiful character of the Northern Beaches will be forever lost.

I don't live in the area, but it is one of my favourite places in Sydney. The rest of Sydney has let go of its' bushland with only small pockets remaining, letting the industry, roads and developers take over. Developing the small areas of bushland that we have left is so short-sighted, as we start to realise the effects of climate change more and more, these remaining areas of bushland will be valued more and more, they need to be retained and not destroyed.

Please don't let the leafy green of this area be the next to go, it will never come back, and Sydney will be worse off for it. Do you really want to be like the rest of Sydney?!

To break it down rationally, 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.
- **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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- **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,



From:
Sent: Thursday, 9 November 2023 9:46 AM
To: 
Subject: quoting reference PP-2022-3802
Attachments: quoting reference PP-2022-3802.pdf

See attached thank you



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:

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Thank you for your consideration

Sincerely,

Name:

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 12:26 PM

To:

Subject:

[REDACTED]
Re Lizard Rock PP-2022-3802

Dear [REDACTED]

We understand there was a problem with submission acknowledgments in your department re the possible development of the above huge tract of bushland known as Lizard Rock or Patyegorang, so you have extended the submission date. We have not received an acknowledgment.

Our family, as Northern Beaches' residents of 5 generations, wish to oppose this application for development in the strongest possible terms.

We fully support the submissions made by the well- respected Pittwater Natural Heritage Association.

This huge area is a biodiversity hotspot, and so important as a wildlife corridor, and in this current critical time of climate change, has a cooling effect on all the surrounding suburbs. It is a fauna and flora refuge. There is overwhelming pressure on wildlife habitat around Sydney but this area is an oasis.

It is also in a potentially bushfire- prone area, which puts any new & future residents in danger and should NEVER be considered a viable option for development.

Please refuse this proposal. The entire area must be retained as native bushland to be enjoyed by all NSW residents- but more importantly - by the existing fauna and flora.

Sincerely

Avalon Beach

Sent from my iPhone

[REDACTED]

From:
Sent: Monday, 20 November 2023 3:50 PM
To: [REDACTED]
Subject: RE: Planning Proposal PP_2022-3802

Yep, I think that counts as a submission

From: [REDACTED]
Sent: Monday, 20 November 2023 3:38 PM
To: [REDACTED]
Subject: FW: Planning Proposal PP_2022-3802
Importance: High

Hey Steph,

I am going through the 'message 3' emails, the ones with have said they put in a submission and it's not there AND that they didn't have one attached.

To bring things down a bit, I was going to classify the one below as a submission. What do you think?

Regards,

[REDACTED] – Senior Planning Officer

T | E

From:
Sent: Wednesday, 8 November 2023 2:18 PM
To: [REDACTED]
Subject: Planning Proposal PP_2022-3802
Importance: High

[REDACTED]

It has come to my attention that the submission that I have made against this proposal through the NSW Gov Portal may have not been received.

I will not be rewriting my full submission again here save to say that I do not wish this proposal to proceed and would hate to lose this bushland.

Remember once it is gone there is no getting it back.

Please make sure that this proposal is blocked and a more appropriate location is found.

Thank

you

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 2:31 PM

To:

Subject:

Re PP-2022-3802 Patyegarang

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. I regularly bush walk around the area including the eastern part of Patyegarang. I have seen many swamp wallabies including a group of 6 all together at the north western part of Patyegarang not so long ago. Birdlife is prolific especially around spring/summer time. Where are all these animals supposed to go when the place is cleared. More pressure on the surrounding Garigal NP.
- **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. I deliver around the area most days and at most times the traffic congestion is becoming intolerable. The large increase of housing proposed for the area will certainly add to this traffic congestion.
- **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:

Signed:

Email:

[REDACTED]

From:

Sent:

Sunday, 12 November 2023 10:19 AM

To:

Subject:

Re: Re Lizard Rock PP-2022-3802

Dear [REDACTED]

We have not received an acknowledgement re below submission to date. Will one be forthcoming?

Sincerely

Sent from my iPhone

> On 9 Nov 2023, at 9:25 am, wrote: >

> Dear [REDACTED]

> We understand there was a problem with submission acknowledgments in your department re the possible development of the above huge tract of bushland known as Lizard Rock or Patyegorang, so you have extended the submission date. We have not received an acknowledgment.

>

> Our family, as Northern Beaches' residents of 5 generations, wish to oppose this application for development in the strongest possible terms.

>

> We fully support the submissions made by the well- respected Pittwater Natural Heritage Association.

>

> This huge area is a biodiversity hotspot, and so important as a wildlife corridor, and in this current critical time of climate change, has a cooling effect on all the surrounding suburbs. It is a fauna and flora refuge. There is overwhelming pressure on wildlife habitat around Sydney but this area is an oasis.

>

> It is also in a potentially bushfire- prone area, which puts any new & future residents in danger and should NEVER be considered a viable option for development.

>

> Please refuse this proposal. The entire area must be retained as native bushland to be enjoyed by all NSW residents- but more importantly - by the existing fauna and flora.

>

> Sincerely

>

> Avalon Beach >

> Sent from my iPhone

[REDACTED]

From:
Sent: Wednesday, 8 November 2023 5:11 PM
To: [REDACTED]
Subject: Re: Second try: Opposing Lizard Rock development

Can you provide the planning portal link and i will do so

Regards

From: [REDACTED]
Sent: Wednesday, 8 November 2023 17:10
To:
Subject: RE: Second try: Opposing Lizard Rock development
Hello
I have received your email. Did you also lodge on the planning portal.
Regards
[REDACTED]

From:
Sent: Wednesday, 8 November 2023 5:05 PM
To: [REDACTED]
Subject: Second try: Opposing Lizard Rock development
Dear [REDACTED]
Please accept this second try at getting me email through to you.
And can you please acknowledge receipt of this email.
I STRONGLY oppose the development of native bushland at Lizard Rock based on several environmental, ecological, and social reasons. I have lived in the area for over 25 years and cannot stress strongly enough the need to retain the Oxford Falls (and beyond) bushland enough.

1. ****Biodiversity Conservation:**** Native bushland often harbors diverse plant and animal species, some of which may be endangered or endemic to the region. Clearing the area for development could lead to loss of habitat and potential extinction of these species.
2. ****Ecosystem Services:**** Natural bushland provides essential ecosystem services such as air and water purification, pollination, and soil fertility. Destroying these ecosystems can disrupt these services, affecting not only the local environment but also nearby communities.
3. ****Climate Change Mitigation:**** Trees and vegetation play a crucial role in absorbing carbon dioxide, a major contributor to climate change. Preserving native bushland helps mitigate the effects of climate change by acting as a carbon sink.
4. ****Cultural and Recreational Value:**** Native bushland often holds cultural significance for indigenous communities. Additionally, these areas provide recreational opportunities for residents, offering spaces for activities like hiking, birdwatching, and nature appreciation.
5. ****Water Conservation:**** Natural bushland helps in regulating water flow, preventing soil erosion, and maintaining groundwater levels. Clearing the land can disrupt these natural processes, leading to issues like flooding and decreased water quality.
6. ****Aesthetic and Tourism Value:**** Preserving natural landscapes enhances the aesthetic appeal of an area, making it more attractive for tourism. Tourists are often drawn to destinations with intact natural environments, bringing economic benefits to the local community.

These points highlight the multifaceted value of preserving native bushland at Lizard Rock.
Thank you for your consideration

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 5:02PM

To:

Subject:

[REDACTED]
Ref : PP-2022-3802 Lizard Rock.

I wish to protest about the above development on Lizard Rock.

This is a unique environmental area which once damaged or removed can never be replaced.

NSW is committed to ethical and environmental management and so should respond in the correct way by refusing this application.

I trust you will respond in a conscientious manner and I trust you wouldn't wish to damage your legacy.

Regards

Narrabbeen.

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 11:11 AM

To:

Subject:

Ref: PP-2022-3802 Morgan Road Belrose

Ref: PP-2022-3802

Dear Sir/Madam

I understand submission date has closed however I do not have any record of receiving an acknowledgment of my previous submission.

I completely oppose this proposal due to the fact that precious biodiverse bushland that can never be recovered will be destroyed in the process.

I am a local resident on the Northern Beaches and oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802), on behalf of those who cannot write a submission for themselves – the flora and fauna who rely on this land and all 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.

In addition the following are also crucial:

- **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:

Signed:

Email:

From:

Sent:

Thursday, 9 November 2023 3:00 AM

To:

Subject:

Ref: PP-2022-3802 Proposed rezoning Patyegarang.

Dear Madam,

I am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802) for residential subdivision.

My objection is based on all of the following issues:

The proposal is a one off project that fails to address the planning studies being carried out currently by Northern Beaches Council to address housing issues, traffic and services, and protection of the environment. Such a large scale development should not be prioritized or approved in isolation from the broader strategic context in which it is proposed to be developed.

The proposal does not address the loss of habitat for iconic and diverse species of flora and fauna. The natural bushland on the subject land forms part of a significant wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park which should be secured through land use zoning and reservation of land before any other development is approved on the land.

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 spot rezoning is acceptable in 2023 after decades of State and Local Government working to give effect to a systematic approach to planning in the MRA lands generally.

The subject lands are part of the natural bushland edge which defines the boundary of the urban areas of the Sydney Region and the Northern Beaches specifically. The potential impacts of climate change must be taken into consideration in assessing the current rezoning proposal. Natural bushland serves an important role in reducing the heat island effect of urban areas, it provides habitat for wildlife, and passive recreation spaces for the health and well-being of the community.

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 and amenity provided by the natural bushland.

There are also serious concerns about the proposed development adversely impacting on the Narrabeen Lake Catchment. Stormwater laden with sediment from the development will impact on the health of the lake, on water quality and on the threatened species including the red-crowned toadlet and spotted-tail quoll, marine animals and birds that are found in the catchment.

The proposal will add to the existing issues with urban sprawl on the Northern Beaches, as the residents will have to rely on cars, rather than public transport to access work and tertiary education. This will increase local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road, effectively worsening the existing traffic and transport problems of the Northern Beaches.

The proposed rezoning will continue urban sprawl and increase the demand for roads and services, and new community facilities and schools, all of which are very costly for both State and Local Government to provide in advance of the future residents. It is yet another sound reason for refusing the proposed subdivision. However, there is an opportunity to look at a different approach to increasing the housing supply on the Northern Beaches.

The existing urban areas occupy a very large land area, with low density residential areas surrounding the existing town centres distributed along the coastal plain. Instead of rezoning the subject land and carrying out expensive and time consuming development works, the State and Local Government authorities could work together on a planning strategy to identify areas of land that should be prioritized for redevelopment. This would include areas of land that have physical and locational characteristics that would justify acquisition of properties vulnerable to the impacts of climate change, and other areas that would be suitable for redevelopment at higher densities. This would be more cost effective and less time consuming than the present proposal.

Thank you for the opportunity to comment.

Yours sincerely,

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 6:52 AM

To:

Subject:

[REDACTED]
reference PP-2022-3802 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.

Thank you for your consideration
Sincerely,

Name:

Belrose NSW 2085

Email:

[REDACTED]

From:

Sent:

Monday, 13 November 2023 9:57 PM

To:

Subject:

[REDACTED] 802 // 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.
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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,

Terrey Hills NSW 2084

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 10:51 PM

To:

Subject:

[REDACTED]
reference PP-2022-3802 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.
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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

Sent from my Galaxy

From:

Sent:

Thursday, 9 November 2023 12:06 AM

To:

Cc:

Subject:

Reference PP-2022-3802 - Lizard Rock- Opposition to the Proposed Development

Dear Sir/Madam

I am a local Belrose resident and wish to oppose the Lizard Rock development.

I object to the development on the following basis:

- Severe impact to the local flora and fauna if the land is cleared for residential housing .
Our family regularly visit Garigal National Park adjacent to the proposed development.
- The proposed development is unsuited due to traffic issues.
I travel on the access road several time a week and it is only suited to light traffic.
- Residential transport issues due to little no public transport in an area that is very difficult to service and access environment.
The government should adhere to their approach in development along existing transport corridors.
Local council draft plan is Rural and C3 Environmental Management zoning for this land proposed for development.
- Severe impact to the Narrabeen Lake local catchment area
- Extreme bushfire risk in a difficult area to access by the Bush Fire Brigade in the event of catastrophic fire.

Regards

Belrose NSW 2085

Ph

From:
Sent:
To:
Subject:

Thursday, 9 November 2023 6:37 AM

reference PP-2022-3802 Lizard Rock

reference PP-2022-3802

Dear

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,

Belrose NSW 2085

Email sent using Optus Webmail

From:
Sent:
To:
Subject:

Thursday, 9 November 2023 9:26 AM
[REDACTED]
reference PP-2022-3802

The Patyegarang proposal is within the catchment for Narrabeen Lagoon. More development upstream could result in more flooding and sediment deposit downstream in our vicinity.

Local Government officers and the community, have revealed that the area contains:

-
-
- Significant Aboriginal heritage sites (we trust the MLALC to protect those).
-
-
-
- Scenic value important to the health and wellbeing of the community for outdoor recreation.
-
-
-
- Key sites in the life cycle of butterflies, birds and red-crowned toadlets.
-
-
-
-
- Rock outcrops and caves - known habitats for antechinus, snakes and heath monitors.
-
-
-
-
- Bushland with tree hollows and nesting areas for native birds providing protection from predators at night time.
-
-
-
- Threatened species such as the powerful owl protected under the Environment Protection and Biodiversity Conservation Act 1999.
-
-
-
- Wildlife Corridors and
- extensive stands of *Angophora crassifolia* - important habitat for the swamp wallaby population.
-
-
-
- Hanging Swamps which influence the hydrology of creeks - areas also of high biodiversity.
-

This would put valuable biodiverse habitat at risk of irretrievable degradation.

The area has significant constraints to development which were extensively mapped by the former Warringah Council such as:

-
-
- Highly erodible soils which when disturbed will lead to weed infestation and siltation.
-
-
-
- Pervious surface which promotes subsurface flows, riparian vegetation and mitigation of flooding events.
-
-
-
- Inadequate sewage treatment capability. Effluent already escapes during heavy rain events.
-
-
-
-
- High bushfire risk with limited escape routes in the event of a major fire.
- The land at the end of Ralston Ave and north of Wyatt Ave presents a significant bushfire threat if developed.
-
-
-
- The State government has recently developed a Clean Air Strategy. New homes should be subject to strict building codes to avoid further local greenhouse
- gas emissions.
-

The development as currently proposed is inappropriate. We support the MLALC as custodians of this area but would like to see the majority of the land identified protected as natural environment.

N Narrabeen 2101

[REDACTED]

From:

Sent:

Friday, 10 November 2023 11:25 AM

To:

Subject:

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.

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- 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,

Name:

Signed:

Email:

[REDACTED]

From:

Sent:

Monday, 13 November 2023 12:01 AM

To:

Subject:

[REDACTED]
Reference PP-2022-3802

Dear Sir/Madam

Although i am not a local resident on the Northern Beaches I still feel very strongly about the current situation 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,

Name:

Email:

[REDACTED]

From:

Sent:

Thursday, 9 November 2023 6:51 AM

To:

Subject:

[REDACTED]
reference PP-2022-3802 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.
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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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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:

Belrose NSW 2085

Email: