Sincerely,

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

This proposal must be refused for the following reasons:

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

also seek a spot rezoning, further eroding the remaining bushland on private	
Thank you for your consideration	

Name:			
Signed:			
Email:			

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 i
 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 t
 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 independe 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 aw
 from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus no
 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 a 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 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 c also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank vo	ou for	VOUL	consi	derat	ior
----------	--------	------	-------	-------	-----

Sincerely,

	9	 <i>I</i>	
Name:			
Signed:			
Email:			

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 h
 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 tr
 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 wil
 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 aw
 from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus rid
 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 a 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
 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 ca
 also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank vo	u for your	consideration
----------	------------	---------------

c	-	 re	la r	

Name:			
Signed:			
Email:			

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:

The state of the s

- Loss of habitat for iconic species of flora and fauna such as swamp wallables. This bushland forms part of a
 wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area h
 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 to
 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 independe 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 aw
 from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus rid
 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 a 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
 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 c
 also seek a spot rezoning, further eroding the remaining bushland on private land.

rnank you	for your considera	itiori		
Sincerely,				
Name:				
Signed:				
Email:				

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

This proposal must be refused for the following reasons:

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

Sincerely,

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 h
 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 to
 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 independe
 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 wil
 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 aw
 from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus rid
 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 a 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
 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 c
 also seek a spot rezoning, further eroding the remaining bushland on private land.

Sincerely,			
Name:			
Signed:			
Email:			

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

This proposal must be refused for the following reasons:

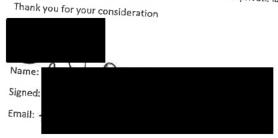
- Loss of habitat for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a
 wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has
 high biodiversity value and is irreplaceable.
- Impacts on the Narrabeen Lagoon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

Sincere	ely,			
Name:				
Signed				
Email:				

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 wallables. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow
 down hill, with less bushland to filter the water before it enters the estuary. This will impact on
 threatened species including the red-crowned toadlet and spotted-tail quoll in the bushland,
- 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,



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 wallables. 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.

Email:

	rest	
Name:		
Signed:		
Signed.		

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 wallables. This bushland forms part of a
 wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has
- 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 quoli , 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 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
 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:		

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 wallables. 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.

ы	nc	er	е	IV	
			_	7	١

Name:				
Signed				
Email:				

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

Sincerely,	,		
Name:			
Signed:			
Email:			

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 wallables. 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: Muchele Nicholas
Signed:*
Email:
Are you making a personal submission?
Do you have any political donations to report?

Do you want your name to be withheld?

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 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
 wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area
 high biodiversity value and is irreplaceable.
- Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow down hill, will less bushland to filter the water before it enters the estuary. This will impact on threatened species including 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 urbar
 areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every
 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 independ
 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 v
 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 a from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus 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 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 reviland use in the Metropolitan Rural Area in Oxford Falls and Beirose. Using an evidence based approach, the
 Council's draft plans are to zone private land in this area as Rural and C3 Environmental Management zonil
 Approving the planning proposal would create an inappropriate precedent that other landowners in the MRA
 also seek a spot rezoning, further eroding the remaining bushland on private land.

Sincerely,
Name: SUE DORSOL
Signed:
Email:
Are you making a personal submission?
Do you have any political donations to report?
Do you want your name to be withheld?

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 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 wallables. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area 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
 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
 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 independ
 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 w
 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 a
 from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus n
 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 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 reviel 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 zonin Approving the planning proposal would create an inappropriate precedent that other landowners in the MRA also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank you for your consideration

Sincerely,

Name: GAAT, Soft Soft

Signed:

Email:

Are you making a personal submission? Yes

Do you have any political donations to report? No

Do you want your name to be withheld?

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 wallables. 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 Northem 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

Do you want your name to be withheld?

Sincerely.

Name:	Paul	MOON	27	
Signed				
Email:				
Are you	making a persona	al submission?	65	
Do you	have any political	donations to report	200	

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Beirose, 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 quoil, 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:	
Signed:	
Email:	
Are you making a personal submission?	YES

Do you want your name to be withheld?

Do you have any political donations to report?



I am a local resident on the Northem Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Beirose, 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 wallables. 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 quoil, and on manne 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 droft 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:

Are you making a personal submission?

Do you have any political donations to report?

Do you want your name to be withheld?

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 wallables. 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 quoil, 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.

Sincerely,
Name: Slight Steller
Signed
Email:
Are you making a personal submission?
Do you have any political donations to report?
Do you want your name to be withheld?

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Beirose, 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 wallables. This bushland forms part of a
 wildlife corridor connecting private land, Garigal National Park, and Namabeen 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 quoil, 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

Do you want your name to be withheld?

Sincerely,	
Name: Brian Tre	very
Signed:	
Email:	
Are you making a personal submiss	on? Yes
Do you have any political donations	to report? Y

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 wallables. 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-fail quoil, 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 nde
 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	
Namel	
Signed:	
Email:	
Are you engline a second out of all and	

Are you making a personal submission?

Do you have any political donations to report?

Do you want your name to be withheld?

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:

Thank you for your consideration

Do you have any political donations to report?

Do you want your name to be withheld?

- Loss of habitat for iconic species of flora and fauna such as swamp wallables. 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 miligate 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 ende the wildlife comdor.
- 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 deformed 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.

Sincerely,	Therese	Miliee	
Name:			
Signed:			
Email			
Are you makin	g a personal submission?	es	

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 wallables. 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 quoil, 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

Do you want your name to be withheld?

Sincerely,	
Name:	Dannis Turkovic
Signed:	
Email:	
Are you m	aking a personal sabinission (O)
Do you ha	ve any political donations to report? NO

M

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

This proposal must be refused for the following reasons:

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

Thank you for your consideration

Sincerely,

Name:				
Signed	:			
Email:				

Deautiful bushland-should remain untonated.

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

also seek a spot rezonling, further eroding the remaining bushland on private land.
hank you for your consideration
incerely,
ame:
igned:
mail:

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

Thank you for your consideration

Sincerely,

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:

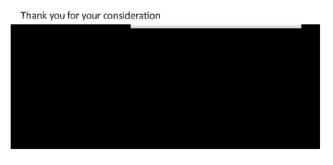
- Loss of habitat for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- Impacts on the Narrabeen Lagoon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

Sincere	ly,		
Name:			
Signed:			
Email:			

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



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

Thank you for	your	consideration
---------------	------	---------------

Sincerely,

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

Thank you for your consideration

Sincerely,

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

Thank you for your consideration

Sincaroly

Direct City				
- 17				
Name:				
Signed:				
Email:				
1.0		- 8		-25

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 walkingies. This bushland
 forms part of a wildlife corridor connecting private land, Garigal National Cork, and Marrebeen
 Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will fow,
 down hill, with less bushland to filter the water before it enters the estuary. This will impact an
 threatened species including the red-crowned toadlet and spotted-tail quality the bushland, and
 on marine animals that live in the Jagoon.
- 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 to bon, 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.

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

Thank you for your consideration

Sincerely.

ame:
anne.
gned:
mail:
110111

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

This proposal must be refused for the following reasons:

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

Thank	you	for v	our	con	sidera	tion
-------	-----	-------	-----	-----	--------	------

Sincerely,

Name:				
Signed				
Email;				

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Betrose, 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 wallables. 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 comidor.
- 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.

Sincerely,	
Name: Fift Spechler	
Signed:	
Email:	
Are you making a personal submission?	
Do you have any political donations to report?	
Do you want your name to be withheld?	

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Betrose, 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 wallables. 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 quoil, 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 comidor.
- 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: ERRYN BLACKLOCK
Signed
Email:

Are your making a personal submission? Yes

Do you have any political donations to report?

Do you want your name to be withheld?

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 quoil, 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: Panel Schuse

Signed:

Email:

Are you making a personal submission?

Do you have any political donations to report?

Do you want your name to be withheld?

I am a local resident on the Northem 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 wallables. 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 quoil, 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 sighificant 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

Do you want your name to be withheld?

Sincerely,	
Name: Marcin Show	
Signed	
Email:	
Are you making a personal submission?	
Do you have any political donations to report?	

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

Thank you for your	consideration
--------------------	---------------

Sincerely.

Name:
Signed:
Email:

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.

- Loss of habitat for iconic species of flora and fauna such as swamp wallables. 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 quoil , 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 y	ou for	your	consideration	'n
---------	--------	------	---------------	----

Sincerely,	
------------	--

Name:				
Signed				
Email:				

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, Garigai 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 quoling 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 Northem 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:			

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

Thank you for your consideration

Name				
Signe	c			
Email				

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.

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

Thank you for your consideration
Sincerely,

Name:			
Signed:			
Email:			

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 quoil
 , 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

Name:				
Signed				
Email:				

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

Thank you	for your	consideration	
i nank you	ioi youi	CONSIGERATION	

				7.00	
Name:					
ivatile.					
Signed:					
Email:					

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

Name: Signed

Sincerely,

Email:

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.

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

Thank you for y	our consideration
-----------------	-------------------

Sincerely	,			
83				
Name:				
Signed				
Email:				

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 wallables. 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



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

This proposal must be refused for the following reasons:

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

Thank you for your consideration

Since	erely.		
Name			
Signe			
Email			

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.

- Loss of habitat for iconic species of flora and fauna such as swamp wallables. 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 vlability 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.

I nank you tor	your	consideration
----------------	------	---------------

Since ely,	S	incere	ŀ۷.
------------	---	--------	-----

Name:			
Signed:			
Email:			

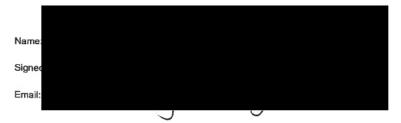
I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife that live at Lizard Rock, and the future generations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



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

Thank you	for	vour	consideration
Thank you	TOT	vou	COLLEGERACIO

Sincerely,

Name:
Signed:
Email:

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

Thank you for your consideration

Name:		
Signed		
Email:		
t .		

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

Thank you for	your	consideration

	- 1-1	
Name:		
Signed:		
Email:		

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.

- Loss of habitat for iconic species of flora and fauna such as swarnp wallables. 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 vlability 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 Northem 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	tor your	COUSIG	era	lion
-----------	----------	--------	-----	------

-	-		 	
Si				

Name:		
Signed:		
Email:		

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

Thank you fo	or your	consideration
--------------	---------	---------------

Name:				
Signed:				
Email:				

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 in the bushland, and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to
 cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat
 of climate change, every tree plays an important role in drawing down carbon, and helping to
 mitigate urban heat impacts.
- Some of the sites are at significant risk of bushfire events. This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
- Traffic and urban sprawl this proposal will create problems with urban sprawl, as more houses
 are built away from urban centres, and so the residents will be reliant on cars, rather than being
 within a short walk or bus ride to places. This will contribute towards local traffic congestion on
 Forest Way, Wakehurst Parkway, and Warringah Road.
- Broader Strategic planning implications the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.
- Negative precedent in the deferred lands—The Northern Beaches Council is undertaking a
 strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Beirose. 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.

			_						
Than	k	you	for	your	COL	rsid	er	atı	or

Name			
Signed			
Email:			

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 wallables. 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 quoil , 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

Sin	cer	el	у,	

Name:			
Signed:			
Email:			

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.

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

Thank	vou for	vour	consideration	on
THATHS	704 101	1		

Sincere	ely,			
Name:				
Signed				
Email:				

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

Thank you	for your	consideration
-----------	----------	---------------

Name:			
Signed			
Email:			
8			

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

Thank you	for your	consid	eration
-----------	----------	--------	---------

Name:				
Signed				
Email:				

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

Thank yo	u for	your	consideration

Name:			
Signed:			
Email:			

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.

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

Thank you for your considera	tion
------------------------------	------

Sincere	ely,			
Name:				
Signed				
Email:				

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 wallables. 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 quoil
 , 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.

アレーーしょ	E .			
Thank v	vou to	DE VOLIE	CONSID	eration

Name:				
Signed	i			
Email:				

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.

- Loss of habitat for iconic species of flora and fauna such as swamp wallables. 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 Northem 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 yo	u for your consideration	•	×		
Sincerely	9				
/					
Name:					
Signed:					
Email:					

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.

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

Thank you for your consideration	
Sincerely,	
Name:	
Signed	F
Email:	

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 wallables. 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: Sun Suna
Signed:
Email:
Are you making a personal submission?
Do you have any political donations to report?
Do you want your name to be withheld?

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 wallables. 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 orban 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

Signed

Email:

Are you making a personal submission?

Do you have any political donations to report?

Do you want your name to be withheld?

I am a local resident on the Northem 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 wallables. 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 quoil, 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

Do you want your name to be withheld?

Sincerely,
Name: GALY BORTL
Signed:
Email:
Are you making a personal submission?
Do you have any political donations to report?

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 wallables. 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 quall, 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.

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

Thank you for your consideration

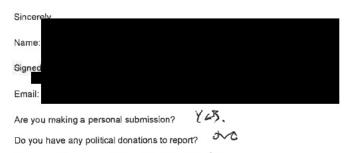
Sincerely,	
Name: CARIS MARCHOTT	
Signed	
Email: (
Are you making a personal submission?	
Do you have any polltical donations to report?	5
Do you want your name to be withheld?	

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 wallables. 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 quoil, 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



Do you want your name to be withheld?

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 wallables. 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 quoil, 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 evode 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 soot rezoning, further eroding the remaining bushland on private land.

Thank you for your consideration

Sincerely,	
Name: John LAM	BERT
Signed	
Email:	
Are you making a personal submission?	শ ক্ত
Do you have any political donations to report?	No
Do you want your name to be withheld?	No

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 wallables. 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 guoll, 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: Simone Turkouric
Signed:
Email:
Are you making a personal submission? "Y
Do you have any political donations to report?

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 wallables. 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 guoll, 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:
Signed:
Email:
Are you making a personal submission?
Do you have any political donations to report?



I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Betrose, 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:

Do you want your name to be withheld?

- Loss of habitat for iconic species of flora and fauna such as swamp wallables. 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 comidor.
- 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 planning beach 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:

Are you making a personal submission?

Do you have any political donations to report?

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

This proposal must be refused for the following reasons:

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

Inank	you to	your	consideration
-------	--------	------	---------------

Name:			
Signed:			
Email:			

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 wallables. 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 quoil
 , 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.

Sincerely,	
Name:	
Signed:	
Email:	

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

Thank you for your consideration			
Sincerely,			
Name:			
Signed:			
Email:			

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

furth	er eroding the	remaining by sind	ild oil privocc ion		
Thank you fo					
Sincerely,					
Name:					
Signed:					
Email:					

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 wallables. 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 comidor.
- 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.

Sincerely,	
Name Sean Coul	27
Signed ,	
Email:	
Are you making a personal submission?	Sto Yes
Do you have any political donations to report?	No
Do you want your name to be withheld?	2.1

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 loonic species of flore and feuna such as swamp wallables. 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 evode the wildlife comidor.
- Traffic and urban sprawl this proposal will create problems with urban sprawl, as more houses are built away
 from urban centras, 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 hollstic 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

ACTOR A LIBRORITATION OF
Sincerely,
Name: Jennier Stycit
Signed:
Emails
Are you making a personal submission?
Do you have any political donations to report?

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 wallables. 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 quoil, 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.

Sincerely,
Name: Jucky de Jog
Signed:
Email:
Are you making a personal submission?
Do you have any political donations to report?
Do you want your name to be withheld?

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 nealthy natural environment.

This proposal must be refused for the following reasons:

- Loss of habitat for iconic species of flora and fauna such as swamp wallables. This bushland forms part of a wildlife comdor 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 quoli, 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:	DE BAI	251 WRI	GHT	
Signed:				
Email:				
Are you menting	a personal scomission			
Do you have a	u political departments	paget 1		

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 wallables. 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 crode 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 nide
 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: Jean Portz

Signed:

Email:

Are you making a personal submission?

Do you have any political donations to report?

Do you want your name to be withheld?

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 wallables. 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,	Grethe	Eurson
Name: Herre	JEGAR	KUPU
Signed:		
Email:		
Are you making a personal submission?	yes.	
Do you have any political donations to report?	No	
Do you want your name to be withheld?	1/0	

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 wallables. 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.

Name:			
Signed:			
Email:			

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 wallables. 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.

Silicerely,
Name:
Signed:
Email:
Are you making a personal submission?
Do you have any political donations to report?
Do you want your name to be withheld?

I am a local resident on the Northem Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Beirose, 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 wallables. 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: ALEC SMART	
Signed:	
Email:	
Are you making a personal submission?	
Do you have any political donations to report?	

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 wallables. 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 comidor.
- 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.

Sincerely,	
Name: MICHELLE BIRNIE	
Signed:	
Email:	
Are you making a personal submission?	
Do you have any political donations to report?	
Description of the second seco	

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patvegarang, 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:	
Signed:	
Email:	
Are you making a personal submission?	lles

Do you have any political donations to report?

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 wallables. 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 quoil, 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 Northem 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, MH	
Name:	
Signed:	
Email:	
Are you making a personal submission?	,
Do you have any political donations to report?	\sim
Do you want your name to be withheld?	^o

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 wallables. 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: Size Denliam	
Signed:	
Email:	
Are you making a personal submission?)
Do you have any political donations to report?	

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land of 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 wallables. 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 guoll, 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 Northem 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: Doma Kirkham	
Signed	
Email:	
Are you making a personal submission?	
Do you have any political donations to report?	

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 wallables. 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 quoil, 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.

Sincerely,

Name:

Signed

Email:

Are you making a personal submission?

Thank you for your consideration

Do you have any political donations to report? A

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 wallables. 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: maskics	Ros = 3==
Signed:	
Email:	

Are you making a personal submission?

Do you have any political donations to report

I am a local resident on the Northem Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Betrose, 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 wallables. 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 evode 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: Ecizabeth Smith
Name: E-CIZCOSETIC
Signed
Email:
Are you making a personal submission?
Do you have any political donations to report?

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

This proposal must be refused for the following reasons:

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

Thank you	for your consideration
Sincerely,	
Oli loci ciy,	
Name:	
Signed:	
oignea.	
Email:	

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 wallables. 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 quoil , 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 soot rezoning. further eroding the remaining bushland on private land.

and a port to be might be a starting the formality be of private taile.
Thank you for your consideration
Sincerely
Name:
Signed:
Email:

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

This proposal must be refused for the following reasons:

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

Sincerely			
Name:			
Signed:			
Email:			

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 quoil
 , 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.

Sincere	ely,			
Name:				
Signed				
oigilea				
Email:				

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). It 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 wallables. 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.

Sincerely	···			
Name:				
Signed:				
Email;	i			

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 wallables. 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 quoli , 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	Thank v	vou fo	F VOLIF	consid	eration
----------------------------------	---------	--------	---------	--------	---------

Name:			
Signed:			
Email:			

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

Thank you	for your	consideration
-----------	----------	---------------

Name:			
C1			
Signed			
Email:			

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

Thank you	for your	consideration
-----------	----------	---------------

Name:			
Signed:			
Email:			

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

Thank you for your	consideration
Sincerely,	

Name:			
Signed:			
Email:			

Name: Signed: Email:

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

inappropriate precedent that other is further eroding the remaining bushlar	nd on private land.	
	*	
hank you for your consideration		
lincerely,		
· /		
7		

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

This proposal must be refused for the following reasons;

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

Sincerely,				
Name:				
6 1				
Signed:				
Email:				
cilian.				

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

This proposal must be refused for the following reasons:

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

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

Thank you for your consideration

Sincere	ly,			
Name:				
Signed:				
Email:				

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

This proposal must be refused for the following reasons;

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

C	-	001	-01	2.4
0	ш	cer		γ.

Name:				
Signed:				
Email:				

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

This proposal must be refused for the following reasons:

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

Thank you for	your '	consid	era	noi
---------------	--------	--------	-----	-----

Name:			
Signed:			
Email:			

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 wallables. 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 quoil
 , 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	considera	ation
-----------	----------	-----------	-------

Name:				
Signed				
Email:				

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

Sincerely			
Name:			
Signed:			
Email:			

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

Thank you for your consideration



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 swarnp wallables. 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.

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

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

Thank yo	ou for your	consideration
----------	-------------	---------------

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 wallables. 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	II for your	r consider	noite

Sincerely.



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 wallables. 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 quoil
 , 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.

Sincerei	у,			
50				
200				
Name:				
Ciana a de				
Signed:				
Email:				
250				

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

This proposal must be refused for the following reasons:

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

Sincerely		
Name:		
Signed:		
Email:		

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 quol! , 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.



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

Sincere	alv.			
Name				
Signed				
Email:				

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

Thank you	for your	consideration
-----------	----------	---------------

Name:			
Signed:			
Email:			

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

Thank you for your consideration

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

Thank you for	your	consideration

		,
Name:		
Signed:		
Email:		

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

Sincerely,			
Name:			
Signed:			
Email:			

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

Thank you for your consideration

Name:			
Signed:			
Email:			

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

Thank you	for	your	consideration
-----------	-----	------	---------------

Sincerely,

Name:
Signed
Email:

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

Thank you for	your consideration
Sincerely,	
Name:	
Signed:	
Email:	

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

Thank you for your consideration

Sincaraly

Name:
Name:
Signed
Email:

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Betrose, 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 wallables. 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 quoil, 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 comidor.
- 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.

Sincerely,

Name: Amanda Pearson.

Signed:

Email:

Are you making a personal submission? Tes

Do you want your name to be withheld?

Do you have any political donations to report?

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 wallables. 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 quoil, 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 evode 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:	CATHERINE	17.07
Signed:		
Email:		
Are you	making a personal submission?	465

Do you have any political donations to report?

Do you want your name to be withheld?

N.

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 quoil , 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

		- 6		
Name:				
Signed				
Email:				
- 20	,			

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 iπeplaceable.
- 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.

Sincerely,		
Name		
Signe		
Email:		

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 wallables. 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.

Sincerely,	
Name	
Signe	
Email	

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

Thank you for y	our cor	nsideration
-----------------	---------	-------------

Name:				
Signed	i			
Email:				

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

This proposal must be refused for the following reasons:

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

I nank you	tor your	consid	erat	ION
------------	----------	--------	------	-----

Name			
Signe			
Email:			

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 wallables. 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 Northem 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.

cere	

Name:			
Signed:			
Email:			

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 guoling 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.

I nank you for	your	consideration
----------------	------	---------------

Name:			
Signed			
Email:			

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

Sincerely,	1
Name:	
Signed:	
Email:	

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

This proposal must be refused for the following reasons:

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

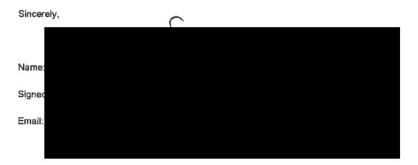
Thank you for your consideration

Name:			
Signed:			
Email:			

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 quoil
 , 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.



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 wallables. 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 quoil
 , 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 y	our	consideration	n
-----------	-------	-----	---------------	---

Sincerely.

Name:				
Signed;				
Email:				

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

This proposal must be refused for the following reasons:

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

Thank you for your consideration



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 wallables. 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

Name:			
Signed			
Email:			

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

This proposal must be refused for the following reasons:

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

Sincerely			
Name:			
Signed:			
Email:			

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

This proposal must be refused for the following reasons:

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

Thank you for your consideration

Name:			
Signed			
Email:			

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 wallables. 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 sprawi 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.

Sincerely,			
Name:			
Signed:			
Oignea.			
Email:			
	·		

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:

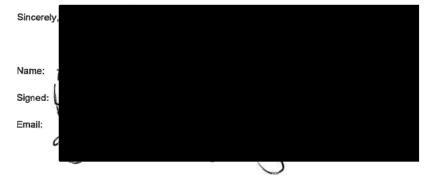
- Loss of habitat for iconic species of flora and fauna such as swamp wallables. This bushland forms part of a
 wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has
 high biodiversity value and is irreplaceable.
- Impacts on the Narrabeen Lagoon 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.

Sincerely,			
Name:			
Signed:			
Email:			

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

This proposal must be refused for the following reasons:

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



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

This proposal must be refused for the following reasons:

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

Thank you	for your	consideration
-----------	----------	---------------

Name			
Signe			
			
Email			

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 wallables. 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 sprawi 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	considerat	ion
-----------	----------	------------	-----

Name:			
Signed			
Email:			

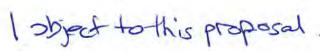
I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife that live at Lizard Rock, and the future generations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

This proposal must be refused for the following reasons:

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

Thank you	tor your	considera	tion
-----------	----------	-----------	------

Name:				
Signed				
Email:				



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

Thank you for your consideration

Sincerely,
Name
Signe
Email

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

Thank you for your consideration

Sincerely,

Name: Signed: Email:

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

Thank you for your consideration

Sincerely,

Name:
Signed:
Email:

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

Thank you for your consideration

Sincerely,

Name:
Signed:
Email:

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

Thank you	for	your	consideration
-----------	-----	------	---------------

Sincerely,

Name:				
Signed				
Email:				

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 wallables. 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 qualf in the bushland,
 and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to
 cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat
 of climate change, every tree plays an important role in drawing down carbon, and helping to
 mitigate urban heat impacts.
- Some of the sites are at significant risk of bushfire events. This would mean we are building
 houses in places we know that people may not be safe in the future. Northern Beaches Council
 has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that
 the site includes areas of Very High Extreme risk. The report also identified concerns about the
 safety and viability of evacuation. This proposal will likely require significant asset protection
 zones, which would further grode 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:	

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

Thank you for your consideration

Sincerely,

Name:			
Signed:			
Email:			

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

hank you for your consideration	
Sincerely	
6	
Name:	
Signed:	
Email:	

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

Thank you for your consideration

Sincerely,

Name:				
Signed				
Email:				

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

Thank you for your consideration

Sincerely,

5.1	
Name:	
Signed:	
Email:	

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

Thank you for your consideration

Sincerely,

Name			
Signed			
Email:			

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

Thank you for your consideration

Name:				
Signed:				
Email:	1			

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

Thank you for your consideration		
Sincerely		
Name:		
Signed:		
Email:	0	

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

Thank you for your consideration

Sincerely,

Name:				ı
Signed				I
Email:				ı
				ð

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 wallables. 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 or
 threatened species including the red-crowned toadlet and spotted-tail quoil in the bushland,
 and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to
 cool urban areas, and draw down carbon from the atmosphere into the ground. With the three
 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 hous 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 of 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 an 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 a
 evidence based approach, the Council's draft plans are to zone private land in this area as Rura
 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.

hank you for your consider	ation		.1	
incerely,	1 0 +	-	1	
lame:				
igned:				
mail: ,				

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

Thank you	for	your	consideration
-----------	-----	------	---------------

S	ir	10	:6	er.	e	ŀ

Name;
Signed;
Emall:

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

Thank you for your consideration



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 wallables. 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 Jess bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll in the bushland, and on marine animals that live in the Jagoon.
- 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.

Thoul	· inu			annal devestion
tidin.	you	101	April	consideration

Sincerely,				
Name:				
Signed:				
Email:				

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 wallables. 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 or threatened species including the red-crowned toadlet and spotted-tail quoll in the bushland, and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to Improve air quality, help to
 cool urban areas, and draw down carbon from the atmosphere into the ground. With the three
 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 Counci
 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 th
 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 house are built away from urban centres, and so the residents will be reliant on cars, rather than bein within a short walk or bus ride to places. This will contribute towards local traffic congestion or 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 ar
 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,

1.0	3.

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 wallables. 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 quoil in the bushland,
 and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to Improve air quality, help to
 cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat
 of climate change, every tree plays an Important role in drawing down carbon, and helping to
 mitigate urban heat Impacts.
- Some of the sites are at significant risk of bushfire events. This would mean we are building
 houses in places we know that people may not be safe in the future. Northern Beaches Council
 has obtained independent advice on bushfire risks at the Uzard 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 v	ou for	vour	consid	eratio

Name:				
Signed				
Email:				

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



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

Thank you	for	your	considera	tion

Sincerely,

Name:				
Signed				
Email:				

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 wallables. 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 or
 threatened species including the red-crowned toadlet and spotted-tail quoil in the bushland,
 and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to
 cool urban areas, and draw down carbon from the atmosphere into the ground. With the three
 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 th
 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 house are built away from urban centres, and so the residents will be reliant on cars, rather than bein 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 ar
 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 fee to fee and	ione inclosi		
Sincerely,			
			Ħ
Name:			
Signed			
Email:			

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:

Thank you for your consideration

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

Thank you fo	or your consideration
--------------	-----------------------

100			
Name:			
signed;			
mail:			
1.			

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

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

Thank you for your consideration

Sincerely,



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 wallables. 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 or threatened species including the red-crowned toadlet and spotted-tail quoil in the bushland, and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to
 cool urban areas, and draw down carbon from the atmosphere into the ground. With the three
 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 th
 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 house are built away from urban centres, and so the residents will be reliant on cars, rather than bein within a short walk or bus ride to places. This will contribute towards local traffic congestion or 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 ar
 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	MUST STO
Sincerely	19(0) = (0)
Name:	
Signed:	
Email: •	

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

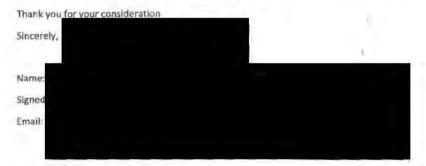
Thank you for your consideration

Name:			
Signed:			
Email:			
d			

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



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 wallables. 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 quoil in the bushland,
 and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to
 cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat
 of climate change, every tree plays an important role in drawing down carbon, and helping to
 mitigate urban heat impacts.
- Some of the sites are at significant risk of bushfire events. This would mean we are building
 houses in places we know that people may not be safe in the future. Northern Beaches Council
 has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that
 the site includes areas of Very High Extreme risk. The report also identified concerns about the
 safety and viability of evacuation. This proposal will likely require significant asset protection
 zones, which would further erode the wildlife corridor.
- Traffic and urban sprawl this proposal will create problems with urban sprawl, as more houses
 are built away from urban centres, and so the residents will be reliant on cars, rather than being
 within a short walk or bus ride to places. This will contribute towards local traffic congestion on
 Forest Way, Wakehurst Parkway, and Warringah Road.
- Broader Strategic planning implications the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.
- Negative precedent in the deferred lands The Northern Beaches Council is undertaking a
 strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an
 evidence based approach, the Council's draft plant 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,	
	1
Name	
Signe	
Email:	

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 wallables. 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 quall in the bushland,
 and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to
 cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat
 of climate change, every tree plays an important role in drawing down carbon, and helping to
 mitigate urban heat impacts.
- Some of the sites are at significant risk of bushfire events. This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Uzard 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.
 Traffic and 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 fo	r your consideration
Sincerely.	

Name:						
Signed:						
Email:						
	200					

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

Secretary.	2		
Thank you	for	your	consideration

Name:			
Signed:			
Email: *			

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

	-		
Name:			
Signed:			
Email:			

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

Thank you for your consideration

Name:			
Signed:			
Email:			

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

Thank you for your consideration

Name:			
Signed:			
Email:			

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

Thank you for your consideration

Sincerely,		
Name		
Signed		
Email:		

Dear Sir/Madam

I object to this clevelopment

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 quoil in the bushland, and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- Some of the sites are at significant risk of bushfire events. This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High - Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection 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

4.1.1.1.1.1.1	, ,				
Name					
Signer					
Emails					
-		-		0	1

I have not weed very donations to

Dear Sir/Madam

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

Thank you for your consideration

Sincere	γ.			
Name				
Name:				
Signed:				
Email:				

Dear Sir/Madam

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

Thank you for your consideration

Sincerely,

Name: Signed: Email:

I have not donated

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

Thank you for your consideration

Sincerely,

Street a	
Name	
Signe	
Email	

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

Thank you for your consideration

Sincerely,			

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 wallables. 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 of threatened species including the red-crowned toadlet and spotted-tail quoll in the bushland, and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the three 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 Counc
 has obtained independent advice on bushfire risks at the Lizard Rock site, which identified tha
 the site includes areas of Very High Extreme risk. The report also identified concerns about t
 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 hou
 are built away from urban centres, and so the residents will be reliant on cars, rather than bei
 within a short walk or bus ride to places. This will contribute towards local traffic congestion of
 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 at
 plan for issues such as traffic and services in a holistic way across the entire Northern Beache
- 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
 evidence based approach, the Council's draft plans are to zone private land in this area as Ru
 and C3 Environmental Management zoning. Approving the planning proposal would create a
 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

Sincereh	V.				
Name:					
Signed:	Н				
Email:					

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 wallables. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow
 down hill, with less bushland to filter the water before it enters the estuary. This will impact on
 threatened species including the red-crowned toadlet and spotted-tail quoll in the bushland,
 and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to
 cool urban areas, and draw down carbon from the atmosphere into the ground. With the three
 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 Counci
 has obtained independent advice on bushfire risks at the Lizard Rock site, which identified tha
 the site includes areas of Very High Extreme risk. The report also identified concerns about t
 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 hou
 are built away from urban centres, and so the residents will be reliant on cars, rather than bei
 within a short walk or bus ride to places. This will contribute towards local traffic congestion c
 Forest Way, Wakehurst Parkway, and Warringah Road.
- Broader Strategic planning implications the proposed housing is happening in isolation to t
 broader strategic planning being done by Northern Beaches Council to meet housing needs a
 plan for issues such as traffic and services in a holistic way across the entire Northern Beache
- 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
 evidence based approach, the Council's draft plans are to zone private land in this area as Ru
 and C3 Environmental Management zoning. Approving the planning proposal would create a
 inappropriate precedent that other landowners in the MRA can also seek a spot rezoning,
 further eroding the remaining bushland on private land.

Sincerely,	 	
Name:		
Signed		
Email:		