

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Andrew

**Family name**

Kirwan

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

ackirwan@hotmail.com

**Suburb/ Town**

Newport

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

The bush fire risk is too high. The roads in and out are not suitable.

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Virginia

**Family name**

Gray

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

m.v.gray@bigpond.com

**Suburb/ Town**

Church Point

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

This municipality has already seen a significant loss of tree canopy and vegetation generally, which provide food and habitat for so much diverse wildlife.

The additional cost to residents is the potential for catastrophic bushfires. This was one of the main reasons the Ingleside development was refused. Our road infrastructure is poor already, particularly as the Mona Vale Road West road widening has been revoked.

Think again.

**Submission Type**

I am making a personal submission

**Title**

Miss

**First Name**

S

**Family name**

O'Neil

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

shannondesign11@gmail.com

**Suburb/ Town**

Narrabeen

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Dear Sir/Madam,

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

This proposal must be refused for the following reasons:

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

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

Thank you for your consideration

Sincerely,

S. O'Neil



**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Alexander

**Family name**

Lyons

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

alex@rhdb.com.au

**Suburb/ Town**

Belrose

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I am a supporter of Lizard Rock . I have property background and the lies and propaganda against this project is outrageous. It's got no value other than being developed and providing housing that we are desperately in need . The northern has 1000s of hectares of national park and this isn't national park . It has all services and it's weed infested , full of banana trees and weed trees. It's actually an eyesore and the development will provide bush fire protection to the area as currently it has none . I am looking forward to buying a house there in future for myself and my siblings . It's also fantastic for the Aboriginals as they deserve a go and till now they haven't had a win . They're good people we should encourage .

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Anthony

**Family name**

Akred

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

tonymyra@bigpond.net.au

**Suburb/ Town**

Collaroy Plateau

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

The development should not go ahead due to destruction of the natural environment, destruction of trees, increased traffic congestion on already busy roads and significant danger to lives in the event of bushfires.

The Northern Beaches already have access problems to and from the rest of Sydney. This just makes the situation worse.

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Belrose

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

The environmental impact of such a large development in this particular area would be catastrophic to biodiversity in the local region.

**Submission Type**

I am making a personal submission

**Title****First Name****Family name**

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email****Suburb/ Town**

ALLAMBIE HEIGHTS

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

We are against the development in the area of lizard rock. We against over-development of the bushland, the damage to wildlife. We believe the increase number of houses and people will cause a massive increase in the number of cars and traffic in the area and will cause a detrimental to current residents.

Additionally, we are against the destruction of the lizard rock itself.

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

ALLAMBIE HEIGHTS

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

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Additionally, we are against the destruction of the lizard rock itself.

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

David

**Family name**

Maggs

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

david\_maggs@outlook.com

**Suburb/ Town**

Narrabeen

**I have made a reportable political donation**

☒

I agree to the Privacy statement

**submission**

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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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,  
David Maggs

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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- **Loss of Sydney's Green lungs** as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
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Thank you for your consideration

Sincerely,

David Maggs



david\_maggs@outlook.com



**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

ALLAMBIE HEIGHTS

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

We are against the development in the area of lizard rock. We against over-development of the bushland, the damage to wildlife. We believe the increase number of houses and people will cause a massive increase in the number of cars and traffic in the area and will cause a detrimental to current residents.

Additionally, we are against the destruction of the lizard rock itself.

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Danielle

**Family name**

Grumont

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

danielle.grumont@gmail.com

**Suburb/ Town**

Duffys Forest

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I am opposed to the submission. The proposed development would significantly affect the flora and fauna in the area; wildlife habitat for animals including wallabies, possums, turtles, echidnas and birds. It seems as though this earth was put here just for humans without taking into consideration the other species we co-exist with. We need the trees for fresh air, and the development would bottleneck our wildlife populations even further.

Further development in the area would cause a larger Urban Heat Island affect, increasing the local climate temperature and accelerating climate change. Our future generations will have only us to blame. We need to preserve the native bushland that we still have left, and reduce fragmenting it into smaller pockets. These bushland areas need to be joined to allow wildlife to continue to survive, and prevent their inbreeding which we have seen in populations in western sydney, such as the koala populations left near Penrith. Have we not learnt from their mistakes of overdevelopment and fragmenting the native bushland?

The traffic concerns to the West on Forestway, and to the East of the development on the Wakehurst Parkway are already struggling. To add more people to this area would be a disaster. Wakehurst Parkway is a single lane each way, and add a bit of rain or a car accident and the roads come to stand still, or even worse, need to be re-routed!

So many negatives, and not a positive thing to say about the development. I propose re-developing areas that are already ruined, such as adding to the nearby Dee Why towncentre population which is not affected by bushfires, and there is barely any wildlife left to affect. High density housing is more affordable for first home buyers, and the housing crisis will only be solved with affordable housing solutions, where as I believe this beautiful area up for proposed development will still cost a pretty penny, further adding to the housing crisis. Affordable high rise development on the northern beaches is the only way to solve the issue, and must be located in areas that already have a town centre and not further affect the native bushland that we as the human species, and our fauna, rely on for the creation of our Oxygen; our lifeline.

Danielle Grumont

11 Kinka Road

DUFFYS FOREST NSW 2084

E: Danielle.grumont@gmail.com

I am opposed to the submission. The proposed development would significantly affect the flora and fauna in the area; wildlife habitat for animals including wallabies, possums, turtles, echidnas and birds. It seems as though this earth was put here just for humans without taking into consideration the other species we co-exist with. We need the trees for fresh air, and the development would bottleneck our wildlife populations even further.

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**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

ALLAMBIE HEIGHTS

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

We are against the development in the area of lizard rock. We against over-development of the bushland, the damage to wildlife. We believe the increase number of houses and people will cause a massive increase in the number of cars and traffic in the area and will cause a detrimental to current residents.

Additionally, we are against the destruction of the lizard rock itself.

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Freshwater

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

I am writing in support of this development. It is not fair to return land to Aboriginal owners and then effectively prohibit them from benefiting from the land. Further, this project would provide much-needed housing in the Northern Beaches area and should be approved.

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Kerrie

**Family name**

Wetzlar

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

kmg060@gmail.com

**Suburb/ Town**

Narrabeen

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I strongly disagree with the loss of and development of native bushland for housing as outlined in the Patyegarang Planning Proposal. The infrastructure and one main access road, Morgan Rd, put the lives of potential residents at risk. Emergency vehicles will have trouble accessing the area and residents will have trouble fleeing bushfire. I speak from experience in the 1994 fires that engulfed Elanora Heights. Is Morgan Rd classified as metro fire dept responsibility or does it remain as part of country / bush fire responsibility? Development of this area is a non negotiable as it represents urban sprawl. The public transport links are poor to non existent. This development is totally against both Federal and State policies of housing people near transport hubs and sets a precedent for future development of our dwindling native habitats. The loss of flora and fauna in the area is also a major consideration in my opposition of this development. Increase silt in Narrabeen Lagoon is an inevitable result of development in the catchment area. No matter how many filters and run off mitigation structures are employed water, runoff and loosened top soils will always find a way. The impact of the money hungry land development grab effects the biodiversity and habitat of not only the Lizard rock area but Narrabeen Lagoon area as well. I strongly object to the proposed development. Potential loss of life due due to bushfire, loss of habitats, increased urban sprawl, lack of transport links are all losses to current voters in the area. I oppose any development in this area of outstanding beauty and unique habitats.

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Tim

**Family name**

White

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

vk2aaa@gmail.com

**Suburb/ Town**

Belrose

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I object to this development for the reason of traffic congestion and unrestrained urban sprawl. Proposal is far too big. Scale it way back please. It's totally out of character with the area.

**Submission Type**

I am making a personal submission

**Title**

Ms

**First Name**

Ann

**Family name**

Collins

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

acollins1806@gmail.com

**Suburb/ Town**

Manly Vale

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I strongly object to this planning proposal PP-2022-3802.

Please find attached my submission.

Kind Regards,  
Ann Collins



NSW DPE Portal

6<sup>th</sup> November 2023

Dear Sir/Madam,

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

I have lived in the Northern Beaches for almost 40 years and am a supporter of sensible development on land for repurposing, **but not** on pristine bushland when we are facing a climate crisis and there are viable alternatives.

The proposed development will see the destruction of 45 football fields worth of bushland and the construction of 450 homes in bushfire prone land. This is unacceptable use of a key area of the remaining bush in the Sydney area. This is an unacceptable fire risk and a burden to the rest of the area with respect to traffic and infrastructure implications.

I support affordable housing, and I note that even the revised plan does not address this suitably – until pushed. I quote from the 4<sup>th</sup> September letter to the Sydney North Planning Panel:

*"The Agile Planning Team notes Gateway condition 1(d) has only been partially addressed as the proponent's methodology is generally consistent with the overall intent of the Northern Beaches Affordable Housing Scheme but is being applied to land subdivision for low density housing. To ensure this condition is satisfied the Patyegarang Project, Belrose – Provision of Affordable Housing discussion paper must be included in the consultation package. Subject to the above noted inclusion in the consultation package, the Department's Agile Planning Team has reviewed the revised planning proposal and is satisfied that the proposal has addressed the matters in Condition 1 of the Gateway determination and the planning proposal can now progress to community consultation."*

I am also an active member of Save Manly Dam Catchment Committee. Manly Warringah War Memorial State Park (Manly Dam), which has been recently State Heritage listed, shares many of the same High Conservation and Environmental values with the area of the planned Patyegarang development.

I am fully aware that Northern Beaches Council (NBC) does NOT support this planning proposal. Whilst Council wholeheartedly supports the intent of the Aboriginal Land Rights Act, as I do, it cannot condone this particular proposal due to the extreme risks and impacts it presents.

I note that Council has previously written to federal and state MPs, along with relevant ministers, proposing an alternative solution and financial model so that MLALC can still benefit financially from its land, while the land is protected in perpetuity.

As a department that can have an impact here - please follow through on these discussions to determine a more suitable solution for all parties. Please do not use this process to continue to put residents seemingly against the benefits for indigenous people without being a suitable intermediary. This is a discussion for all, and all voices need to be heard. The financial implications can be delivered – without the developers in the middle getting the lion's share!

I am very concerned that even the Council experts' report – "The planning proposal has significant planning, environmental and hazard issues, including bushfire risks, enormous loss of high biodiversity habitat, inconsistency with planning strategies and inconsistency with Council's Conservation Zones Review."

Of even more concern is the fact that the revised planning proposal failed to sufficiently address any of these issues – even after they have been significantly aired.

This is not NIMBY-ism – these are significant concerns for the processes of approval within our State Planning systems.

**I fully support the refusal of this proposal** for AT LEAST the following reasons:

- **Loss of habitat** for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- **Impacts on the Narrabeen Lagoon Catchment** as stormwater from the development will flow downhill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.
- **Loss of Sydney's Green lungs** as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- **Some of the sites are at significant risk of bushfire events.** This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
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I write on behalf of the future generations who have a right to a healthy natural environment.

I ask that you use your powers wisely and consider all aspects of this proposal for now and the future. This should not be short-term gain for long-term destruction.

Thank you for your consideration

Sincerely,

*Ann Collins*

Email: [acollins1806@gmail.com](mailto:acollins1806@gmail.com)

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Narrabeen

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

I have no objection to an aboriginal cultural centre. I do however object to further housing development . Increased siltation (which will come with the development) to narrabeen lagoon will exacerbate the flooding problem that exists Whilst it is Aboriginal land , and aboriginal people will derive a short term benefit, I believe it will impact negatively on future generations of both aboriginal and non aboriginal Australians

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

John

**Family name**

Green

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

greenrj68@icloud.com

**Suburb/ Town**

Belrose

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I oppose the patyegarang planning proposal. Please put a stop to it.

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Robert

**Family name**

Croft

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

croftmail2@gmail.com

**Suburb/ Town**

Newport

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Hi, I thought Native Title enabled sustainable use and protection of bushland areas not unrestricted development and the local Land Council banking the money. The Council wants to preserve the Lizard Rock area for good reason and this should be adhered to.  
Robert Croft

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Jessica

**Family name**

Ellis

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

jesshendrix30@gmail.com

**Suburb/ Town**

Frenchs Forest

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I strongly oppose the Patyegarang planning proposal for the destruction of natural bushland, its lack of strategic merit and significant bushfire risk, and am making a submission against it.

**Submission Type**

I am making a personal submission

**Title**

Ms

**First Name**

Niu

**Family name**

Skipps

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

skipps.freedom@gmail.com

**Suburb/ Town**

Avalon

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

To the powers that be,

For a quarter of a century, I have been fortunate to call the Northern Beaches my home, fostering a deep connection to our natural surroundings. Like many of us, I cherish and hold immense gratitude for the land we inhabit.

Today, I stand as a voice, expressing my profound sadness and disappointment in the imminent threat that looms over our beloved region. A staggering 225 hectares of pristine bushland is on the brink of being bulldozed and erased forever. It is disheartening that while we invest in combatting climate change, adopting solar power, and promoting electric cars to protect our ailing planet, we seem to disregard the significance of this land to our local ecosystem.

Consider this scenario: returning home one day to find your sanctuary obliterated. No one should have the authority to obliterate countless existing native homes only to construct new ones. Whether they are native animals or plants, their value is immeasurable.

Our focus should always be to protect our communities, our people, and the native flora and fauna that inhabit our land. We Australia have fallen short recognise the profound connection we share with this soil and all its inhabitants.

It is our collective responsibility to safeguard what remains of our magnificent country and all its inhabitants, regardless of their size.

Let us unite in the mission to preserve the Northern Beaches' precious bushland and protect the rich tapestry of life it sustains. Together, we can ensure that our legacy is one of stewardship,

care, and respect for the land we call home.

Thank you for this opportunity.



**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Kris

**Family name**

De Laine

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

kris\_neil@hotmail.com

**Suburb/ Town**

North Balgowlah

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

We who live on the Northern Beaches like that it's not too densely populated or too busy and that there are beautiful nature areas all around us that we can enjoy but also where wildlife can still have a home. We don't want any more development. We want to preserve our natural areas and protect the bush land and the native plants and animals that live there. Keep your hands off our natural areas please.

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Craig

**Family name**

Baxter

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

craigbaxt@hotmail.com

**Suburb/ Town**

Seaforth

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I am writing to object to the proposed development at Morgan Rd, Belrose formerly known as Lizard Rock. I have followed this issue closely and many aspects of the debate. I believe the bushland to be cleared is far too environmentally valuable for this to go ahead - especially as the development is inconsistent with the Northern Beaches Council's Conservation Zone Review. Please consider alternative sites for such a development and a possible land swap deal with the Metro LALC, as this group have a right to profit from their land, as other non-Indigenous landowners have before them

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Frenchs Forest

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

The area covered by the proposal is highly valued by the local community. It is well used recreationally for many different activities and enjoyed by all. It is habitat for wildlife and birdlife, and contributes to the "Forest" character that is an essential part of this area.

I am not at all confident that the proposed development could be safely evacuated in the case of a bush fire in the valley.

I support the right of the MLALC to earn an economic return from land that they have been granted. There has to be a reasonableness filter applied, however. Surely with a little creativity we can find a way to utilise this area in a manner sensitive to the way it was enjoyed both in ancient tradition, and by those who move across it today. A low-effort housing development that flattens the majority of the bushland doesn't seem like it.

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Yvonne

**Family name**

Fessler

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

yvonne1053@gmail.com

**Suburb/ Town**

Buderim 4556

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I wish to object to the above development for the following reasons.

LOSS IF HABITAT for many species if flora and fauna including swamp wallabies.

LOSS OF TREES which means Sydney loses its "green lungs". Trees contribute to so much .....including reducing carbon emissions.

URBAN SPRAWL as more homes will be built which subsequently means more cars on our already crowded roads.

SIGNIFICANT FIRE RISK TO PEOPLE IN THIS AREA IF HOMES ARE BUILT.

We need this bushland to remain so our wildlife habitats are preserved for the future. Building homes on this land could start a precedent and mean more bushland will disappear for more development in this area.

I currently live in Queensland but know this area very well as I am originally from Sydney and I feel this wonderful bushland needs to be preserved not destroyed.

Thank you for taking my comments into serious consideration.



**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Michael

**Family name**

Regan

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

michael.regan@parliament.nsw.gov.au

**Suburb/ Town**

Dee Why

**I have made a reportable political donation**

Yes

☒

I agree to the Privacy statement

**submission**

Over the last two years I have made two political donations totalling \$2,800. These were both in FY22 to Your Northern Beaches Independent party. These are publicly disclosed on the NSW Electoral Commission website here: <https://efadisclosures.elections.nsw.gov.au/>



1st November 2023

Attention: North Sydney Planning Panel  
Submitted via Planning Portal

**Submission on rezoning of land at Patyegarang, Morgan Road, Belrose, or “Lizard Rock”  
(PP-2022-3802)**

Dear Sir/Madam,

I write to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or “Lizard Rock” (PP-2022-3802). I also indicate here my interest to speak at the public hearing considering this proposal.

The revised planning proposal now before the Sydney North Planning Panel is substantively the same as the previous proposals, which were comprehensively opposed by the local community and council.

I endorse the detailed and rigorous submission by Northern Beaches Council opposing the planning proposal, drawing on their considerable in-house expertise, as well as expert bushfire risk supporting analysis which has been commissioned.

Clearing high value bushland for a low density 450 home residential subdivision is outdated, unstrategic and risky. The development of the Lizard Rock site is environmentally reckless, goes against good planning principles and is not in the public interest.

This submission firstly addresses some mistruths which have been canvassed in the public domain in relation to the site. Secondly, it outlines the overarching fact that this rezoning proposal is not in the public interest. Thirdly, it covers the main areas of concern which have been raised with me by the community in relation to the proposal: the hazardous bushfire risks; the unacceptable ecological impact; and the brazen inconsistency with contemporary good strategic planning.

## **Mistruths about the site have been spread in the public domain**

In a recent radio interview the CEO of the Metropolitan Local Aboriginal Land Council (MLALC) made some statements that I wish to correct.

*"That MLALC pay rates"*

Response: The MLALC do not pay rates. Land that is vested in the New South Wales Aboriginal Land Council or a Local Aboriginal Land Council and is declared under Division 5 of Part 2 of the Aboriginal Land Rights Act 1983 is exempt from payment of rates.

*"Only 20% of the site will have housing on it"*

Response: The MLALC's Planning Proposal would facilitate development, resulting in approximately 44.7 hectares (an area equivalent to about 45 rugby fields) being cleared – this is approximately 64% of the site area.

*"The land was cleared for a quarry and farmland in the 1930s, 1940s and 1950's"*

Response: Biodiversity and contamination-related documents submitted with the MLALC planning proposal indicate that a former quarry was located outside the site. The documents reveal that most of the vegetation on the site was intact or in good condition, and the small portion that had degraded was fringing the existing residential development.

Additionally, historical aerial photographs from the 1940s and 1950s show small parts of the site as patchy clearings. Since that time (80-90 years ago), these limited areas have regrown and are now well-vegetated in a near-natural state.

*"Warringah Council didn't give our land a zone"*

Response: All parcels of land have planning rules that guide what landowners can and can't do on their property. This applies to everyone – regardless of who owns the land.

This parcel of land at Lizard Rock falls under the Warringah Local Environmental Plan 2000 (WLEP 2000). When the Warringah Local Environmental Plan 2011 (WLEP 2011) was introduced, the state government 'deferred' part of the Local Government Area around Oxford Falls and Belrose from inclusion in the new WLEP 2011, following representations made by several landowners in the area.

The land owned by MLALC was part of the 'deferred' land. The planning controls under the WLEP 2000 still apply to the site today.

*The State Government doesn't have a policy to buy back Aboriginal land claims*

Response: The state government does have mechanisms to buy the land back, and given its proximity to Garigal National Park, it could be incorporated into the existing park. There are at least eight examples this year where the government has acquired land for the national parks system.



*Indigenous groups on the Northern Beaches are not verified Aboriginal People*

Response: The Northern Beaches Aboriginal Support Group is made up of Aboriginal people living locally.

Northern Beaches Council, and myself personally wholeheartedly supports the spirit of the Aboriginal Land Rights Act, which seeks to transfer unused Crown Land to Aboriginal Land Councils as recognition of past dispossession and to support self-determination. We, however, oppose this particular development at Lizard Rock due to serious concerns relating to hazards and environmental impacts; and we continue to push for the NSW Government to buy the land and make it National Park.

### **Rezoning this site to R2 is not in the public interest**

This site falls within the electorate of Wakehurst, for which I am the elected member of the NSW Parliament. Opposing this proposal was a key motivation for me in deciding to stand at the March 2023 election and was at the centre of my policy platform, which the community endorsed by electing me. During the election campaign, and since, the depth and breadth of community opposition is crystal clear.

The Wakehurst community is overwhelmingly opposed to this development proceeding. At every opportunity the local community and local council have made submissions to planning processes opposing the project, but they have been ignored.

Development on this site is not in the public interest for the people of NSW, as it destroys 45 football fields of native vegetation, home to multiple threatened species, eroding a vital wildlife corridor and diminishing our collective shared natural heritage.

Development on this site is not in the public interest for the current and future residents of the Northern Beaches who will have their amenity impacted by knock-on effects. This includes increased traffic congestion through creating car dependent, isolated residential areas which lock in use on already strained corridors. It is essential that growth is concentrated close to public transport and infrastructure which can support it.

That this rezoning proposal is not in the public interest is further reinforced by the uncertainty around the amount of affordable housing and open public greenspace which will be included in the potential development of the site.

Crucially, development on this site is not in the public interest for the future individuals and families who would live in this new subdivision and the emergency service staff who would be responsible for assisting them in future bushfires. Given the information we have in front of us from bushfire experts on the fundamental constraints on evacuation in the case of emergency, it is unethical to proceed any further down a path of development on this site.

For over 15 years, I have worked with the Government of the day and the Planning Department (with my Community) to meet housing targets, increase affordable and social housing, develop LEPs, Structure Plans for Town Centres and embed good planning and design principles, at the same time increasing customer satisfaction, and a level playing field. I have not blindly opposed development because it is easy or popular, but instead be part of the solution and ensure good and fair planning (and development) for the Northern Beaches, which is constrained because of its topography, location and insufficient infrastructure. My track record speaks for itself for well over a decade.

### **Risk to public safety in a bushfire emergency makes the rezoning unviable and irresponsible**

As part of their submission to the exhibition of the Draft Planning Proposal, Northern Beaches Council commissioned advice from expert bushfire consultants Black Ash. This assessment made clear that *'the planning proposal has been developed on the premise of evacuation being provided by Morgan Road and a new slip lane onto Forest Way and a new emergency access on to Oates Place. The availability and utility of both of these key aspects has not been demonstrated in the planning proposal and are fundamental enabling provisions for the planning proposal'*.

These evacuation route issues remain unresolved with the proposal currently on exhibition. I have spoken to fire fighters who were in the field during the 1994 fires, which affected the suburbs surrounding the Lizard Rock site. The thought of having thousands of additional people to evacuate from the location is terrifying to them and the current local volunteers, many of whom have etched in their memory the recent horror summer of 2019 where they were deployed to all areas of the state and witnessed destruction and death on a huge scale.

It gets worse. If approved, the zoning then has a range of SEPPs that would allow additional housing such as granny flats for example, under an exempt development pathway. So in addition to 400 plus homes, there is the potential for 400 granny flats. More people and cars to evacuate on a narrow single lane road. Why would anyone approve such a development knowing they are facilitating a situation which puts lives at risk? We know better. We know there will be another fire. When will we learn?

Eminent coastal engineer, Angus Gordon OAM, has also recently brought to my attention the downstream implications of increased run off if the development of the site goes ahead. He outlines that this will have implications for the Wakehurst Parkway, increasing flooding events. Additional runoff at a time when flooding events are intensifying and we are trying to fix existing issues with Wakehurst Parkway is the last thing we need.

### **The ecological and environmental impact of the rezoning is too high**

The site of the proposed rezoning contains high value native vegetation which is part of a wildlife corridor connecting bushland on private and public land. This is an important part of the 'green lungs' of Sydney, of significance to the entire city. Native vegetation on the site provides habitat to threatened species including the red-crowned toadlet and spotted-tail quoll.

The idea that these values can be maintained while clearing 44.7 hectares to establish 450 residential lots, as well as associated Asset Protection Zones, is absurd. This scale of clearing and disturbance in the catchment will inevitably result in increased pollution and sedimentation in Snake Creek and Narrabeen Lagoon.

### **The rezoning is not consistent with good strategic planning**

This rezoning proposal flies in the face of the strategic planning framework which aims to guide an overarching vision that will lead to the best outcomes for the community and the environment over the long term. This proposal is inconsistent with the Greater Sydney Region Plan, North District Plan, Northern Beaches Local Strategic Planning Statement – Towards 2040 and Northern Beaches Local Housing Strategy.

I am very much in favour of density done well as stated previously. The Northern Beaches Local Housing Strategy makes clear that we are committed to meeting housing targets on the Northern Beaches through adding density in strategic locations. This is consistent with good planning policy and the government's stated vision for new dwellings to be concentrated close to infrastructure. The Lizard Rock rezoning proposal is totally counter to this logic.

The Department of Planning have worked with Northern Beaches Council and Transport for NSW on an evidence based approach to planning dwelling targets, focusing on infill development around existing transport hubs. This proposal sits outside this framework and is therefore in addition to targets set by the NSW Government. The current NSW Government has made clear they are not building the Beaches Link Tunnel and or Stage 2 widening of Mona Vale Road. There are still no plans for upgrade of intersections along Pittwater road to break existing congestion.

I am also very concerned about the direct conflict of this rezoning proposal with the evidence based findings of Northern Beaches Council's Conservation Zones Reform which recommends applying a C3 Environmental Management Zone to most of the site due to its high environmental value and the hazards that impact the site. The draft plans from the Conservation Zones Reform work propose zoning Oxford Falls and Belrose Rural and C3 Environmental Management. If the Lizard Rock site is successfully rezoned, this creates a dangerous precedent for future landowners to pursue spot rezonings in this area, undermining the objectives of the Conservation Zones Reform.

All rezoning and development proposals should be considered on their merits, regardless of the landowner or proponent. This proposal does not have strategic merit or site-specific merit and the only responsible course of action for the Sydney North Planning Panel is to refuse the rezoning proceeding.

Thank you for the opportunity to make a submission.

Kind regards,

A handwritten signature in black ink, appearing to read 'Michael Regan', with a long horizontal stroke extending to the right.

Michael Regan MP

**Independent Member for Wakehurst**

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Sarah

**Family name**

Silver

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

sarah.r.hill@gmail.com

**Suburb/ Town**

Dee Why

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

The proposal for the Patyearang housing development is poor and incomplete. It should not be considered viable. The idea of developing pristine, virgin bushland in a fire-prone area of Australia is archaic and reactionary. Inadequate road infrastructure, the nearby landfill, and impact to the biodiversity of the area raises several significant concerns.

Fire Risk and Safety: Developing in a fire-prone area puts the residents and users of the development at risk unnecessarily. While I recognise the preliminary development considers a buffer around the development area, we have seen devastating fires, with or without similar buffers in many parts of the world – Australia, California, Argentina, and Hawaii, with severe consequences for both people and property. The current proposal is vague on descriptions of buffers, with noncommittal terms such as “typically” and “broad” without a guarantee on distances for the design. It should be considering development for future conditions (i.e., more intense and dangerous fires) and not the bare minimum required now.

Landfill Odour and Air Quality: The Kimbriki tip is approximately 3 km north of the development site. Landfills have been associated with unpleasant odours, air pollution, and health concerns for nearby residents. I walk around the Red Hill (5.5 km south-southeast of Kimbriki) two or three times a week and the odours from Kimbriki are regular. Living near a landfill can degrade the quality of life for residents. Foul smells and potential health risks from emissions can make the area less desirable for new homeowners, affecting property values and overall well-being. Ask the people in the recently constructed housing development in Ropes Crossing, with foul sewerage smells from the Sydney Water treatment plant in Dunheved/St Marys, or Minchinbury from the recycling facility in Eastern Creek, or Erskine Park from the waste facility of Kemps Creek.

Traffic and Road Infrastructure: I firmly disagree with the outcomes presented in the traffic assessment within this proposal.

The traffic report states they will create a new road network with eight connection points to the existing Morgan Road. What is the current traffic design capacity of Morgan Road? Northern Beaches Council is opposed to this development. Considerable upgrades to existing infrastructure will be needed. The process will be frustrating for all parties - the new residents, Council, and the existing residents, who will be impacted with the additional traffic loads. Also, limited road access in a fire-prone area can hinder evacuation efforts during emergencies. The

argument presented in the report that “the fire will likely not happen at night” is shortsighted and not conservative enough when lives are at risk. Limited road capacity will impede the movement of emergency services, making it harder to control wildfires and protect the properties.

Specific to the traffic assessment:

- The report is not clear on the dates when traffic data and observations were taken.
- The number of cars at Wakehurst Parkway and Oxford Falls Road intersection at peak hour is grossly underestimated. The study has been completed at a time when people were still not back at the office full time. Each week we are experiencing more businesses pushing for full office attendance. Traffic will continue to rise beyond 2019 volumes.
- The report notes that vehicles on Oxford Falls Road trying to turn onto Wakehurst Parkway northbound could pass a stationary vehicle waiting to turn right onto Wakehurst Parkway during peak hour – What about a Saturday during the sport peak hours (pretty much all Saturday)? We are regularly held up trying to get to Narrabeen because the person turning right does not pull over to allow enough space to pass. I experience more traffic on the weekends at this intersection than during the week peak hour, but this has not been considered in the report. Also, the average vehicle delay in Table 4 is not accurate. The number is almost double to be what is presented.
- The statement that it is unlikely a fire would suddenly threaten the suburb during the night short sighted. Worse case scenarios should be modelled, baseless opinions should not be presented in a technical assessment.
- Why assume only 0.86 cars per dwelling need to leave at peak hour? Why not present a more conservative approach and assume 1 vehicle / dwelling during am peak.
- What sensitivity analysis has been used? The only mention of “sensitivity” is in regard to the line of traffic on Morgans road and the need for a future slip lane.
- Can Oxford Falls Road manage 30% of the traffic movements even with the bridge upgrade? This 30% is considering the movement from the development, not the TOTAL use of the road.
- The report states that “the project would deliver upgrades to the road network to improve traffic capacity for both site users and the general public”. But Council is currently firmly opposed to this proposal. What “guarantee” is there that a new slip lane and extension of the turn by on Forest Way would be constructed? What about the Oxford Falls and Wakehurst Parkway intersection?

MLALC 180°: I am disappointed at MLALCs 180° on their vision for the land. On the sign posted on Red Hill, MLALC state that this is “an area of remnant bushland that stretches from forest way to Narrabeen Lake to Mona Vale Road to Frenches Forest. Adjacent to Garrigal national park. The area is sufficiently large to sustain viable populations of at least 25 threatened species and more than 680 other native species this land also contains unique and ecologically significant habituates including rare , low growing, hanging swamps and heaths with emergent mallee eucalyptus and endangered ridge top forests on clay rich soils”. MLALC’s new vision (on their current website) is aimed at “transforming a land asset into economic, social, and cultural opportunities for Aboriginal people. A sustainable, resilient, and affordable community will be designed with a commitment to respecting and responding to the natural environment and its unique characteristics”.

Their focus is no longer sustaining threatened species in a unique and ecological significant habitat but is now for their own economic enrichment.

Environmental Impact and Biodiversity: Building in virgin bushland threatens the biodiversity and ecosystem stability of the area. Housing developments on virgin land lead to the loss of countless species and have triggered ecological imbalances. This development would cause an enormous loss of high biodiversity habitat and fragmentation, with over 40 hectares of bushland to be cleared.

The Preliminary Biodiversity Report by Hayes Environmental states that there is uncertainty with regard to impacts on native vegetation within the reserves and corridors within the development zone. These areas will require further consideration at the detailed development application stage. An adaptive management strategy may be required to be prepared at that time. The report acknowledges that an APZ management plan is still to be prepared and has not been approved. Meaning a plan to design the reinstatement, replacement and maintenance of natural diversity has not yet been fully considered. In other words, a lot more study and scrutiny is needed before any approval should be considered.

The development will only retain 6.9 hectares as native vegetation in various reserves and corridors within the 72 ha development area – in other words the only 4.2% of remaining native land would be disconnected from the surrounding bushland. The report itself states there is uncertainty with regard to future impacts to the 6.9 hectares or native vegetation retained.

19.8 hectares (28% of the development) is to be zoned as C2 Environmental Conservation. C2 is not a zone that preserves or protects the environment. It still allows development of “environmental facilities, flood mitigation works, education facilities and / or roads”. None of these uses support biodiversity.

The Biodiversity Report belittles the importance of the hanging swamps that exist in the area. Hanging swamps provide crucial water filtering services for the health of waterways. The report provides no physical or ground truthing evidence for the conclusion that “damp and hanging swamp habitats within the subject land do not form part of the listed endangered ecological community”. Physical support to back their statement and conclusions is required.

Review of the survey location maps, there are very few observation points in the southern and largest section of the disturbed area for this proposal. The study periods in the preliminary were short and did not allow sufficient time to study migratory species. A number of species listed as threatened under the Commonwealth EPBC Act are predicted or assumed to occur within the development zone and would be impacted by the draft Structure Plan. The scale of this proposal warrants referral to the Commonwealth under the EPBC Act.

Climate Change Considerations: Australia (and the world) is now experiencing climate change-induced extreme weather events on a regular basis, which intensify fire risks and extreme temperatures. With climate change intensifying fire seasons, building in fire-prone areas poses a considerable risk to both residents and the environment. Similar developments around the world are grappling with the consequences of climate change and struggling to adapt to increasing threats. Now is not the time to be destroying our native bushlands but to be sustainably using and repurposing areas already impacted and conserving what we have left.

Clear that careful consideration, environmental protection, and sustainable planning should take precedence over filling the pockets of developers to ensure the safety and well-being of future residents and preserving Australia's natural environment.

**Submission Type**

I am making a personal submission

**Title**

Ms

**First Name**

Elizabeth

**Family name**

Wolfensberger

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

ewew@me.com

**Suburb/ Town**

Forestville

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I hereby submit the attached submission to the Patyegarang Planning Proposal (PP-2022-3802).

My submission does NOT support the proposal.

This proposal must be refused for the following reasons:

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

· 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.

Elizabeth Wolfensberger



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

Signed: 

Email: ewew@me.com

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Collaroy Plateau

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

I disagree with this proposal to rezone this land for residential development.

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

David

**Family name**

Everdell

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

deverdell@gmail.com

**Suburb/ Town**

AVALON BEACH

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I dont know why they cant just make a bush area around the rock and present it a piece of nature . The people who are making the retirement area or real estate seem to be to interested i getting a Mercedes and presenting them selves as "successful" and care little about a community tradition that has gone on for over 60 years.

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Jaco

**Family name**

Brand

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

jbrand@vesseltec.com.au

**Suburb/ Town**

2103

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Dear to who it may concern,

I am against the Patyegarang Planning Proposal.

The bushland on which these 450 dwellings are proposed for construction is vital to maintaining quality of life for residents in the immediate and extended local areas, and must be preserved.

It offers a barrier from the chaos of overdeveloped suburbs in the form factor of a green lung, cleaning and oxygenating our city's air. The bush provides a home already to the many flora and fauna we pride our city in housing. And it offers a recreational space for numerous members of our community, in a way we find is disappearing alarmingly fast!

Our native green spaces are sacred to a great many people for countless reasons, both practical and sentimental. The consideration of furthering overdevelopment despite our community's cries makes abundantly clear that our governing bodies do not always have our best interests at heart, nor clearly mind.

If approved, these 450 properties will in time become a gateway to further development and destruction. Our road networks will be forced to expand to accommodate the influx of residents, and in the meantime our already-failing arterial networks will suffer.

This development proposal must be ceased. SAVE LIZARD ROCK and the surrounding area. Or else development will kill the last corner of a true green Sydney.

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Jaco

**Family name**

Brand

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

jacospreeu@gmail.com

**Suburb/ Town**

Mona vale

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I am against the Patyegarang Planning Proposal.

The bushland on which these 450 dwellings are proposed for construction is vital to maintaining quality of life for residents in the immediate and extended local areas, and must be preserved.

It offers a barrier from the chaos of overdeveloped suburbs in the form factor of a green lung, cleaning and oxygenating our city's air. The bush provides a home already to the many flora and fauna we pride our city in housing. And it offers a recreational space for numerous members of our community, in a way we find is disappearing alarmingly fast!

Our native green spaces are sacred to a great many people for countless reasons, both practical and sentimental. The consideration of furthering overdevelopment despite our community's cries makes abundantly clear that our governing bodies do not always have our best interests at heart, nor clearly mind.

If approved, these 450 properties will in time become a gateway to further development and destruction. Our road networks will be forced to expand to accommodate the influx of residents, and in the meantime our already-failing arterial networks will suffer.

This development proposal must be ceased. SAVE LIZARD ROCK and the surrounding area. Or else development will kill the last corner of a true green Sydney.

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Allambie Heights

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

To Whom It May Concern,

I acknowledge the pressing need for additional housing in our community. However, I firmly oppose the proposed development on our local bushland. As someone currently undertaking a PhD in Ecosystem Restoration, I am acutely aware of the profound importance of preserving native habitats.

In the midst of our current biodiversity and climate crisis, every fragment of natural habitat is invaluable. Land clearing not only results in direct habitat loss but also intensifies the challenges we face in reversing environmental degradation. As we aim to restore and conserve our ecosystems, maintaining existing natural areas should be of paramount importance.

I urge you to reconsider this development, to prioritise the long-term health of our environment, and to explore alternative solutions that can accommodate housing needs without sacrificing our irreplaceable bushland.

Sincerely,

[REDACTED]

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Freshwater

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

Save lizard rock. I am against this development

**Submission Type**

I am making a personal submission

**Title****First Name**

Mrs M

**Family name**

Street

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

margerystreet@icloud.com

**Suburb/ Town**

Turramurra

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

The proposed development is wrong.

The site is composed of very good quality Hawkesbury sandstone ridgetop heath, shrubland, woodland and gully forest. The proposed development is wrong because it will affect a substantial area of high-quality bushland which has a strong diversity of flora. There is a large range of native plants including waratahs. The rare (but not threatened) *Angophora crassifolia* is also common on the patch.

The NSW government has granted the Metropolitan Aboriginal Land Council ownership of the pristine bush between Wakehurst Parkway, beyond the Slippery Dip fire trail to the Garigal National Park boundary. This well intentioned restitution of historically taken land has had unintentional and potentially catastrophic consequences. At the beginning of the Slippery Dip Trail there is a sign announcing that the Metropolitan Aboriginal Land Council plans to sell large areas of bush to housing estate developers. Yet Aboriginal people maintain that they are traditional carers of the land...

I know It would be tragic to see another swath of pure native bushland close to Sydney's centre disappear under developers' bulldozers.



**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

North Narrabeen

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

This proposal is inconsistent with local (and governmental) priorities to protect the landscape, including waterways, bushland, biodiversity, scenic and cultural landscapes, Metropolitan Rural Area and urban tree canopy. There is no mention of the need to ensure the proposed development is low- carbon with high efficiency in energy, water and waste, and all proposed developments could result in incompatible and inappropriate land uses in areas exposed to high risk of bush fire. There is no detail on proposed infrastructure provision and the proposed residential and employment lands are proposed to be located outside of centres, with poor access to public transport.

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Stephen

**Family name**

Jones

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

ajo42888@bigpond.net.au

**Suburb/ Town**

Freshwater

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I wish to make my opposition to this development at Lizard Rock known.

The local council is even in opposition to this over development within this bush area

No infrastructure , destroying native bushland with animal habitats not to mention the bushfire risks involved makes this over development ridiculous to even consider

I have used this area all my life and are completely dumbfounded how this could even be considered. Just goes to show what Native title ends in .I vote NO

Stephen Jones

born and bred on the Northern Beaches

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Luke

**Family name**

Shearer

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

luke.shearer88@hotmail.com

**Suburb/ Town**

Dee Why

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I am for this, as I have and I am currently looking to buy and stay within the northern beaches area and there is a lack of affordable homes for sale for me and my young family. this will only stand as a better chance for me to remain here before looking to move out side of the beaches

**Submission Type**

I am making a personal submission

**Title**

Ms

**First Name**

Meggan

**Family name**

Rocha

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

meggankr@gmail.com

**Suburb/ Town**

Balgowlah

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

To Whom It May Concern,

I am writing to express my strong opposition to the proposed residential development and cultural center near Morgan Road, Belrose, which has been renamed the Patyegarang Planning Proposal by the Metropolitan Local Aboriginal Land Council (Metro LALC). While I acknowledge the Metro LALC's goals for economic improvement, I believe that the potential consequences of incorporating these sites into the NSW State Environmental Planning Policy are of grave concern, with significant impacts on the environment and the community.

The inclusion of these areas in the planning policy will result in severe consequences:

**Loss of Habitat:** The proposed development poses a direct threat to the habitat of iconic species such as swamp wallabies, putting their survival at risk.

**Impact on Narrabeen Lagoon Catchment:** Stormwater from the development will flow downhill with fewer bushlands to filter it, negatively affecting the red-crowned toadlet, spotted-tail quoll, and marine life in the lagoon.

**Reduction of Green Lungs:** These sites are essential for enhancing air quality, cooling urban areas, and sequestering carbon, making them crucial in the fight against climate change.

Moreover, the suitability of this land for substantial development is legally questionable, primarily due to ecological diversity, topographical characteristics, and various substantial concerns, including:

**Bushfire Risk:** Several areas on this land are at significant risk of bushfire events, raising potential liability concerns.

**Urban Sprawl:** The proposed development may exacerbate urban sprawl and lead to increased traffic congestion, raising legal implications related to traffic management and environmental regulations.

**Lack of Integration with Council Planning:** The lack of coordination with the Northern Beaches Council's comprehensive strategic planning efforts may result in legal challenges.

In light of these concerns, a comprehensive examination of the proposed development's compliance with regulations, safety standards, and local planning frameworks is imperative.

While respecting the Metro LALC's commitment to the financial well-being of its members and the underutilization of their land assets, I believe that the current proposals do not align with the best interests of the environment or the broader community. Therefore, I advocate for collaboration between the NSW Government and the Metro LALC to explore alternative avenues for generating equitable and timely income from their land holdings while preserving the integrity of the bushland. These alternatives may include:

**Leasing or Acquiring the Land for a New National Park:** Transforming the land into a new National Park would offer recreational opportunities while safeguarding the environment.

**Eco-Tourism Venture:** Establishing an eco-tourism business on the land would enable income generation through tourism and educational activities.

**Compensation for Development Potential:** Providing fair compensation to the MLALC for relinquishing development potential on the land.

**Land Exchange for Developable Sites:** Exploring the possibility of a land swap that offers a developable site elsewhere in exchange for the land in question, provided it lacks conservation value.

Furthermore, I stress the importance of ensuring that discussions encompass Aboriginal individuals residing in the Northern Beaches who are not affiliated with the Land Council, fostering inclusivity in the decision-making process.

I kindly request that you consider these concerns and explore alternative solutions that protect our environment, preserve cultural significance, and benefit the broader community. I look forward to a constructive dialogue on this matter and am open to further discussions to find mutually beneficial resolutions.

Sincerely,

Meggan Roch

**Submission Type**

I am making a personal submission

**Title**

Miss

**First Name**

Ziggy

**Family name**

de Haan

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

ziggyem@hotmail.com

**Suburb/ Town**

Dee Why

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I am writing to express my support for the Development Application (DA) Panel Reference: PP-2022-3802 associated with the land located at Patyegarang, Morgan Road, Belrose. The proposed development, in my view, is a significant and timely addition to the local community, and I believe it holds the potential to address pressing issues in our region, specifically the challenges of housing affordability and economic growth.

With only one development currently in progress in Belrose, offering 46 apartments and 3 townhomes geared towards downsizers, there is a clear and urgent need for additional housing to cater to young families, first-time homebuyers, and downsizers who are actively searching for suitable accommodations in the Belrose area. Belrose, serving as the gateway to the Northern Beaches, is the entry point for first-time homebuyers and young families who are struggling to afford residences in other suburbs of the beaches. This issue is causing them to relocate further away from their established networks of family, friends, and work.

In light of these considerations, I respectfully request that both the Council and the Planning Panel provide their endorsement to this development, recognizing its potential to make a positive and transformative contribution to the local community.

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Linda

**Family name**

Spano

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

lindaspano@optus.et.com.au

**Suburb/ Town**

Frenchs Forest 2086

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Please save all the flora & fauna around Morgan Rd & surrounding areas

Huge Bush fire risk

impact to narrabeen lagoon catchment

Loss of Sydney's green lungs

Huge traffic congestion

Thankyou

Please do right by the environment, animals , birds.

Yours sincerely

Linda Spano

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

North curl curl

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

Happy with development.

Northern Beaches is in need of more housing particularly in this area.



**Submission Type**

I am making a personal submission

**Title**

Miss

**First Name**

Olivia

**Family name**

Burgess

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

olivia.burgess60@gmail.com

**Suburb/ Town**

Manly

**I have made a reportable political donation**

☒

I agree to the Privacy statement

**submission**

To Whom It May Concern,

I am reaching out to express my strong endorsement for the Development Application (DA) Panel Reference: PP-2022-3802 associated with the land situated at Patyegarang, Morgan Road, Belrose. From my perspective, the proposed development stands as a pivotal and timely addition to our local community. I firmly believe it holds the potential to effectively address critical challenges faced in our region, particularly in terms of housing affordability and fostering economic growth.

The issue of housing affordability remains a pressing concern in the Northern Beaches, with the situation having deteriorated notably in recent years. This has led to an increasingly inaccessible property market, making it challenging for residents, especially in areas like Belrose, to own or rent homes. The scarcity of construction projects, particularly those focused on apartment complexes, limits the housing options available at more affordable rates. It is crucial to support developments such as the one currently under consideration, especially when they align with both local and state regulations.

Presently, with only one development in progress in Belrose, offering 46 apartments and 3 townhomes tailored towards downsizers, the urgent need for additional housing becomes apparent. Such housing is essential to accommodate young families, first-time homebuyers, and downsizers actively seeking suitable residences in the Belrose area. Being the gateway to the Northern Beaches, Belrose is the entry point for first-time homebuyers and young families struggling to afford homes in other beach suburbs. This challenge often leads to their relocation far away from their established networks of family, friends, and work.

Moreover, the Belrose precinct is in dire need of revitalization, and the proposed development has the potential to significantly contribute to the broader Frenchs Forest Precinct Plan. It could serve as an architectural landmark and a positive focal point along the bustling Forest Way Road, thereby aiding in the rejuvenation of our local area.

Considering these aspects, I respectfully urge both the Council and the Planning Panel to endorse this development. Recognizing its potential to make a positive and transformative impact on the local community, I believe this project aligns with the collective interests and needs of our region.

Sincerely, Olivia

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Freshwater

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

I'm writing to support Development Application (DA) Panel Reference: PP-2022-3802 for land at Patyegarang, Morgan Road, Belrose. This development can help tackle housing affordability and economic growth issues in our area.

Housing costs are rising fast in the Northern Beaches, especially in Belrose. Limited affordable housing options are available due to the scarcity of construction projects, especially apartments. Supporting this development aligns with local and state regulations.

Belrose urgently needs more housing. The current project offers 46 apartments and 3 townhomes for downsizers, but we need options for young families and first-time homebuyers. Belrose is the entry point for many struggling to afford housing in other beach suburbs, leading to relocations.

Belrose could use a facelift, and this project aligns with the Frenchs Forest Precinct Plan. It has the potential to become an architectural landmark on Forest Way Road, rejuvenating the area.

I kindly request the Council and Planning Panel's endorsement for this project, which can positively impact our community.

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Newport

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

No, No, No,

**Submission Type**

I am submitting on behalf of my organisation

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Dee Why

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

I am writing to convey my strong support for the Development Application Panel Reference: PP-2022-3802 pertaining to the property situated at Patyegarang, Morgan Road, Belrose. From my perspective, the proposed development represents a significant and timely addition to our local community. I firmly believe it has the capacity to address critical issues in our region, particularly those related to housing affordability and economic growth.

Housing affordability has emerged as a major concern within the Northern Beaches, with the situation deteriorating in recent years. This has made property ownership and the rental market increasingly out of reach for many residents, particularly in areas like Belrose. The limited number of construction projects in our community, especially those focusing on apartment complexes, leaves individuals and families with limited, affordable housing options. It is crucial to support developments like the one currently under review, especially when they are in alignment with local and state regulations.

As of now, there is only one ongoing development in Belrose, offering 46 apartments and 3 town homes primarily designed for downsizers. This underscores the clear and immediate need for additional housing to cater to young families, first-time homebuyers, and downsizers actively seeking suitable accommodations in the Belrose area. Belrose, acting as the gateway to the Northern Beaches, serves as the entry point for first-time homebuyers and young families who are grappling with the cost of housing in other beachside suburbs. This predicament forces them to relocate further away from their established networks of family, friends, and employment.

Furthermore, the Belrose precinct is in dire need of revitalization, and the proposed development has the potential to make a significant contribution to the broader Frenchs Forest Precinct Plan. It could stand as an architectural landmark and a positive focal point along the bustling Forest Way Road, thereby aiding in the rejuvenation of our local area.

Given these considerations, I respectfully request that both the Council and the Planning Panel extend their support to this development, recognizing its potential to make a positive and transformative impact on the local community.

**Submission Type**

I am making a personal submission

**Title**

Miss

**First Name**

Nina

**Family name**

Steel

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

ninacsteel2@gmail.com

**Suburb/ Town**

Dee Why

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Writing to confirm my support for the Development Application (DA) Panel Reference: PP-2022-3802 associated with the land located at Patyegarang, Morgan Road, Belrose.

Reasons;

Housing affordability, the Northern Beaches pricing reaching record highs.

Severely low stock on the market, particularly in Belrose. Only 1 development currently in progress.

Presentation, there is a lot of potential for the increasingly dated suburb. Time to bring up standard of living by offering stylish units/

Due to its potential to make a positive and transformative contribution to the local community. I respectfully request that both the Council and the Planning Panel provide their endorsement to this development.

**Submission Type**

I am making a personal submission

**Title**

Ms

**First Name**

Lauren

**Family name**

Stern

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

lauren.b.stern@outlook.com

**Suburb/ Town**

Allambie Heights

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Firstly I would like to recognise the insanity and unjustness of requiring the community to go through the rigmarole of making submissions against this development proposal AGAIN. You already have all of our objections. This process is a complete farce. It is strongly biased in favour of the developer and needs to be seriously looked at. I think that the promotion of the MLALC's website on the NSW Planning website is absolutely disgusting and a breach of your obligations as a neutral party in the process.

I live in Allambie Heights and am writing to STRONGLY oppose the proposed rezoning of land at "Lizard Rock" (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife, both flora and fauna, that live at Lizard Rock, and on behalf of my children who have a right to a healthy natural environment.

I live in Allambie Heights and am writing to STRONGLY oppose the proposed rezoning of land at "Lizard Rock" (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife, both flora and fauna, that live at Lizard Rock, and on behalf of my children who have a right to a healthy natural environment.

This proposal MUST be refused for the following reasons

Australia is already experiencing a deforestation crisis! We are already NUMBER 1 in the world for mammal extinction, and NUMBER 2 in the world for biodiversity loss. How can the NSW government possibly consider the clearing of so much bushland when we know these facts? Furthermore we know that if this development goes ahead it will open the gate to far more deforestation due to similar developments both on the Northern Beaches and across NSW. This proposal must not set such a precedent. Rather it should set a moral standard for future developments that clearing of bushland on this scale is UNACCEPTABLE.

Loss of habitat for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen



Lagoon State Park. This area has high biodiversity value and is irreplaceable.

Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow downhill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.

Loss of Sydney's Green lungs as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.

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.

Cars and lack of access - the location of this development makes absolutely no sense within the context of best practice urban planning. This “new suburb” will not be conducive to walking or cycling due to its steep geography, will require residents to be mostly car based and is not near schools or shops. How is this a good idea in any way? We need housing and transport corridors and around urban centres, not in undeveloped bushland with bad access!

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: Lauren Stern  
Lauren.b.stern@outlook.com

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Nathan

**Family name**

Ford

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

fordy9389@gmail.com

**Suburb/ Town**

Belrose

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I am writing to express my support for the Development Application (DA) Panel Reference: PP-2022-3802 associated with the land located at Patyegarang, Morgan Road, Belrose. The proposed development, in my view, is a significant and timely addition to the local community, and I believe it holds the potential to address pressing issues in our region, specifically the challenges of housing affordability and economic growth.

Apart from the current development, I believe there is a huge shortage in affordable house. Opening up the demographics would be great for local community, shops, cafes and local businesses and first home buyers.

Would love for this to be actioned and improve our local community.

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Jackson

**Family name**

Bekis

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

jacksonryab@gmail.com

**Suburb/ Town**

Deewhy

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

To whom it may concern,

I am writing to express my support for the Development Application (DA) Panel Reference: PP-2022-3802 associated with the land located at Patyegarang, Morgan Road, Belrose. The proposed development, in my view, is a significant and timely addition to the local community, and I believe it holds the potential to address pressing issues in our region, specifically the challenges of housing affordability and economic growth.

Housing affordability is a major concern in the Northern Beaches, and the situation has only worsened over recent years, making property ownership and rental market increasingly inaccessible for residents, particularly in areas like Belrose. The scarcity of construction projects in our community, especially those dedicated to apartment complexes, leaves individuals and families with limited housing options that are more affordable. It is essential to support developments like the one under consideration, especially when they align with local and state regulations.

With only one development currently in progress in Belrose, offering 46 apartments and 3 townhomes geared towards downsizers, there is a clear and urgent need for additional housing to cater to young families, first-time homebuyers, and downsizers who are actively searching for suitable accommodations in the Belrose area. Belrose, serving as the gateway to the Northern Beaches, is the entry point for first-time homebuyers and young families who are struggling to afford residences in other suburbs of the beaches. This issue is causing them to relocate further away from their established networks of family, friends, and work.

Furthermore, the Belrose precinct is in need of revitalization, and the proposed development could contribute significantly to the broader Frenchs Forest Precinct Plan. It has the potential to serve as an architectural landmark and a positive focal point along the busy Forest Way Road, thereby contributing to the rejuvenation of our local area.

In light of these considerations, I respectfully request that both the Council and the Planning Panel provide their endorsement to this development, recognizing its potential to make a positive and transformative contribution to the local community.

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Sue

**Family name**

Stern

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

suestern@optushome.com.au

**Suburb/ Town**

St Ives

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I am writing to STRONGLY oppose the proposed rezoning of land at “Lizard Rock” (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife, both flora and fauna, that live at Lizard Rock, and on behalf of my grandchildren who have a right to a healthy natural environment.

This proposal MUST be refused for the following reasons

Australia is already experiencing a deforestation crisis! We are already NUMBER 1 in the world for mammal extinction, and NUMBER 2 in the world for biodiversity loss. How can the NSW government possibly consider the clearing of so much bushland when we know these facts? Furthermore we know that if this development goes ahead it will open the gate to far more deforestation due to similar developments both on the Northern Beaches and across NSW. This proposal must not set such a precedent. Rather it should set a moral standard for future developments that clearing of bushland on this scale is UNACCEPTABLE.

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

Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow downhill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.

Loss of Sydney's Green Lungs as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the

threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.

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.

Cars and lack of access - the location of this development makes absolutely no sense within the context of best practice urban planning. This “new suburb” will not be conducive to walking or cycling due to its steep geography, will require residents to be mostly car based and is not near schools or shops. How is this a good idea in any way? We need housing and transport corridors and around urban centres, not in undeveloped bushland with bad access!

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,

Sue Stern

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Richard

**Family name**

Griffiths

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

richgrif3@outlook.com

**Suburb/ Town**

Allambie Heights

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I live in Allambie Heights and am writing to STRONGLY oppose the proposed rezoning of land at "Lizard Rock" (PP-2022-3802). I write on behalf of those who cannot write a submission for themselves – the wildlife, both flora and fauna, that live at Lizard Rock, and on behalf of my children who have a right to a healthy natural environment.

This proposal MUST be refused for the following reasons

Australia is already experiencing a deforestation crisis! We are already NUMBER 1 in the world for mammal extinction, and NUMBER 2 in the world for biodiversity loss. How can the NSW government possibly consider the clearing of so much bushland when we know these facts? Furthermore we know that if this development goes ahead it will open the gate to far more deforestation due to similar developments both on the Northern Beaches and across NSW. This proposal must not set such a precedent. Rather it should set a moral standard for future developments that clearing of bushland on this scale is UNACCEPTABLE.

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

Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow downhill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.

Loss of Sydney's Green lungs as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.

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.

Cars and lack of access - the location of this development makes absolutely no sense within the context of best practice urban planning. This “new suburb” will not be conducive to walking or cycling due to its steep geography, will require residents to be mostly car based and is not near schools or shops. How is this a good idea in any way? We need housing and transport corridors and around urban centres, not in undeveloped bushland with bad access!

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,

Richard Griffiths  
51 Arnhem Rd, Allambie Heights



**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

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**Email**

[REDACTED]

**Suburb/ Town**

NORTH CURL CURL

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

I strongly oppose the proposed residential development on the basis of the associated destruction of unique natural bushland, the proposals lack of strategic merit and significant bushfire risk that the development will introduce.

**Submission Type**

I am making a personal submission

**Title**

Ms

**First Name**

Sharne

**Family name**

Tiles

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

sharnetiles@gmail.com

**Suburb/ Town**

Terrey Hills

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I am against the proposed development. It is destructive to the bush land, destroying native animal habitat, causing overpopulation to the northern beaches without the proper infrastructure in place to support the Oxford Falls area and surrounding suburbs. I thought the MLAC were given this land to protect it, like their forefathers who did not destroy and build upon the land. It seems that this land means nothing to them but money and has zero cultural significance. This land is a habitat for wildlife and should not be destroyed because the animals will be unable to sustain themselves, nor do they know how to relocate into an even smaller area of bushland and will therefore die. The development is destructive, and the area is not setup with enough infrastructure and will therefore impact the surrounding suburbs even more in a state of bushfire or flood (as the area is prone to both).

**Submission Type**

I am making a personal submission

**Title**

[Redacted]

**First Name**

[Redacted]

**Family name**

[Redacted]

☒ Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[Redacted]

**Suburb/ Town**

Dee Why

**I have made a reportable political donation**

☒ I agree to the Privacy statement

**submission**

To whom it may concern,

I am writing to express my support for the Development Application (DA) Panel Reference: PP-2022-3802 associated with the land located at Patyegarang, Morgan Road, Belrose. The proposed development, in my view, is a significant and timely addition to the local community, and I believe it holds the potential to address pressing issues in our region, specifically the challenges of housing affordability and economic growth.

Housing affordability is a major concern in the Northern Beaches, and the situation has only worsened over recent years, making property ownership and rental market increasingly inaccessible for residents, particularly in areas like Belrose. The scarcity of construction projects in our community, especially those dedicated to apartment complexes, leaves individuals and families with limited housing options that are more affordable. It is essential to support developments like the one under consideration, especially when they align with local and state regulations.

With only one development currently in progress in Belrose, offering 46 apartments and 3 townhomes geared towards downsizers, there is a clear and urgent need for additional housing to cater to young families, first-time homebuyers, and downsizers who are actively searching for suitable accommodations in the Belrose area. Belrose, serving as the gateway to the Northern Beaches, is the entry point for first-time homebuyers and young families who are struggling to afford residences in other suburbs of the beaches. This issue is causing them to relocate further away from their established networks of family, friends, and work.

Furthermore, the Belrose precinct is in need of revitalization, and the proposed development could contribute significantly to the broader Frenchs Forest Precinct Plan. It has the potential to serve as an architectural landmark and a positive focal point along the busy Forest Way Road, thereby contributing to the rejuvenation of our local area.

In light of these considerations, I respectfully request that both the Council and the Planning Panel provide their endorsement to this development, recognizing its potential to make a positive and transformative contribution to the local community.

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Urs

**Family name**

Wolfensberger

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

ursw@mac.com

**Suburb/ Town**

Forestville

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I hereby submit the attached submission to the Patyegarang Planning Proposal (PP-2022-3802).

My submission does NOT support the proposal.

This proposal must be refused for the following reasons:

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

· 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.

Urs Wolfensberger



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

Signed: 

Email: [ursw@mac.com](mailto:ursw@mac.com)

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Collaroy Plateau

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

In light of these considerations, I respectfully request that both the Council and the Planning Panel provide their endorsement to this development, recognizing its potential to make a positive and transformative contribution to the local community.



**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Brodie

**Family name**

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

bdm1260@gmail.com

**Suburb/ Town**

Ingleside

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Hi

I oppose this project as it will cause the loss of habitat for flora and fauna, as-well as the traffic congestion and increased flooding potential!

Thanks

**Submission Type**

I am submitting on behalf of my organisation

**Title**

Ms

**First Name**

Pamela

**Family name**

Dawes

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

p\_dawes@live.com.au

**Suburb/ Town**

Allambie Heights

**I have made a reportable political donation**

No

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I agree to the Privacy statement

**submission**

Please find attached pdf file for  
PP-2022-3802 -Patyegarang Planning Proposal

Garigal Landcare opposes the rezoning of the site and the proposed Patyegarang Development Proposal.

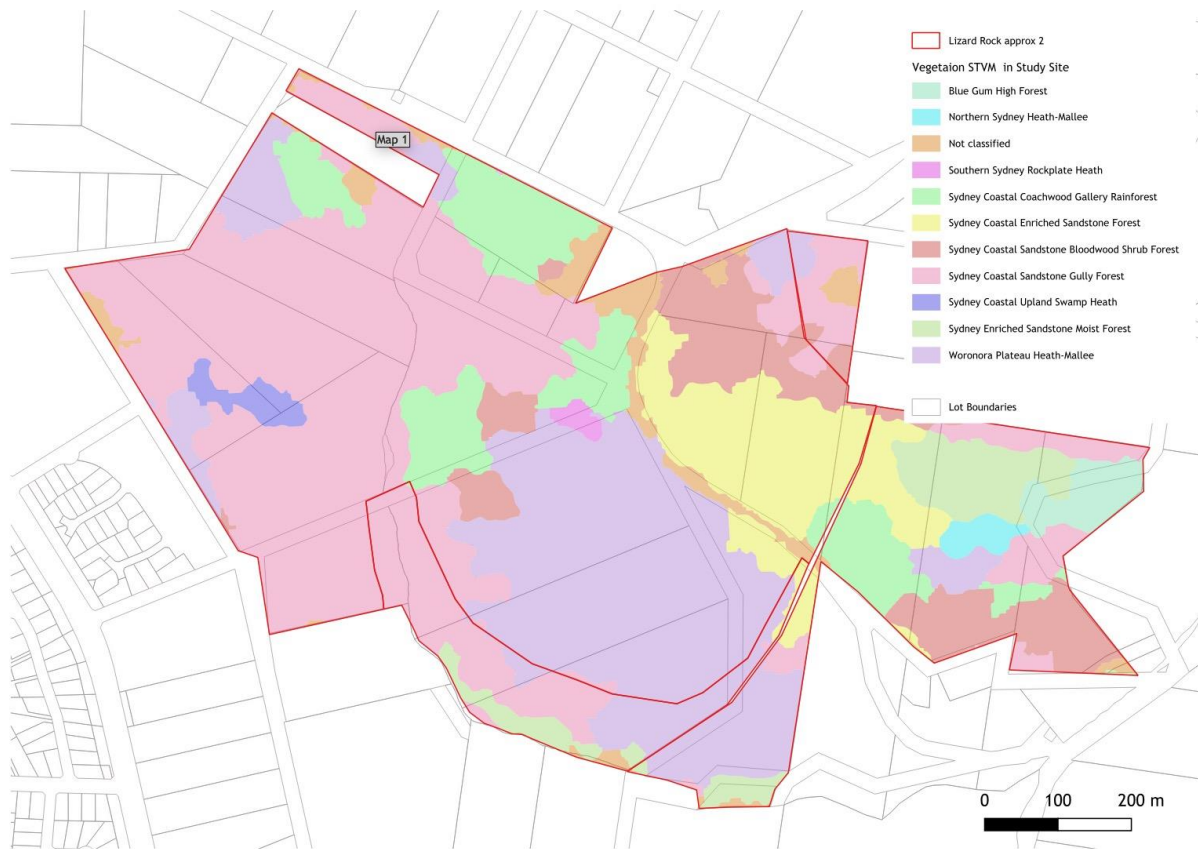
Our Group has been actively engaged in bush regeneration for over 20 years. We worked on the N/E portion of the site and surrounding lands extensively. We are acutely aware of the site's extraordinary biodiversity and also know how restricted best efforts to restore vegetation and habitat are. This development proposal includes over 50ha of iconic bushland, with huge sandstone outcrops on often steep and difficult to access terrain.

Whilst our focus will be on the high quality bushland that would be deemed to be destroyed under the proposal, we also are opposing this proposal because of the high risk of bushfire with minimal escape routes which will continue to exist even with proposed slip lanes and road widening.

We oppose the development because it would create another car dependent community, because it contravenes overall strategic planning tools like the North District Plan, the Northern Beaches Housing Strategy and Towards 2040 and because of the increased flooding potential for Wakehurst Parkway. We further oppose it because of its water quality deteriorating effect of Snake Creek, Oxford Creek, Middle Creek and Narrabeen Lagoon and the Upland Swamp and because of its inherent reversal of carbon impact, being now a carbon sink and being turned into an everlasting carbon emission site.

Our observations at the N/E portion of the site - N/E of Morgan Rd- do not reflect the reported categorisation of the bushland. We believe good evidence exists to have this bushland classified as 'Duffys Forest Endangered Ecological Community' as initially mapped by Travers Bushfire & Ecology. However the report is only preliminary. Essential information is lacking and it is insufficient for fine tuning vegetation mapping, planning or assessment. On Pg 29 it states: “..does not yet meet the requirements of BAM Table 3. An additional three plot surveys (one per zone) will be required..” As required surveys have not been completed a proper assessment of the biodiversity impact is impossible. Additional threatened species and/ or endangered ecological communities may be discovered, like the Duffys Forest EEC, which would be prohibitive for at least some of the proposed development.

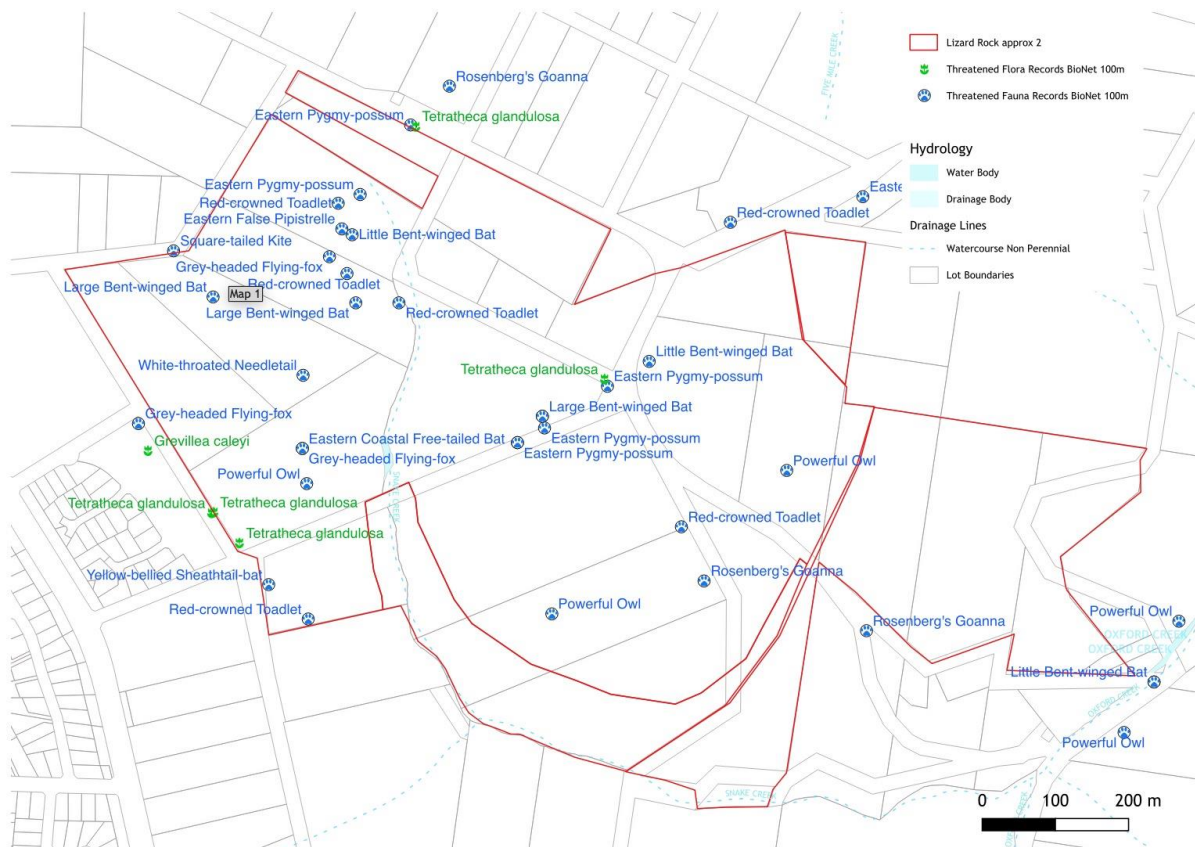
The reported number of vegetation communities is three. This differs greatly from the suggested number of eleven according to the new NSW State Vegetation Type Map (SVTM) mapping, the official map provided by the NSW Department of Planning and Environment. It appears the complexity of the vegetation has been understated. (please see below)



BAM survey plots and Threatened species surveys are insufficient in particular for Threatened plants as can be seen in Figure 5, page 137 of the applicants report.

As stated in the report only 6 out of the required 9 survey plots were done. However if 11 vegetation types are present as per SVTM mapping, 15 plots will be required and with only 6 done this is just 40% of the required amount. The understating of vegetation communities has consequences on the effort required to search for Threatened species by field surveys. It further leads to understating of the likely offsetting requirements. Missing from the vegetation communities is the Threatened Sydney Coastal Upland Swamp EEC and the rare Rock Plate Heath and if confirmed Duffys Forest EEC, all habitat for a large number of Threatened species.

A Large Number of Threatened Species have already been detected. ( Fig 8 in the Preliminary BDAR shows the extensive finding of previous surveys by others (Hays Environmental) who were carrying out a regional survey for Council. The area is particularly important for Threatened species which is also indicated by the 6187 Threatened species records of 69 Threatened species within a 5km radius of the site. This is a very high density of Threatened species recorded in this area which indicates the importance of this locality and this site to the conservation of Threatened Species.



Data from the BioNet Atlas website, which holds records from a number of custodians. The data are only indicative and cannot be considered a comprehensive inventory, and may contain errors and omissions. Species listed the Sensitive Species Data Policy may have their locations denatured (^ rounded to 0.1°; ^^ rounded to 0.01°. Copyright the State of NSW through the Department of Planning, Industry and Environment. Search criteria : Report of all Valid Records of Threatened (listed on BC Act 2016) or Commonwealth listed Entities in selected area [North: -33.68 West: 151.18 East: 151.28 South: -33.78] returned a total of 6,187 records of 69 species.

Report generated on 19/10/2023 6:02 PM

Kingdom	Class	Family	Species Code	Scientific Name	Exotic	Common Name	NSW status	Comm. status	Records
Animalia	Amphibia	Myobatrachidae	✓ 3116	<i>Pseudophryne australis</i>		Red-crowned Toadlet	V,P		534
Animalia	Amphibia	Limnodynastidae	✓ 3042	<i>Heleioporus australiacus</i>		Giant Burrowing Frog	V,P	V	45
Animalia	Amphibia	Hylidae	✓ 3166	<i>Litoria aurea</i>		Green and Golden Bell Frog	E1,P	V	2
Animalia	Reptilia	Cheloniidae	✓ 2004	<i>Caretta caretta</i>		Loggerhead Turtle	E1,P	E	5
Animalia	Reptilia	Varanidae	✓ 2287	<i>Varanus rosenbergi</i>		Rosenberg's Goanna	V,P		150
Animalia	Aves	Columbidae	✓ 0021	<i>Ptilinopus regina</i>		Rose-crowned Fruit-Dove	V,P		1
Animalia	Aves	Columbidae	✓ 0023	<i>Ptilinopus superbus</i>		Superb Fruit-Dove	V,P		4
Animalia	Aves	Apodidae	✓ 0334	<i>Hirundapus caudacutus</i>		White-throated Needletail	P	V,C,J,K	18
Animalia	Aves	Ardeidae	✓ 0196	<i>Ixobrychus flavicollis</i>		Black Bittern	V,P		18
Animalia	Aves	Accipitridae	✓ 0226	<i>Haliaeetus leucogaster</i>		White-bellied Sea-Eagle	V,P		30
Animalia	Aves	Accipitridae	✓ 0225	<i>Hieraaetus morphnoides</i>		Little Eagle	V,P		4
Animalia	Aves	Accipitridae	✓ 0230	^^ <i>Lophoictinia isura</i>		Square-tailed Kite	V,P,3		10
Animalia	Aves	Accipitridae	✓ 8739	^^ <i>Pandion cristatus</i>		Eastern Osprey	V,P,3		7
Animalia	Aves	Burhinidae	✓ 0174	<i>Burhinus grallarius</i>		Bush Stone-curlew	E1,P		1
Animalia	Aves	Burhinidae	✓ 0175	<i>Esacus magnirostris</i>		Beach Stone-curlew	E4A,P		1
Animalia	Aves	Cacatuidae	✓ 0268	^^ <i>Callocephalon fimbriatum</i>		Gang-gang Cockatoo	V,P,3	E	3
Animalia	Aves	Cacatuidae	✓ 8862	^ <i>Calyptorhynchus lathami lathami</i>		South-eastern Glossy Black-Cockatoo	V,P,2	V	109
Animalia	Aves	Psittacidae	✓ 0260	<i>Glossopsitta pusilla</i>		Little Lorikeet	V,P		12
Animalia	Aves	Psittacidae	✓ 0309	<i>Lathamus discolor</i>		Swift Parrot	E1,P	CE	27
Animalia	Aves	Psittacidae	✓ 0302	^^ <i>Neophema pulchella</i>		Turquoise Parrot	V,P,3		1
Animalia	Aves	Strigidae	✓ 0246	^^ <i>Ninox connivens</i>		Barking Owl	V,P,3		11
Animalia	Aves	Strigidae	✓ 0248	^^ <i>Ninox strenua</i>		Powerful Owl	V,P,3		353
Animalia	Aves	Tytonidae	✓ 0250	^^ <i>Tyto novaehollandiae</i>		Masked Owl	V,P,3		4
Animalia	Aves	Tytonidae	✓ 9924	^^ <i>Tyto tenebrosa</i>		Sooty Owl	V,P,3		2
Animalia	Aves	Meliphagidae	✓ 0603	^ <i>Anthochaera phrygia</i>		Regent Honeyeater	E4A,P,2	CE	3
Animalia	Aves	Neositidae	✓ 0549	<i>Daphoenositta chrysoptera</i>		Varied Sittella	V,P		2
Animalia	Aves	Artamidae	✓ 8519	<i>Artamus cyanopterus cyanopterus</i>		Dusky Woodswallow	V,P		6
Animalia	Aves	Petroicidae	✓ 0380	<i>Petroica boodang</i>		Scarlet Robin	V,P		2
Animalia	Mammalia	Dasyuridae	✓ 1008	<i>Dasyurus maculatus</i>		Spotted-tailed Quoll	V,P	E	21
Animalia	Mammalia	Peramelidae	✓ 1710	<i>Isaodon obesulus obesulus</i>		Southern Brown Bandicoot (eastern)	E1,P	E	116
Animalia	Mammalia	Phascolarctidae	✓ 1162	<i>Phascolarctos cinereus</i>		Koala	E1,P	E	20
Animalia	Mammalia	Burramyidae	✓ 1150	<i>Cercartetus nanus</i>		Eastern Pygmy-possum	V,P		576
Animalia	Mammalia	Petauridae	✓ 1137	<i>Petaurus norfolkensis</i>		Squirrel Glider	V,P		2
Animalia	Mammalia	Pteropodidae	✓ 1280	<i>Pteropus poliocephalus</i>		Grey-headed Flying-fox	V,P	V	242
Animalia	Mammalia	Emballonuridae	✓ 1321	<i>Saccolaimus flaviventris</i>		Yellow-bellied Sheath-tail-bat	V,P		7
Animalia	Mammalia	Molossidae	✓ 1329	<i>Miconomys norfolkensis</i>		Eastern Coastal Free-tailed Bat	V,P		16
Animalia	Mammalia	Vespertilionidae	✓ 1353	<i>Chalinolobus dwyeri</i>		Large-eared Pied Bat	V,P	V	13
Animalia	Mammalia	Vespertilionidae	✓ 1372	<i>Falsistrellus tasmaniensis</i>		Eastern False Pipistrelle	V,P		4
Animalia	Mammalia	Vespertilionidae	✓ 1357	<i>Myotis macropus</i>		Southern Myotis	V,P		51
Animalia	Mammalia	Vespertilionidae	✓ 1369	<i>Phoniscus papuensis</i>		Golden-tipped Bat	V,P		1
Animalia	Mammalia	Vespertilionidae	✓ 1361	<i>Scoteanax rueppellii</i>		Greater Broad-nosed Bat	V,P		9
Animalia	Mammalia	Miniopteridae	✓ 1346	<i>Miniopterus australis</i>		Little Bent-winged Bat	V,P		64
Animalia	Mammalia	Miniopteridae	✓ 3330	<i>Miniopterus orianae oceanensis</i>		Large Bent-winged Bat	V,P		157
Animalia	Mammalia	Muridae	✓ 1455	<i>Pseudomys novaehollandiae</i>		New Holland Mouse	P	V	9
Animalia	Gastropoda	Camaenidae	✓ 1130	<i>Pommerhelix durandensis</i>		Dural Land Snail	E1	E	1
Plantae	Flora	Campanulaceae	✓ 7963	^^ <i>Isotoma fluviatilis</i> subsp. <i>fluviatilis</i>			3	X	1
Plantae	Flora	Dilleniaceae	✓ 11422	<i>Hibbertia puberula</i>			E1		1
Plantae	Flora	Dilleniaceae	✓ 11250	<i>Hibbertia superans</i>			E1		1
Plantae	Flora	Elaeocarpaceae	✓ 6205	<i>Tetradlea glandulosa</i>			V		187
Plantae	Flora	Ericaceae	✓ 7752	<i>Epacris purpurascens</i> var.			V		18
Plantae	Flora	Fabaceae	✓ 3728	<i>Acacia bynoana</i>		Bynoe's Wattle	E1	V	2
Plantae	Flora	Fabaceae	✓ 15210	<i>Acacia terminalis</i> subsp. <i>Eastern</i>		Sunshine wattle	E1	E	12
Plantae	Flora	Haloragaceae	✓ 3257	<i>Haloragadenron lucasii</i>			E1	E	3
Plantae	Flora	Lamiaceae	✓ 3418	^^ <i>Prostanthera marifolia</i>		Seaforth Mintbush	E4A,3	CE	4
Plantae	Flora	Malvaceae	✓ 6140	<i>Lasiopetalum joyceae</i>			V	V	1
Plantae	Flora	Myrtaceae	✓ 4007	^^ <i>Callistemon linearifolius</i>		Netted Bottle Brush	V,3		11
Plantae	Flora	Myrtaceae	✓ 4024	<i>Darwinia biflora</i>			V	V	1
Plantae	Flora	Myrtaceae	✓ 4067	<i>Eucalyptus camfieldii</i>		Camfield's Stringybark	V	V	78
Plantae	Flora	Myrtaceae	✓ 4134	<i>Eucalyptus nicholii</i>		Narrow-leaved Black Peppermint	V	V	3
Plantae	Flora	Myrtaceae	✓ 8907	<i>Eucalyptus scoparia</i>		Wallangarra White Gum	E1	V	1
Plantae	Flora	Myrtaceae	✓ 8314	<i>Leptospermum deanei</i>			V	V	35
Plantae	Flora	Myrtaceae	✓ 4248	<i>Melaleuca deanei</i>		Deane's Paperbark	V	V	5
Plantae	Flora	Myrtaceae	✓ 4293	<i>Syzygium paniculatum</i>		Magenta Lilly Pilly	E1	V	11
Plantae	Flora	Orchidaceae	✓ 4464	^ <i>Genoplesium baueri</i>		Bauer's Midge Orchid	E1,P,2	E	15
Plantae	Flora	Orchidaceae	✓ 9616	^ <i>Microtis angusii</i>		Angus's Onion Orchid	E1,P,2	E	150
Plantae	Flora	Proteaceae	✓ 5365	^^ <i>Grevillea caleyi</i>		Caley's Grevillea	E4A,3	CE	2911
Plantae	Flora	Proteaceae	✓ 9680	<i>Macadamia integrifolia</i>		Macadamia Nut		V	1
Plantae	Flora	Proteaceae	✓ 5458	^^ <i>Persoonia hirsuta</i>		Hairy Geebung	E1,P,3	E	27
Plantae	Flora	Thymelaeaceae	✓ 6965	<i>Pimpelea curviflora</i> var. <i>curviflora</i>			V	V	34

With the site already known to have a very high habitat value for Threatened species it is no surprise that there were 14 Threatened fauna species recorded on the site and one Threatened plant. The site is an essential habitat for a resident population of Pygmy Possums, Red-crowned Toadlets and Rosenberg's Goanna. It is also home range of Glossy Black Cockatoos, Square-tailed Kite, Powerful Owl, White Throated Needletail, Grey-headed

Flying-fox and 5 species of Threatened microbats and downstream the good quality of the water from the creeks provides the also as threatened listed Fishing bats (*Myotis macropus*) at Narrabeen Lagoon with its requirements for very clean water. This density of Threatened species is impressive and indicative of the importance of this site to biodiversity conservation.

The botanical survey effort that has been carried out by the applicant and previous surveys on this site is poor. The likelihood that there are several more Threatened plant species on the site is high. A full survey is required or we will never know what is there and it might be destroyed. As there has not been the required survey, there is no satisfactory justification to exclude the following Threatened species from the assessment. These species must be appropriately surveyed for or offset:

*Caladenia tessellata*, Thick Lip Spider Orchid

*Callistemon linearifolius*, Netted Bottle Brush

*Callocephalon fimbriatum*, Gang-gang Cockatoo Recorded in the Bionet Atlas adjacent to the site to the west

*Calyptorhynchus lathami*, Glossy Black-Cockatoo

*Chalinolobus dwyeri*, Large-eared Pied Bat

*Eucalyptus camfieldii*, Camfieldii's Stringybark Known to occur nearby to the north

*Genoplesium baueri*, Bauers Midge Orchid

*Grammitis stenophylla*, Narrow-leaf Finger Fern Known to occur nearby to the south less than 100 from the site

*Heleioporus australiacus*, Giant Burrowing Frog Known to occur nearby to the north

*Hibbertia puberula*

*Hibbertia spanantha*, Julians Hibbertia

*Isoodon obesulus obesulus*, Southern Brown Bandicoot (eastern) Known to occur nearby in Garigal NP

*Melaleuca deanei*, Deane's Paperbark Known to occur nearby at St Ives ShowGround

*Miniopterus australis*, Little Bent-winged Bat

*Miniopterus orianae oceanensis*, Large Bent-winged Bat

*Ninox strenua*, Powerful Owl

*Persoonia hirsute*, Hairy Geebung Known to occur nearby and cryptic

*Tyto novaehollandiae*, Masked Owl

*Tyto tenebricosa*, Sooty Owl Known to occur nearby

#### Threatened Species Excluded from Assessment

The applicant's BDAR admits the inadequate survey "The author notes that targeted threatened species survey effort and timing does not meet BAM requirements for all candidate flora species. Table 10 reflects the intent for sufficient surveys to be conducted prior to lodgement of a development application and final calculation of offset liability, together with the expected outcome of the surveys based on current knowledge. Where there is substantial uncertainty, species have been assumed present." This justification is not acceptable.

It is further stated that 'the Little Bent-wing Bat was recorded during the field surveys. It was recorded on one night (10th November 2020) with the first pass at 00:54 hours. It is considered that this recording was during the foraging period for the animal, rather than leaving a roost site at dusk. Whilst the subject land offers roosting opportunities for bats, it is believed that this species is not using the subject land for roosting or breeding.' This requires further surveying efforts and is not enough for planning or decision making. Fundamental



biodiversity field surveys have not been completed and an assessment of the biodiversity impact is impossible.

Even just to minimise or avoid the impact of a development, the constraints of a site must first be fully understood. The information is not only preliminary, the information is incomplete, insufficient and a good reason to decline the proposal application.

#### Threatened Species Polygons

As no adequate systematic survey of the site as required by the Biodiversity Conservation Act has happened, how can species polygons be drawn?

Underestimates of the Threatened Species Polygons will reduce the number and cost of Offset Credits required. The Threatened species polygons are not based on facts and cannot be accepted and consequently the number and type of Species Credits are an underestimate and should be rejected.

A further feature of interest and reason to not approve this development is a

#### Rare Geological Feature, also a Historic Kaolin Mine and Archaeological Ceremonial Paint Deposit

The site has a geological dyke running across the northern part site and that there are associated Kaolin deposits that have been historically mined and the fine bright white paint is likely to have been an important Aboriginal site. The location of the rare geological dyke can be seen on the geology maps of Sydney. The location matches the mining records of a Kaolin extraction business.( See attached mining lease) Volcanic dykes are cracks in the sandstone where magma has extruded then been weathered over time to form silky smooth sand, bright white Kaolin that is valued by the Aboriginal people for ceremonial body painting and cave/overhang painting such as hand stencils. This type of pigment is far superior to the normal clay derived from shale which contains a high proportion of sand and easily crumbles off skin or rock caves.

This geological feature/historic site/Aboriginal site is protected by NPW Act 1970. The impact of the proposal has not been assessed as required by the EP&A Act 1979, and the BC Act 2017. The proposal would remove this significant geological feature, the remnants of the historic site and the likely to be culturally important Aboriginal site. The location and extent of the proposal does not avoid this feature. See the aerial photos from 1951, 1965, on the mining lease maps (see attached) and it can also be seen by the mining relics (pipes, winch, sheet metal signs, etc.) remaining on the site. The adjacent Aboriginal rock engraving site may be associated with the deposit. Remnants of the kaolin deposit can still be seen in at least one location on the site. It is likely that known locations of this ceremonial paint that are exposed on the surface would have been rare and may have been a valuable cultural resource for local Aboriginal people and the kaolin may have been traded between Aboriginal groups. It is known that there are Threatened plant species and ecological communities associated with

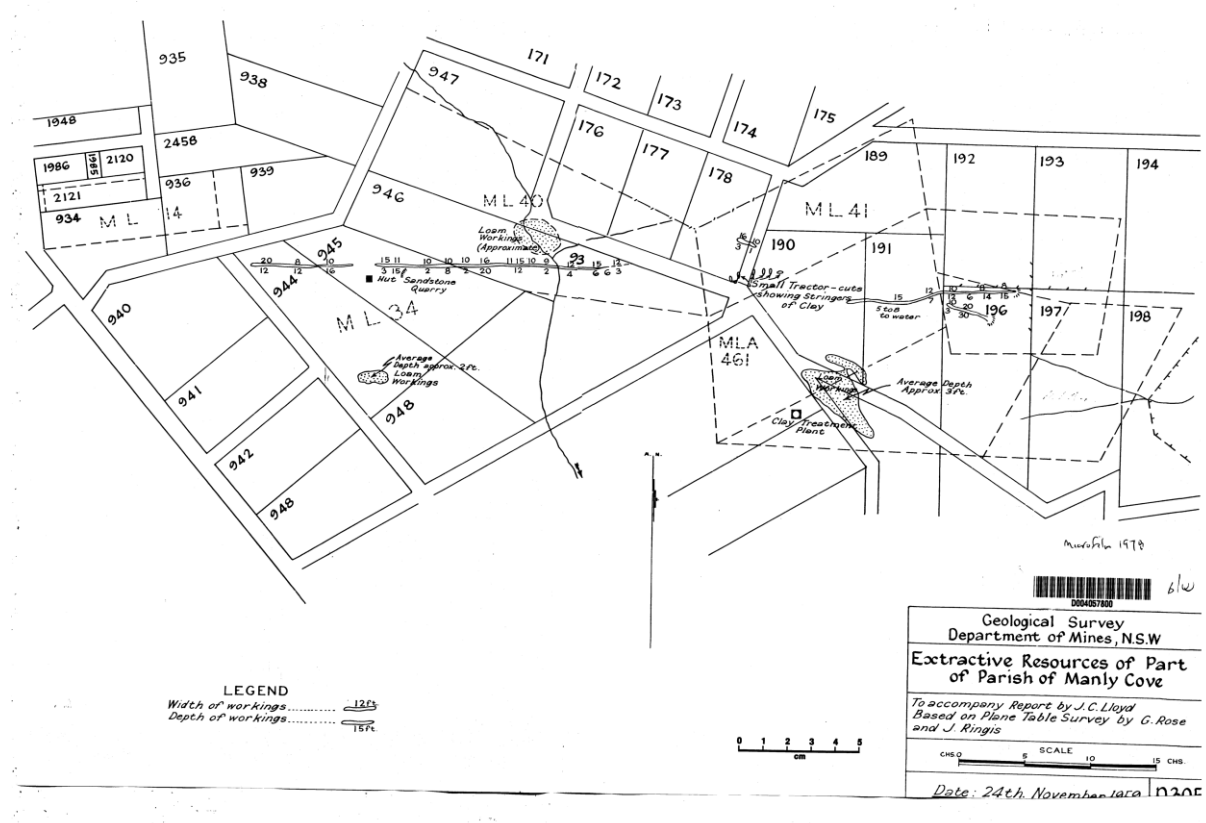
the soils derived from dykes and the Plan of Management and the planning considerations documents for the adjacent National Parks specifically describe and protect dykes as unusual geological features and that they provide important habitat for unique vegetation.



The association of specific vegetation with dykes has been documented by Jonathan Sanders in Vegetation patterns associated with volcanic dykes at West Head and Govett Ridge in Ku- Ring-Gai Chase National Park. The presence of such sites is one of the reasons the area has been proposed to be made a UNESCO

Geopark <https://www.pittwateronlinenews.com/The-Ku-Ring-Gai-GeoRegion-Proposal.php>.

The European Historic importance, the Aboriginal Cultural and archaeological importance (NPW Act 1970 2A Objectives and Part 6) and the geological features (NPW Act 1970 2A Objectives) and associated habitat (Biodiversity Conservation Act 2017, BAM Chapter 6, 7.2.1, 8.3) values have not been taken into account in the planning the layout of the proposal or the locating of the proposal. The layout of the proposal, the location of the proposal needs to avoid and minimise impact to these values and any residual impact needs to be offset and justified in the BDAR and the Site Investigation Report or the Statement of Environmental Effects. The proposal does not avoid or minimise impact to the significant geological feature, the Historic site or the Aboriginal object or Place and should be refused.



After presenting all above reasons for refusal, we finally also request that an Independent Planning Commission will be engaged to assess the proposal, as your department was engaged in the writing of the Development Delivery Plan (DDP) for this area and it seems to be a conflict of interest, if anyone of your department would be involved in the assessment of this proposed rezoning and development proposal.

Yours sincerely,  
 Pamela Dawes  
 (President Garigal Landcare)



**Submission Type**

I am making a personal submission

**Title**

Ms

**First Name**

Emma

**Family name**

Docherty

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

ewrome@hotmail.com

**Suburb/ Town**

North Balgowlah

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Template submission to planning proposal

Template submission to planning proposal - prepared by Northern Beaches Envirolink Inc [www.envirolink.net.au](http://www.envirolink.net.au) - Copy paste the text below and add in your own thoughts and ideas!

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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

and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.

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

Thank you for your consideration

Sincerely,

Name: Emma Docherty

Email: ewrome@hotmail.com

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

William

**Family name**

Docherty

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

willie@dochertys.com.au

**Suburb/ Town**

North Balgowlah

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I agree to the Privacy statement

**submission**

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Thank you for your consideration

Sincerely,

Name:Willie Docherty

Email:Willie@dochertys.com.au

**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

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**Email**

[REDACTED]

**Suburb/ Town**

Belrose

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**submission**

The proposal to allow a very large housing development of this nature in the selected site on Morgan road seems to have not been thoroughly investigated and the planning approval has not in my opinion considered all the appropriate significant factors to permit such a development to take place.

The detracting factors are ;

=it will be totally surrounded by dense bushland presenting a major safety hazard in the event of a major bushfire.

- Morgan road in its present state is far from a safe road way to satisfactorily service the increased traffic from this development which could entail approximately 900 extra vehicles (maybe 2 or more cars per household)

-The roadway will require major development work to bring it up to a satisfactory standard and will be required along its total length from Wakehurst Parkway to Forest Way.

=With the upgrading of the road it will become a major conduit for increased traffic turning from Wakehurst Parkway and that section requiring traffic lights and road widening

-Oxford Falls is subject to flooding and road closure in the event of heavy and prolonged rain and with the event of global warming this could become more likely and more frequent

-There has been little detailed information presented in relation to the increased drainage of this particular area

-There has only been a very brief mention of whether further extensive expansion of the area is proposed

-Presently there is not the infrastructure to provide adequate services to this area and who will be required to fund these massive costs

-The bushland is in a pristine condition at present and should remain so to protect the existing vegetation and animal and bird life that relies on this area for survival and well being

-For our local area council to be opposed to this particular development indicates to me that they have far more extensive knowledge to this type of development and perhaps another area as suggested by them for the development should be seriously considered

On the above matters raised by me I BELIEVE THAT THIS PROPOSED DEVELOPMENT IN ITS PRESENT FORM SHOULD NOT BE ALLOEWD NOR PERMITTED TO PROCEED.

**Submission Type**

I am making a personal submission

**Title**

Miss

**First Name**

Isobel

**Family name**

Macdonald

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

izzie.macdonald@icloud.com

**Suburb/ Town**

Bayview

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

To whom it may concern,

I am writing to express my support for the Development Application (DA) Panel Reference: PP-2022-3802 associated with the land located at Patyegarang, Morgan Road, Belrose. The proposed development, in my view, is a significant and timely addition to the local community, and I believe it holds the potential to address pressing issues in our region, specifically the challenges of housing affordability and economic growth.

Housing affordability is a major concern in the Northern Beaches, and the situation has only worsened over recent years, making property ownership and rental market increasingly inaccessible for residents, particularly in areas like Belrose. The scarcity of construction projects in our community, especially those dedicated to apartment complexes, leaves individuals and families with limited housing options that are more affordable. It is essential to support developments like the one under consideration, especially when they align with local and state regulations.

With only one development currently in progress in Belrose, offering 46 apartments and 3 townhomes geared towards downsizers, there is a clear and urgent need for additional housing to cater to young families, first-time homebuyers, and downsizers who are actively searching for suitable accommodations in the Belrose area. Belrose, serving as the gateway to the Northern Beaches, is the entry point for first-time homebuyers and young families who are struggling to afford residences in other suburbs of the beaches. This issue is causing them to relocate further away from their established networks of family, friends, and work.

Furthermore, the Belrose precinct is in need of revitalization, and the proposed development could contribute significantly to the broader Frenchs Forest Precinct Plan. It has the potential to serve as an architectural landmark and a positive focal point along the busy Forest Way Road, thereby contributing to the rejuvenation of our local area.



In light of these considerations, I respectfully request that both the Council and the Planning Panel provide their endorsement to this development, recognizing its potential to make a positive and transformative contribution to the local community.

**Submission Type**

I am making a personal submission

**Title**

Miss

**First Name**

Lara

**Family name**

Avtiaia

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

lara.a@upstate.com.au

**Suburb/ Town**

Dee Why

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

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**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Joel

**Family name**

Mercer

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

joelmercersyd@gmail.com

**Suburb/ Town**

Terrey Hills

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

To whom it may concern,  
the reason I am writing this submission is to put forward my support for the DA Panel Ref: PP-2022-3802 that is directly associated with the land at Patyegarang, Morgan Road, Belrose. I feel that the proposed development would make a great addition to the local community and surrounding region as there is just not enough housing in the area, specifically in the northern beaches.  
There is a tremendous shortage of rental properties and affordable housing, and it is getting worse and worse as time goes on, and has only been exacerbated by the increases in the mortgage rates, pressure from the global economy, wars etc  
If you look at the number of developments that are currently going on in the northern beaches, it's very easy to see that there are not even close to nearly enough projects or properties being built to satisfy the enormous needs of the people/residents/future residents.  
The state government has plans for Sydney to reach 7 million residents by 2041. To do this we need an enormous number of new housing and unlike a lot of regions in Sydney Belrose and the surrounding areas have a lot of land which as lovely as it is and I do hope not all will be utilised or even half of it but there is enough to provide for a large number of new dwellings. I am currently looking at purchasing property here and feel that newer, high-quality constructions are most definitely needed here to improve the area.  
I respectfully request that the Council and Planning Panel endorse this development 'Panel Ref: PP-2022-3802 - Patyegarang, Morgan Road, Belrose' to help improve and provide for the local community.  
Joel

**Submission Type**

I am making a personal submission

**Title**

Ms

**First Name**

**Family name**

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

ablazesigns@bigpond.com

**Suburb/ Town**

Freshwater

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I don't want development proposals for Lizard Rock

**Submission Type**

I am making a personal submission

**Title****First Name****Family name**

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email****Suburb/ Town**

Belrose

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

I write a submission in strong opposition to the Patyegarang planning proposal (PP2022-38-02) in Belrose.

I oppose the loss of habitat for local flora and fauna. The bushland connects Garigal National Park, and Narrabeen Lagoon State Park and provides vital habitat for our native wildlife. Our precious bushland helps regulate temperatures and improve air quality for Sydneysiders beyond the northern beaches. Pockets of bushland are becoming increasingly rare in Sydney and outer metropolitan areas so these areas are used for bush walking and recreational activities are becoming more important.

Council has clearly objected to this proposal on a number of grounds which include destruction of natural bushland, lack of strategic merit and the significant bushfire risk that it is exposed too. I too support these objections.

The proposed development is happening in isolation of the broader strategic planning being done by Northern Beaches Council to meet housing needs and planning for transport networks in a holistic way across the entire Northern Beaches. Meaning it will not be well serviced by public transport and lack the infrastructure required to appropriately integrate it into the location. Resources allocated to services for this inappropriate development site will have to be redirected from others areas (such as Brookvale and Dee Why) which desperately need additional services to support their growing populations as planned by the Northern Beaches Council. Adversely impacting the services to a large proportion of Sydney's population for the financial reward of a group of property developers.

This proposed development is on a greenfield site and has poor access to public transport. This means new residents would be fully dependant on using their cars, increasing congestion unnecessarily. This development does not align with the NSW Government's recent public statement on how they are intending to target residential development about public transport hubs to ensure that new residents have access to good public transport.

I urge you to reject this proposal, supporting the the Northern Beaches Council decision in their carefully considered rejection of this inappropriate development.

**Submission Type**

I am submitting on behalf of my organisation

**Title****First Name**

Marina

**Family name**

Grassecker

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

marina@harvestseeds-nativeplants.com.au

**Suburb/ Town**

Terrey Hills

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Please remember our children and grandchildren. If we keep cutting down trees we will have nothing left for future generations. We need to utilise the spaces much more efficiently that are already used for human habitation. No more one storey housing. Please consider 2 & 3 storey housing. Why are we ruining huge areas with one storey housing where there is no room for a tree or a shrub, a grass or a groundcover? The new developments are ugly and do nothing for human health. We need GREEN to survive. We are not robots. We need lizards, ants, birds, grass and everything in between to be normal human beings. Lizard Rock does so much. Please leave the remnant bushland alone. We need to stop pillaging.

Yours respectfully,  
Marina Grassecker



**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Collaroy Plateau

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

I strongly oppose the Patyegarang planning proposal at Morgan Road, Belrose. The proposal has significant environmental, planning and hazard issues, including:

1. Enormous and unacceptable loss of high biodiversity habitat
2. Significant bushfire risks
3. Inconsistency with planning strategies for both the Northern Beaches and the greater Sydney region.
4. Inconsistency with Council's Conservation Zones reform which recognises the high environmental value of the site.

Alternative solutions must be considered, such as a land swap, which support Aboriginal self-determination but which do not allow inappropriate development on bushfire prone land and the destruction of a huge area of natural bushland.

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Angela

**Family name**

Dickinson

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

angelad\_dickinson@yahoo.co.uk

**Suburb/ Town**

Belrose

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

See attached

Patyegarang, Morgan Road, Belrose

As a resident of Belrose I and my husband strongly object to this development for the following reasons:

- The proposed rezoning for development is in contradiction of the Northern Beaches plan and so there is no identified need for a development of this size in the area
- The environmental impact of such a large loss of bushland and loss of wildlife habitat is not justified
- Belrose generally is at high risk of bushfires so a development of this size would put extra pressure on the exit routes in the event of a major fire
- With no current plans for additional schools, medical facilities, recreational areas and other infrastructure, there would be a huge impact on existing resources so negatively impacting on current Belrose residents
- The main access way would be Forest Way which is already an extremely busy road. There are already regular traffic jams in the rush hour period at access points for existing Belrose residents as well as at the junction with the very busy Warringah Road junction. In the other direction Mona Vale Road is also extremely busy and an accident black spot!
- In order to access employment hubs the new residents would need to either drive to work or use buses so putting additional strain on busy roads as well as impacting adversely on the bus network to both Chatswood and the City.
- Local shops are not within walking distance so, again, the road network would be adversely impacted.

Derek & Angela Dickinson

Belrose Residents

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Vanessa

**Family name**

Thomas

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

vanessagaithomas34@gmail.com

**Suburb/ Town**

Belrose

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

- Loss of habitat for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- Some of the sites are at significant risk of bushfire events. This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
- Traffic and urban sprawl – this proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road. Morgan Road and Oxford Falls Rd are both narrow (2 lanes only) in poor condition (full of potholes) which already have significant weekday traffic during peak travel hours heading from Forest Way to Wakehurst Parkway and in the reverse direction. The addition of 450 houses in an area with no public transport along those roads will only make things worse by creating huge traffic jams during peak hours. The addition of any public transport will do nothing to change this.

- 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: Vanessa Thomas

Dear Sir/Madam

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Thank you for your consideration

Sincerely,

Name: Vanessa Thomas

Signed: 

Email: [vg.thomas34@gmail.com](mailto:vg.thomas34@gmail.com)

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Susie

**Family name**

Siegle

☐

Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

susie.siegle@gmail.com

**Suburb/ Town**

Narrabeen

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

To the relevant people involved,

I object whole heartedly to the proposed subdivision at Lizard Rock! I moved to the Belrose area and raised my young children in the area because of the wonderful bush land and quiet roads which enabled me to take them walking, safely, down Morgan Rd looking out for lizard rock in the way. A fabulously healthy and relatively peaceful start for them.

It makes me shudder to think of the massive increase in traffic, the loss of the wildlife we looked out for, even watching for the different flowers and change in vegetation colours to signify the seasons.

All of this will be lost to future families!

I would also like to know why land given to the Land Council because of its cultural significance can be sold off for over development to a massive 'business' enterprise, profits going goodness knows where, with no accountability.

Another point, who is paying for the water, sewerage, electricity, road developments, etc etc, it appears the ratepayers! Believe me, being a pensioner, I'm terrified my rates will keep increasing to pay for this and further development by the MALC (which I understand is underway in more areas on the beaches).

I know this will not be read but please make sure my objection is recorded

Regards

Susie Siegle



**Submission Type**

I am making a personal submission

**Title**

[REDACTED]

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

**Please tick this box if you do not want your name published in the list of submitters on the department's website**

**Email**

[REDACTED]

**Suburb/ Town**

Dee Why

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

Dear Sir/Madam

THE PROPOSAL MUST BE REFUSED

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Thank you for your consideration

Sincerely,

