

Submission Type

I am making a personal submission

Title

Mr

First Name

Jordon

Family name

Joseph

☐

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

jordonjoseph@yahoo.com.au

Suburb/ Town

Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Sir/Madam

NO DEVELOPMENT AT LIZARD ROCK. STOP THE PROPOSAL. PROTECT THE LAND

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

This proposal must be refused for the following reasons:

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

Jordon Joseph

Submission Type

I am making a personal submission

Title

Mr

First Name

Stuart

Family name

Reeve

☐

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

s.reeve@bigpond.com

Suburb/ Town

Oxford Falls

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

The scale of the proposed development is too large for the location, and the environmental impacts will be significant.

The connectivity to Forestway will become more congested as an additional 500 odd vehicles attempt to access the location via Morgan road.

Essentially this is a billion dollar development and the proposed benefits are dubious motherhood statements with little factual support.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Julia

Family name

Hornsby

☐

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

jechornsby@bigpond.com

Suburb/ Town

Bayview

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I vigorously reject the Lizard Rock, now called Patyegarang planning proposal due to the environmental destruction and severe fire risk associated with the development. It is a very large development and fails to meet the current planning zoning and district plan. It will see the destruction of a over 45 football fields of bushland and construction of homes which will face severe fire risk. It fails at every level of transparency and has no site specific merit. I fully support council's rejection of this project and call on the NSW State Government Department of Planning and Environment to meet their own planning laws. Exceptions are another word for failure to meet the requirements. NO to the Patyegrand Planning Proposal. YES to the environment and safety. If the Government pushes this poor and dangerous proposal forward it will forever be an act of shame.

Submission Type

I am making a personal submission

Title

Mr

First Name

Rolf

Family name

Mulders

☐

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

Vmulders@bigpond.net.au

Suburb/ Town

Beacon Hill

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.

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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.
- Some of the sites are at significant risk of bushfire events. This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
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- Broader Strategic planning implications - the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.
- Negative precedent in the deferred lands – The Northern Beaches Council is undertaking a strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an

evidence based approach, the Council's draft plans are to zone private land in this area as Rural and C3 Environmental Management zoning. Approving the planning proposal would create an inappropriate precedent that other landowners in the MRA can also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank you for your consideration

Sincerely,

Rolf Mulders

Email: vmulders@bigpond.net.au

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

- **Loss of habitat** for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
- **Impacts on the Narrabeen Lagoon Catchment** as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.
- **Loss of Sydney's Green lungs** as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
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- **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,

Rolf Mulders



Email: vmulders@bigpond.net.au

Submission Type

I am making a personal submission

Title

Mr

First Name

Victor

Family name

Konijn

☐

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

victorkonijn@hotmail.com

Suburb/ Town

Beacon Hill

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I reject the proposed development for Patyegarang (formerly Lizard Rock) as it doesn't make sense in the 21st century. We know how precious the local flora and fauna is and that we risk significant loss of local biodiversity if this development was to go ahead. We also know the significant bushfire risk and flooding potential that future residents would be exposed to, which is unacceptable and simply not smart.

We need to cater for our growing population in smarter ways, by increasing density and cater for suitable public transport infrastructure in areas not so precious.

Please cancel this proposed development and look further

Thank you,

Victor Konijn

Submission Type

I am making a personal submission

Title

Mrs

First Name

Toni

Family name

Konijn

☐

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

toniko@optusnet.com.au

Suburb/ Town

Beacon Hill

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to the Patyegarang Planning Proposal. I am against clearing native bushland for development which will destroy the character of Morgan Road and cause loss of habitat for flora and fauna.

Yours sincerely

Toni Konijn

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 should protect our bushland.
This sets a dangerous precedent.
It is situated in a high risk area for fire.
It will damage wild life.
There is no infrastructure.
Rezone an existing developed area.

Tap on a clip to paste it in the text box.

Submission Type

I am making a personal submission

Title

Miss

First Name

Rachael

Family name

Shupe

☐

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

rachael_shupe@yahoo.com

Suburb/ Town

Manly Vale

I have made a reportable political donation

☒

I agree to the Privacy statement

submission

Hi

I do not support his plan at all. Please don't allow this development to go ahead!

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.

Kind regards

Rachael

Submission Type

I am making a personal submission

Title

Mr

First Name

Doug

Family name

Shupe

☐

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

doug.shupe@bigpond.com

Suburb/ Town

Allambie

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

To Whom It May Concern

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.

I don't support this proposed development.

Regards,
Douglas

Submission Type

I am making a personal submission

Title

Miss

First Name

Blair

Family name

McMurrich

☐

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

blair2095@hotmail.com

Suburb/ Town

Tweed Heads

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Hi

I don't support this proposed development for numerous environmental reasons and for the flora and fauna in this area.

Thanks

Blair

Submission Type

I am making a personal submission

Title

Mr

First Name

Larry

Family name

McMurrich

☐

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

surfinlaz@yahoo.com.au

Suburb/ Town

Tin Can Bay

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Hi

I don't support this proposal. There are so many plants and animals at risk. Leave the land alone.

Thanks

Larry

Submission Type

I am making a personal submission

Title

Mrs

First Name

Judith

Family name

Shupe

☐

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

judithshupe@hotmail.com

Suburb/ Town

Allambie

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Hi

I do not support the proposed development. Please reject this submission there are so many issues with it. I can't even believe it is being considered in this state. Protect our land, birds, animals and native plants.

Kind regards,
Judith

Submission Type

I am making a personal submission

Title

First Name

Mary Anne

Family name

Cronin

☐ 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

maryannegracecronin@gmail.com

Suburb/ Town

Freshwater

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.

Submission Type

I am making a personal submission

Title

Mr

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

I oppose the Patyegarang Planning Proposal because it will destroy precious pristine bush land habitat, put lives at risk from bushfire, destroy wildlife habitat and set a precedent to destroy more bush land at a time when we need our bush land more than ever, and it's in extremely high bushfire area, and it will pollute and degrade the Narrabeen Lagoon Catchment. It will be increase traffic congestion.

Submission Type

I am making a personal submission

Title

Mr

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

Berowra Heights

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Area prone to bush fires and no proper fire fighting infrastructures in place

Submission Type

I am making a personal submission

Title

Miss

First Name

Lara

Family name

McDonald

☐

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

laragraces2003@gmail.com.au

Suburb/ Town

Dee Why

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

Sacha

Family name

Frizzell

☐ 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

sacha.frizzell1@gmail.com

Suburb/ Town

Dee Why

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.

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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

Keeley

Family name

Prior

☐

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

keeleyprior@gmail.com

Suburb/ Town

Narrabeen

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.

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

[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

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

Melissa

Family name

Livingstone

☐

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

mellivo@aapt.net.au

Suburb/ Town

North Narrabeen

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, addresses 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,. 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.

Submission Type

I am making a personal submission

Title

Miss

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

To Whom It May Concern,

I am writing to convey my support for the Development Application (DA) Panel Reference: PP-2022-3802 related to the property situated at Patyegarang, Morgan Road, Belrose. In my opinion, the proposed development represents a significant and timely addition to our local community. I firmly believe it has the potential to address pressing issues within our region, particularly concerning housing affordability and economic growth.

Housing affordability poses a substantial challenge in the Northern Beaches, and this issue has only escalated in recent years. It has become increasingly difficult for residents to access property ownership and the rental market, particularly in areas like Belrose. The limited number of construction projects in our community, especially those focused on apartment complexes, severely restricts the housing options available at an affordable rate. Therefore, it is crucial to support developments like the one currently under review, especially when they align with local and state regulations.

Currently, there is only one development in progress in Belrose, offering 46 apartments and 3 townhomes designed for downsizers. This highlights the clear and urgent need for additional housing options catering to young families, first-time homebuyers, and downsizers actively seeking suitable accommodations in Belrose. Belrose, acting as the gateway to the Northern Beaches, is the entry point for first-time homebuyers and young families who struggle to afford residences in other beach suburbs. This issue is compelling them to relocate farther away from their established networks of family, friends, and work.

Additionally, the Belrose precinct requires revitalization, and the proposed development could play a substantial role in the broader Frenchs Forest Precinct Plan. It holds the potential to become an architectural landmark and a positive focal point along the busy Forest Way Road, contributing to the overall rejuvenation of our local area.

Considering these factors, I respectfully request that both the Council and the Planning Panel grant their endorsement to this development, recognizing its potential to make a positive and transformative contribution to the local community.

Sincerely,

Kind regards,



Submission Type

I am making a personal submission

Title

Mr

First Name

James

Family name

Leith

☐ 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

james93leith@gmail.com

Suburb/ Town

Dee why

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

Kahli

Family name

Anson

☐

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

donandka@gmail.com

Suburb/ Town

Narrabeen

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

Alex

Family name

Owen

☐

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

alexandra.owen@hotmail.com

Suburb/ Town

Manly

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 endorsement of Development Application (DA) Panel Reference: PP-2022-3802 related to the property located at Patyegarang, Morgan Road, Belrose. I firmly believe that the proposed development is a significant and well-timed addition to our local community. It holds the potential to address critical issues in our region, particularly concerning housing affordability and economic growth.

Housing affordability is a pressing concern in the Northern Beaches, and this issue has worsened in recent years, making property ownership and rental markets increasingly unattainable for our residents, especially in areas like Belrose. The limited construction projects, particularly those focused on apartment complexes, leave individuals and families with few affordable housing options. It is crucial to support developments that align with local and state regulations, as is the case with the development currently under consideration.

Currently, there is only one ongoing development in Belrose, offering 46 apartments and 3 townhomes primarily designed for downsizers. This highlights the urgent need for additional housing to accommodate young families, first-time homebuyers, and downsizers who are actively seeking suitable accommodations in Belrose. As the gateway to the Northern Beaches, Belrose serves as an entry point for those who are struggling to afford residences in other beachside suburbs, causing them to move further away from their established networks of family, friends, and work.

Moreover, the Belrose precinct is in need of revitalization, and the proposed development has the potential to contribute significantly 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 contributing to the rejuvenation of our local area.

In view of these considerations, I kindly request that both the Council and the Planning Panel offer their support to this development, recognizing its potential to bring about a positive and transformative change to our local community.

Submission Type

I am making a personal submission

Title

Miss

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

Warriewood

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing to convey my endorsement for the Development Application (DA) Panel Reference: PP-2022-3802 pertaining to the property situated at Patyegarang, Morgan Road, Belrose.

As a young resident of the Northern Beaches, I want to highlight the pressing issue of housing affordability in our region. Over the past few years, the problem has escalated, rendering property ownership and access to the rental market increasingly challenging for locals, particularly in places like Belrose.

As a prospective buyer looking to purchase in Belrose, there is a lack of units available on the market - with the area being a desirable place to live, unless you have parents who have supplied funds for a deposit for a house, a unit is the only option for purchase which creates an issue with limited units available in the area.

I believe that Belrose serves as a central hub for various parts of Northern Sydney, including the beach, hospitals, and the CBD. As the area experiences growing demand, it is essential to make updates and improvements to ensure it can adequately accommodate this increasing population.

Submission Type

I am making a personal submission

Title**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

Elanora heights

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to site of Lizard Rock being developed for housing on the grounds of

1. virgin forests being removed with threatened species of fauna and flora losing habitat,
2. loss of trees and greenspace contributing to climate change,
3. fire hazard risks, The land at Lizard Rock is mapped as bushfire risk by Northern Beaches Council. It is unacceptable to build new housing estates in areas of high risk, and put RFS volunteers and Fire+Rescue employees lives at risk defending the properties.
4. change in water courses and natural lie of the land, The land at Lizard Rock has environmental significance for flora and fauna, and forms part of a wildlife corridor connecting Garigal National Park, Narrabeen Lagoon State Park, and bushland on private and public land.
5. overpopulation and lack of infrastructure to accommodate such increase in numbers. It's hard enough to get to work because of traffic congestion has increased so much with this development it will be even harder to get to work. I have stopped accepting work as it takes too long to get anywhere and the stress affects my health costing me more than I earn. I dont work as much therefore I am now paying LESS tax.

Submission Type

I am making a personal submission

Title

Ms

First Name

Anne-Maree

Family name

Chant

☐

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

a_chant@hotmail.com

Suburb/ Town

Beacon Hill

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, black cockatoos, echidnas and many other precious wildlife 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. In 2018 signs in the area stated that this land was a conservation area. The community wants this to remain for future generations.
- 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.
- Impact on the Environment and Loss of Sydney's Green lungs. 2023 was the hottest year on record across the world. The loss of trees worldwide is now impacting climate change. Trees 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. Many Councils across NSW are urgently looking at strategies to try to replant trees to counteract these high temperatures in a bid to impact some of the weather extremes we are experiencing. Let's not underestimate the impact of this development on our environment and all our lives.

- 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,

Anne-Maree Chant
a_chant@hotmail

Submission Type

I am making a personal submission

Title

Ms

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

Terrey Hills

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing to oppose the Patyegarang proposal to develop pristine bushland. It is ironic that it has been renamed to reflect its cultural significance, as the plan is to destroy the area and replace it with houses.

This area is a vital wildlife corridor, and threatened fauna inhabit it. Endangered species including powerful owls, red crowned toadlet, barking owl, reside in the proposed development area. It is imperative that we protect all remaining habitat for our precious wildlife. If it goes ahead the destruction of habitat will kill countless native animals and birds - not the acts of true custodians.

The area also contains rock carvings that are tens of thousands of years old. It is absolutely critical that we protect these important sites. The sacred Moon Rock is located very close to the proposed site - Moon Rock has been granted the highest level of protection by the Heritage Minister and must therefore be adequately considered before any development.

There has been no consideration of access, or the impact of any fires in the area. The development has not observed all the usual requirements, and this is manifestly wrong - there should not be a callous disregard of regulations that have been put in place to protect the environment and the local population. The effects of wholesale clearing and water runoff have not been considered, nor the increased traffic in an already vulnerable area. In fact, it seems that in denying Council's objections there has been no consideration to the negative impact this development will have.

The actual true Custodians of the Land - the Guringai people, oppose this development, but the MLALC denies their rights to be heard. Surely, if this land is the property of First Nations, it should be vested in the actual people who have maintained their connection with the land in this area!

Please protect this vital habitat for future generations.

thanks you

Submission Type

I am making a personal submission

Title

First Name

Oliver

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

oliver.rosati@gmail.com

Suburb/ Town

Sydney

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.

With respect to the above - I hope local council and state authorities agree to this proposal!

Submission Type

I am making a personal submission

Title

Mr

First Name

Peter

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

northernbeaches1968@live.com

Suburb/ Town

Collaroy Plateau

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, black cockatoos, echidnas and many other precious wildlife 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. In 2018 signs in the area stated that this land was a conservation area. The community wants this to remain for future generations.
- 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.
- Impact on the Environment and Loss of Sydney's Green lungs. 2023 was the hottest year on record across the world. The loss of trees worldwide is now impacting climate change. Trees 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. Many Councils across NSW are urgently looking at strategies to try to replant trees to counteract these high temperatures in a bid to impact some of the weather extremes we are experiencing. Let's not underestimate the impact of this development on our environment and all our lives.

- 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,

Peter Gray
Northernbeaches1968@live.com

Submission Type

I am making a personal submission

Title

Mrs

First Name

Samantha

Family name

Pickering

☐

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

samantha.pickering7@gmail.com

Suburb/ Town

Dee Why

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I would like to express my support for the development application. As a resident of the Northern Beaches area, I feel this project will bring many positive benefits to our local community and citizens.

High quality property is hard to come by in the current market, especially in the Northern Beaches area. Having experienced first-hand the lack of options available in affordable apartments this development will provide an amazing opportunity to first

Overall, I believe that the proposed DA will be a positive addition to our community. It will provide new job opportunities, new amenities, and help to invigorate our local economy. I hope you can join in support of this project.

Warm Regards,
Samantha Pickering

Submission Type

I am making a personal submission

Title

Mrs

First Name

Margaret

Family name

Emanuel

☐

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

marg.emanuel8@gmail.com

Suburb/ Town

SEAFORTH

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am writing to voice my concerns and express my opposition to the proposed rezoning of the land along Morgan Road in Belrose, which seeks to permit the development of 450 dwellings. I firmly believe that this planning proposal is deeply problematic due to its potential destruction of natural bushland, its lack of strategic merit, and the associated bushfire risks, all of which necessitate a revaluation by the City Council.

Destruction of Natural Bushland: The land along Morgan Road is home to a precious natural bushland, teeming with diverse flora and fauna. The rezoning for residential development would lead to the irrevocable loss of this essential habitat, resulting in a significant decline in local biodiversity and ecological imbalance. It is our duty to protect and preserve these invaluable natural resources.

Lack of Strategic Merit: The proposed development appears to lack a coherent strategic foundation. It is essential that any planning decision align with our community's long-term vision, and the rezoning in question seems to disregard the importance of maintaining green spaces and the integrity of our surroundings. Responsible development that complements our existing environment should be our primary focus.

Significant Bushfire Risk: Our area has a history of bushfires, and the proposed rezoning raises concerns about safety. The development plan seems to overlook the bushfire risks associated with this location. Ensuring the safety and well-being of our residents should be a top priority, and the current proposal does not adequately address this concern.

I kindly request the City Council to reconsider this rezoning proposal and initiate a comprehensive evaluation of its potential impacts on our community. We must explore alternative options that prioritize the preservation of our natural bushland, align with strategic planning goals, and mitigate the bushfire risk effectively.

I do not stand alone in my concerns; I am a representative of a group of community members who share these apprehensions. We implore the City Council to weigh the long-term consequences of this rezoning and make a decision that safeguards our community's well-being and upholds our commitment to environmental preservation.

Your attention to this matter is greatly appreciated, and we eagerly await a response from the City Council. We trust that you will consider the best interests of our community in your deliberations.

Thankyou
Regards
Margaret Emanuel

Submission Type

I am making a personal submission

Title

Mr

First Name

Peter

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

phcthomas@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: Peter Thomas

Template submission to planning proposal - prepared by Northern Beaches Envirolink Inc
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.

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- **Impacts on the Narrabeen Lagoon Catchment** as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.
- **Loss of Sydney's Green lungs** as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
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- **Broader Strategic planning implications** - the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.

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

Thank you for your consideration

Sincerely,

Name:

Signed:

Email:

Submission Type

I am making a personal submission

Title

Mr

First Name

James

Family name

Stone

☐

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

stonejames1996@gmail.com

Suburb/ Town

Allambie

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

Mr

First Name

Gordon

Family name

Waygood

☐

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

gdwaygood@hotmail.com

Suburb/ Town

Elanora Heights

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I , Gordon Waygood,strongly object to the proposed Patyegarang Planning Proposal by the Aboriginal Metro LALC in Belrose. This large tract of Australian bushland is home to natural, as well as some endangered species of animals and plants,which must be retained at all costs for the benefit of future generations of Australians, but especially for the biodiversity of this area. In the absence of a thorough ,published,environmental impact study,how can this proposal even be considered for any development . It is rare that any country has such a unique environment within 30 km of the city,so it must be preserved. The New south Wales Government ,and Northern Beaches Council have a duty of care to be the custodians of this bushland, to ensure it is not destroyed for short term profit.

Submission Type

I am making a personal submission

Title

Mr

First Name

Zach

Family name

Thompson

☐

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

a_chant@hotmail.com

Suburb/ Town

Beacon Hill

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, black cockatoos, echidnas and many other precious wildlife 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. In 2018 signs in the area stated that this land was a conservation area. The community wants this to remain for future generations.
- 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.
- Impact on the Environment and Loss of Sydney's Green Lungs. 2023 was the hottest year on record across the world. The loss of trees worldwide is now impacting climate change. Trees 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. Many Councils across NSW are urgently looking at strategies to try to replant trees to counteract these high temperatures in a bid to impact some of the weather extremes we are experiencing. Let’s not underestimate the impact of this development on our environment and all our lives.

- 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,

Zach Thompson

Submission Type

I am making a personal submission

Title

Miss

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

Cromer

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

To Whom It May Concern,

I am reaching out to convey my endorsement for the Development Application (DA) Panel Reference: PP-2022-3802 associated with the land situated at Patyegarang, Morgan Road, Belrose. In my opinion, the proposed development represents a significant and timely addition to our local community. I firmly believe that it has the capacity to address pressing issues in our region, particularly the challenges of housing affordability and economic growth.

Housing affordability stands as a paramount concern within the Northern Beaches, and this predicament has grown increasingly acute in recent years. Property ownership and access to the rental market have become progressively more elusive, especially in areas like Belrose. The dearth of construction projects in our community, particularly those dedicated to apartment complexes, severely limits housing options that are more budget-friendly. It is crucial to lend support to projects like the one currently under consideration, particularly when they adhere to local and state regulations.

As it stands, Belrose only has one development in progress, offering 46 apartments and 3 townhomes designed for downsizers. This underscores the clear and pressing need for additional housing options to accommodate young families, first-time homebuyers, and downsizers actively seeking suitable residences in the Belrose vicinity. Serving as the gateway to the Northern Beaches, Belrose attracts first-time homebuyers and young families who are grappling with affordability issues in other beachside suburbs. This situation often forces them to move farther away from their established networks of family, friends, and work.

Moreover, the Belrose precinct is in dire need of revitalization, and the proposed development could make a substantial contribution to the broader Frenchs Forest Precinct Plan. It possesses

the potential to 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.

In light of these considerations, I kindly request that both the Council and the Planning Panel extend their endorsement to this development, recognizing its potential to deliver a positive and transformative impact on our local community.

Submission Type

I am making a personal submission

Title

Mrs

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

Please, please, please save this precious piece of pristine bushland. Please. I'm not sure what else to say but that the destruction of the planet starts with not bulldozing every last piece of green space. I understand the need for housing. Let's go up and not out. Please.

Submission Type

I am making a personal submission

Title

Mr

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 oppose the plan to develop on traditional bushland at Belrose due to the environmental impact on natural flora and fauna.

Submission Type

I am making a personal submission

Title

Miss

First Name

Holly

Family name

Jarrett

☐

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

Holly_Jarrett@icloud.com

Suburb/ Town

Collaroy Plateau

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. I have family who plan on downsizing and would love to stay in the area and I think this will be a great opportunity for them to remain in their suburb long term. 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.

Submission Type

I am making a personal submission

Title

Mr

First Name

David

Family name

Dooley

☐

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@trustyboxes.com.au

Suburb/ Town

Balgowlah

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.
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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 Dooley

Submission Type

I am making a personal submission

Title**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

Naremburn

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to loss of over 50 hectares of bushland for housing. My concerns cover impact on climate change, losing the green lungs of Sydney, impact on the biodiversity in the area with endangered species at risk. Part of the land is crown land for bushwalkers and belongs to public. The original custodians do not agree with this land grab and we should be protecting the local heritage and the aboriginal art in the area without risking it to development and the additional problems this brings.

Submission Type

I am making a personal submission

Title

Ms

First Name

Jo

Family name

Turton

☐

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

jowturton@gmail.com

Suburb/ Town

Fairlight

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I don't care who owns the land or who put the submission in. The idea to turn this beautiful bushland into a housing development, is ludicrous.

Without even going into fine detail the possibility of bushfires is only increasing, why would you build in a dangerous area.

Sydney should build up, not out. Look to the future, we can no longer expect everyone to live on a quarter acre block.

Use futuristic data to make sound decisions

Submission Type

I am making a personal submission

Title

Ms

First Name

Sally

Family name

Claydon

☐

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

sallykclaydon@gmail.com

Suburb/ Town

Cromer

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.

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Also the large slope of the land means that additional support for all houses is required. Surely with this and all the above including not close to existing infrastructure, this is not the best location for additional housing.

Thank you for your consideration

Submission Type

I am making a personal submission

Title

Ms

First Name

Lisa

Family name

McHarg

☐ 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

mchargy@yahoo.com

Suburb/ Town

Narrabeem

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.

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Thank you for your consideration

Sincerely,

Name: Lisa McHarg

Signed:

Email: mchargy@yahoo.com

Submission Type

I am making a personal submission

Title

Mr

First Name

Philip

Family name

Chant

☐

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

chantpm007@gmail.com

Suburb/ Town

COLLARROY, 2097, NSW

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object 100% with this development proposal based on the following reasons:

Firstly the cost benefit does not stack up, 450 low density houses for what? Increase in carbon, and significant destruction of native flora and fauna.. How can a aboriginal body do this, they maintain they are the custodians of the land when in fact all they are after is \$\$\$\$\$. People are going to be extremely angry if this goes ahead and both the politicians and aboriginal land council will be forever scarred with a go ahead decision.

The Northern Beaches area is a special and important area, in the last two decades there has been massive high density developments in the Dee Why and Warriewood areas with no significant change in access to and from the city. We cannot afford to let this destructive development proceed

Submission Type

I am making a personal submission

Title

Mr

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

i do not approve of this land to be rezone to residential.

Submission Type

I am making a personal submission

Title

Mr

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

TERREY HILLS

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am writing to oppose this development. For the following reasons:

The land is a vital wildlife corridor and also the Lizard Rock area is core wildlife habitat. It is a breeding site for swamp wallabies and other species.

Hanging Swamps and Important hydrology: the hanging swamps in the development area are vital to the health of several creeks and influence their hydrology. These creeks flow into Middle Creek and thence to Narrabeen Lagoon. The hanging swamps are also areas of high biodiversity.

Angophora crassifolia: There is an extensive stand of Angophora crassifolia on the top plateau.

Desecration of deceased First Nations' resting place: The forest on the ridge is where they believe the ashes of the deceased were placed so their spirits could inhabit the trees. Also, the totem of the women of the Gai Mariagal is the Yellow Crested cockatoo. It is believed they were reborn as these birds. Destroying this area is like desecrating a cemetery and shows no respect to the ancestors of the Traditional custodians of this area!

There is no justification for destroying such an important area - if it had to satisfy to all the regulations and requirements that any other development is subject to, it would never go ahead.

I oppose this development

Submission Type

I am making a personal submission

Title

Mrs

First Name

REBECCA

Family name

PARKER

☐

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

rparker2977@gmail.com

Suburb/ Town

BELROSE

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

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

The proposal must be refused because of the following reasons:

The impact on wildlife. This area is a valuable corridor for animals to move between private land, the Garrigal National Park, and Narrabeen Lagoon State park. This region holds significant biodiversity value and is irreplaceable.

Great loss of trees. Trees are needed to improve air quality and mitigate heat. These are important factors for the health of the local residents.

The runoff from the development of this site will flow down to the Narrabeen Lagoon Catchment less filtered by bushland. This will impact on the animals that live in and around the lagoon.

Bushfire Risk. There are certain areas within the site that have been assessed independently by Northern Beaches Council's and show Very High to Extreme risk of bushfires. Constructing homes in these locations is risky, endangering the safety of future residents and their property.

Lack of transport options. This proposal will create more vehicles coming onto ForestWay and Wakehurst Parkway and then Warringah Road because people will be dependent on cars to travel anywhere. This would result in increased local traffic congestion.

In conclusion, I strongly urge the authorities to reconsider and ultimately reject the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802) due to its adverse environmental, safety, and health implications.

Submission Type

I am making a personal submission

Title

Mr

First Name

Benjamin

Family name

King

☐

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

nospam@bmsking.net

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I would like to object to the planned development of the lizard rock/Patyegarang site. The idea that this is degraded quarry or agricultural land is nonsense, this land regardless of any past use is now native bush land of high biodiversity value hosting countless wildlife and given how little native areas are left it should not be built on. In addition building in such a bish fire prone area represents a high risk to human life and it is simply not safe to build in this area. Therefore on this basis I believe that this development request should be rejected.

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

[REDACTED]

Suburb/ Town

Belrose

I have made a reportable political donation



I agree to the Privacy statement

submission

To Whom it May Concern,

I am writing as a concerned local resident to oppose the Patyegarang Planning Proposal of residential development near Morgan Rd in Belrose.

The land clearing and proposed development will negatively impact local flora and fauna as well as local waterways. The proposed development region is near Middle Creek and Five Mile Creek/Deep Creek which flow to Narrabeen lagoon and could have consequences for threatened species such as the red-crowned toadlet.

I also oppose this development due to the threat of bushfire and increased local traffic which Morgan/Oxford Falls Rd west cannot support.

Thank you for considering this submission.

Submission Type

I am making a personal submission

Title

First Name

Cheryl

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

phoenix.atthebeach@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose the amended proposal for

Development to the lizard rock site. Primarily for the loss of bush land habitat for flora and fauna, but I also think it's too much development for the area and will overload an already burdened road infrastructure.

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

[REDACTED]

Suburb/ Town

Belrose

I have made a reportable political donation



I agree to the Privacy statement

submission

To Whom it May Concern,

I am writing as a concerned local resident to oppose the Patyegarang Planning Proposal of residential development near Morgan Rd in Belrose.

The land clearing and proposed development will negatively impact local flora and fauna as well as local waterways. The proposed development region is near Middle Creek and Five Mile Creek/Deep Creek which flow to Narrabeen lagoon and could have consequences for threatened species such as the red-crowned toadlet.

I also oppose this development due to the threat of bushfire and increased local traffic which Morgan/Oxford Falls Rd west cannot support.

Thank you for considering this submission.

Submission Type

I am making a personal submission

Title

Mr

First Name

MARTIN

Family name

STAUBER

☐

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

martin_stauber@yahoo.com.au

Suburb/ Town

FORESTVILLE

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose any development of 'PATYEGARANG', locally known as 'Lizard Rock'. This area is pristine bushland with known value for native flora and fauna, including rare and endangered species. Together with increased traffic, fire risk and loss of critical habitat which goes totally against council's and government's greening and increased tree canopy in Sydney, it makes absolutely no sense to proceed with any form of development in this beautiful part of Sydney.

Submission Type

I am making a personal submission

Title

Miss

First Name

Lilly

Family name

Fordham

☐

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

lilyfordxii@gmail.com

Suburb/ Town

Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose the Patyegarang Planning Proposal.

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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· 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.

Submission Type

I am making a personal submission

Title

Mrs and Mr

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

We object to the proposal on the basis of destruction and over development of the natural bush land. The lives and life cycles of the existing waterways, flora and fauna will be impacted negatively. The roadway is not suitable for the number of vehicles, traffic and parking that will be generated. Infrastructure such as new sewer services will create more potential for future pollution incidents within the waterways. Existing Aboriginal heritage and cultural sites will be destructed and devalued.

Submission Type

I am making a personal submission

Title

Mr

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

Please don't allow the Patyegarang, Morgan Road Belrose rezoning be approved. With the loss of habitat for fauna and flora, also the increase of traffic congestion how can this huge development be considered. We are facing catastrophic impacts due to climate change already. When will such over development stop so our children and grandchildren will also have a better future.

Submission Type

I am making a personal submission

Title

Mr

First Name

Barry

Family name

Shaw

☐

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

shawbry@me.com

Suburb/ Town

Neutral Bay 2089

I have made a reportable political donation

☒

I agree to the Privacy statement

submission

OBJECTION : I strongly object to the Proposal to erect 400 plus houses on the " Lizard Rock " site , regardless of the persons / parties involved . My grounds are :

it will destroy the habitats of threatened species

clearly will have an adverse impact on the wetlands

houses would be totally incompatible with our precious bushland .

Our kids won't thank us for taking away even more green space & bushland in this city already under siege from excessive development .

Please think of the future -- protect this precious area .

Thank you.

Submission Type

I am making a personal submission

Title

Ms

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

Cromer

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I oppose this proposal for destruction! Do you realise what it will do to the bushland and wildlife???? Those beautiful powerful owls, wallabies, goannas, black cockatoos, echidnas to mention a few. The trees and plants such as Christmas bells, flannel flowers and angophora trees. It should just be stopped now and this beautiful environment left intact.

Submission Type

I am making a personal submission

Title

Miss

First Name

Amity

Family name

Bliss

☐

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

amitybliss96@gmail.com

Suburb/ Town

Mona Vale

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am born and raised on the Northern Beaches and understand the importance and necessity of protecting and conserving the precious bushland we have left.

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

This proposal must be refused for the following reasons:

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

In a world where it feels like a constant uphill battle to protect what is left of the natural world, let's make the choice which we know is right - No development on the land of Patyegarang/Lizard Rock. The choice to encourage wildlife, protect vulnerable and endangered flora and fauna, allow the opportunity to discover new species and research ecosystems, engage with the bushland that remains, to not desecrate what is sacred.

Thankyou,
Amity

Submission Type

I am making a personal submission

Title

Mr

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

Whale Beach, 2107

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am totally against the proposed subdivision at Patyegarang, given its total removal of the valuable tree cover, canopy, endangered plants, and biodiversity sanctuary for millions of birds, animals, reptiles, amphibians and insects which call that piece of bush 'home'.

However, I am conscious of the financial returns the development would deliver to the Metro LALC, so hereby offer an alternative means of delivering a long-term return to the organisation.

Potentially, this would require using up to around 20 acres of the designated land area, that closest to an existing population area, specifically for a three level bilingual education facility.

The multi-stage schooling would focus on biodiversity, forestry maintenance, and agriculture, for both day and boarder students.

The initial facility would involve an early-learning centre for the immediate district and indigenous families who could access the centre. It would be English and an (appropriate/available/useful) indigenous language/dialect. (Acknowledgement: I have previously consulted to a Singapore-based Asia-wide chain of multi-lingual early learning centres.)

Students would then graduate to a Primary level and later Secondary level schools, again bilingual, and focused on Agricultural and Forestry/Rehabilitation streams, and open to local entrants plus boarders from around Australia. In particular, aboriginal student boarding would be encouraged.

A long-term successful model for this approach exists on the NSW Central Coast, at Kariong. The private Secondary school facility, NAISDA, the National Aboriginal and Islander Dance school has been fundamental in graduating hundreds of indigenous dancers, actors and theatre workers for the arts industry.

We believe an opportunity exists to do the same in agriculture and landcare.

Obviously Government assistance, State and Federal, would be required, and equally obviously forthcoming, for what would be privately-owned facilities by the MALCL.

This option has the advantage over yet another suburban desolation...

- it would protect the bush of around 80%+ of the bush
- that bush would continue to serve as a heat sink for Sydney
- flora and fauna biodiversity would be preserved
- the facility would turn out students with skills in agriculture and landcare for Australia
- and students with English and Aboriginal language skills
- MALCL would enjoy a regular cash flow, and earn the respect of local and Sydney-wide communities through protecting valuable bushland and biodiversity.

I would be pleased to help in developing this project.



6/11/2021

Submission Type

I am making a personal submission

Title

Mrs

First Name

Lindel

Family name

Spencer

☐

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

lindel Spencer1@yahoo.com

Suburb/ Town

2087

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

do not develop this land for greedy money

Submission Type

I am making a personal submission

Title

Ms

First Name

Kim

Family name

Boundy

☐

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

kimboundy@gmail.com

Suburb/ Town

Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Hi,

I have lived in Narrabeen for the majority of my life, and the preservation of the natural bush is a high priority for me. My daughter and I regularly use the bush for relaxation and sports.

Losing more of the bush to development will limit where we can exercise and displace the animals we love to watch.

Please do not develop the Lizard Rock area, as I believe this will then be the first of many more developments to come on the Northern Beaches to the detriment of the bush and its delicate ecosystems.

Best Regards,

Kim Boundy

Submission Type

I am making a personal submission

Title

Mr

First Name

Nicholas

Family name

Katsoulis

☐

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

nic13k@live.com.au

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose the Patyegarang planning proposal (known as Lizard Rock) for the following reasons -

- Loss of Sydney's green lungs due to reduced trees
- Bushfire risk
- Traffic congestion and urban sprawl
- Loss of habitat for fauna

Please take heed of the research and stop reducing our wild places. The future of our planet depends on it.

Submission Type

I am making a personal submission

Title

Mr

First Name

Todd

Family name

Richardson

☐

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

toddkrichardson@hotmail.com

Suburb/ Town

North Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose to development along Morgan Road and Lizard Rock due to the loss of habitat for flora and fauna and also due to traffic congestion and urban sprawl.

Submission Type

I am making a personal submission

Title

Mr

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

Terrey Hills

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to the planning proposal formerly known as lizard rock on the basis on the impact the loss of flora and fauna is having on our daily lives. If this continues we will be trapped in urban sprawl having no area of natural beauty to enjoy now and in the future.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Philippa

Family name

Moriarty

☐

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

moriarty.pip@gmail.com

Suburb/ Town

Dee Why

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Clearing & developing thousands of acres of pristine Bushland that houses countless flora & fauna and is an essential eco system historic to the region is simply criminal and corrupt. This also sets a dangerous precedent on land claiming & mis appropriation of such claimed lands. This matter should be before the high court. It must not be approved.

Submission Type

I am making a personal submission

Title**First Name**

Tom

Family name

Coster

☐

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

costertom@yahoo.com.au

Suburb/ Town

Merrimac

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to the proposed lizard Rock development as inappropriate for the bush fire prone area and would be a form of desecration to the natural beauty of the area.

Further, we have just had a national referendum where 60% of the nation voted against this sort of special, separate treatment of aboriginal groups. The same development rules should apply to all.

Submission Type

I am making a personal submission

Title

Ms

First Name

Eva

Family name

Lewicki

☐

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

evalewicki@gmail.com

Suburb/ Town

Forestville

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose the planning proposal to re-zone Lizard Rock to deliver up to 450 dwellings. The Garigal land is known to be home to over 163 fauna and 517 flora species. There are records of 18 threatened fauna species and seven threatened flora species occurring within this land. There is even a massive sign on the land listing these threatened species These species rely heavily on the unique environmental characteristics that occur within this area. Threatened fauna species include mammals such as the Eastern Pygmy Possum, Southern Brown Bandicoot, Spotted-tail Quoll, Little and Eastern Bentwing bat, Eastern Freetail bat, Southern Myotis, Greater Broad Nose Bat. Threatened birds include the Powerful Owl Glossy Black Cockatoo, the Scarlet Robin, Swift parrot and the Varied Sitella. Threatened amphibians include the Giant Burrowing Frog and the Red-Crowned Toadlet and the Rosenberg's Goanna. Flora threatened species include the Hairy Geebung, Camfield's Stringybark and Caley's Grevillea. Also Black-eyed Susan, Netted Bottle Brush, Angus Onion Orchid and the Bauer's Midge Orchid. If this land is bulldozed to make way for housing, all these endangered birds, mammals and flora will be destroyed.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Merinda

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

merindag@ozemail.com.au

Suburb/ Town

Bilgola Plateau

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose the Patyegarang Planning Proposal formally known as Lizard Rock (Morgan Road Belrose).
It would a terrible loss of habitat for flora and fauna.

Submission Type

I am making a personal submission

Title

Mr

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

St Ives

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 renown for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- Some of the sites are at significant risk of bushfire events. This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
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- Negative precedent in the deferred lands – The Northern Beaches Council is undertaking a strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an

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Thank you for your consideration

Sincerely,



Submission Type

I am making a personal submission

Title

Mrs

First Name

Michelle

Family name

Lucas

☐ 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

michelleaingram@yahoo.com.au

Suburb/ Town

Frenchs Forest

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.

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Thank you for your consideration

Sincerely,

Name: Michelle Ingram

Email: michelleaingram@yahoo.com

Submission Type

I am making a personal submission

Title

Mr

First Name

Dracy

Family name

Lucas

☐ 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

darcy_lucas@yahoo.com.au

Suburb/ Town

Frenchs Forest

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.

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Thank you for your consideration

Sincerely,

Name: Darcy Lucas

Email: darcy_lucas@yahoo.com.au

Submission Type

I am making a personal submission

Title

Miss

First Name

Amanda

Family name

Shaw

☐

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

shawthing1331@gmail.com

Suburb/ Town

Manly

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am opposing the planning proposal to re-zone Lizard Rock to build 450 dwellings. The Garigal land is known to be home to over 163 fauna and 517 flora species. There are records of 18 threatened fauna species and seven threatened flora species occurring within this land. There is even a massive sign on the land listing these threatened species These species rely heavily on the unique environmental characteristics that occur within this area. Threatened fauna species include mammals such as the Eastern Pygmy Possum, Southern Brown Bandicoot, Spotted-tail Quoll, Little and Eastern Bentwing bat, Eastern Freetail bat, Southern Myotis, Greater Broad Nose Bat. Threatened birds include the Powerful Owl Glossy Black Cockatoo, the Scarlet Robin, Swift parrot and the Varied Sitella. Threatened amphibians include the Giant Burrowing Frog and the Red-Crowned Toadlet and the Rosenberg's Goanna. Flora threatened species include the Hairy Geebung, Camfield's Stringybark and Caley's Grevillea. Also Black-eyed Susan, Netted Bottle Brush, Angus Onion Orchid and the Bauer's Midge Orchid. If this land is bulldozed to make way for housing, all these endangered birds, mammals and flora will be destroyed.

Submission Type

I am making a personal submission

Title

Ms

First Name

Debbie

Family name

Westacott

☐

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

debbiewestacott@hotmail.com

Suburb/ Town

Gorokan

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Sir/Madam,

I am writing to strongly oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I have read the planning documents in your NSW planning portal and I am stunned that this project was ever proposed in the first place.

I strongly oppose the notion of rezoning land from C2 to R2 (or anything else other than to a National Park). This development will have a disastrous flow on effect, into the surrounding so-called 'areas for protection', the lagoon, the existing suburb, and the precedent it will set for further rezonings of Land Council land all over NSW. This area is full of biodiversity and the extremely flawed idea of using biodiversity credits to offset killing wildlife and native flora (whether endangered or not) is negligent, lacks any foresight whatsoever, and is environmental vandalism at its worst.

I know the use of biodiversity credits is legislated, so therefore not criminal in the true sense of the word. But history will judge you very harshly for allowing the destruction of one of the last stands of native bushland in the suburbs of the Northern Beaches, under the false protection of Biodiversity Credits.

Tell that to the trees, insects, birds, and other wildlife. Tell the pigmy possum he is worth 1211 biodiversity credits. It is a disgusting scam of a scheme. We can't afford to lose this bushland to housing, regardless of how desperate we are for housing. The proposal speaks of a 'discussion' about affordable housing. The cost of building in this extremely unsuitable area will not allow for affordable housing, no matter how much it is discussed.

I note the Metropolitan Local Aboriginal Land Council are the owners and the developers of this precious bushland. I also note they do not represent the actual Aboriginals from the area who are vehemently opposed to the destruction of cultural and environmentally important land. They have ignored the community, both Indigenous and non-Indigenous outcry to protect the area.

This Land Council are being used to push through developments that should in no way be considered. This land should never have been considered for rezoning.

To summarise, I oppose the project for the following reasons. Loss of native habitat for all wildlife. The use of Biodiversity credits is an embarrassment to anyone who thinks this can justify the loss of native habitats and wildlife. · Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow downhill. · Loss of Sydney's Green lungs – we need the trees to provide oxygen!!!! · Some of the sites are at significant risk of bushfire events. · Traffic and urban sprawl – the traffic is already a nightmare to contend with. The current infrastructure cannot cope with another 1000+ cars. I dearly hope this submission is considered and the native habitat is seen as precious air we breathe.

Yours sincerely
Debbie Westacott

Submission Type

I am making a personal submission

Title

Mrs

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

Elanora Heights

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am against the Patyegarang Planning Proposal because of the traffic congestion it will cause without any upgrades to infrastructure ie roads and the impacts it will have on Narrabeen lagoon. Not a lot of consideration has been taken into account and its impact on the local community.

Submission Type

I am making a personal submission

Title

Ms

First Name

Jacqui

Family name

Mead

☐

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

jacquimead@hotmail.com

Suburb/ Town

16 Korina Avenue, Umina Beach

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Sir/Madam

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

I have read the planning documents in your NSW planning portal and I am stunned that this project was ever proposed in the first place.

I strongly oppose the notion to rezone land from C2 to R2 (or anything else other than to a National Park). This development will have a disastrous flow on effect, into the surrounding so called 'areas for protection', the lagoon, the existing suburb, and the precedent it will set for further rezonings of Land Council land all over NSW.

This area is full of biodiversity and the extremely flawed idea of using biodiversity credits to offset killing wildlife and native flora (whether endangered or not) is negligent, lacks any foresight whatsoever and is environmental vandalism at its worse.

I know the use of biodiversity credits is legislated, so therefore not criminal in the true sense of the word. But history will judge you very harshly for allowing the destruction of one of the last stands of native bushland in the suburbs of the Northern Beaches, under the false protection of Biodiversity Credits.

Tell that to the trees, insects, birds, and other wildlife. Tell the pigmy possum he is worth 1211 biodiversity credits. It is a disgusting scam of a scheme.

We can't afford to lose this bushland to housing, regardless of how desperate we are for housing. The proposal speaks of a 'discussion' about affordable housing. The cost of building in this extremely unsuitable area will not allow for affordable housing, no matter how much it is discussed.

I note the Metropolitan Local Aboriginal Land Council are the owners and the developers of this precious bushland. I also note they do not represent the actual Aboriginals from the area who are vehemently opposed to the destruction of cultural and environmentally important land. They have ignored community, both Indigenous and non-Indigenous outcry to protect the area.

This Land Council are being used to push through developments that should in no way be considered. This land should never have been considered for rezoning. To summarise, I oppose the project for the following reasons .-

- Loss of native habitat for all wildlife. The use of Biodiversity credits are an embarrassment to anyone who thinks this can justify loss of native habitat and wildlife.
- Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow downhill.
- Loss of Sydney's Green lungs – we need the trees to provide oxygen!!!!
- Some of the sites are at significant risk of bushfire events.
- Traffic and urban sprawl – the traffic is already a nightmare to contend with. The current infrastructure cannot cope with another 1000+ cars.

I dearly hope this submission is considered and the native habitat is seen as precious air we breathe.

Jacqui Mead - 0449 505614
Umina Beach 2257

6th November 2023

Dear Sir/Madam

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

I have read the planning documents in your NSW planning portal, and I am stunned that this project was ever proposed in the first place.

I strongly oppose the notion of rezoning land from C2 to R2 (or anything else other than to a National Park). This development will have a disastrous flow on effect, into the surrounding so-called 'areas for protection', the lagoon, the existing suburb, and the precedent it will set for further rezonings of Land Council land all over NSW.

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- Traffic and urban sprawl – the traffic is already a nightmare to contend with. The current infrastructure cannot cope with another 1000+ cars.

I dearly hope this submission is considered and the native habitat is seen as precious to our future as the air we breathe.

Yours Sincerely

Jacqui Mead

0449 505614

Umina Beach NSW 2257

Submission Type

I am making a personal submission

Title

Miss

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

Terrigal

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Lizard rock is a beautiful part of our natural habitat that should be protected at all costs.

The traditional indigenous people are using their voice and asking for this lizard rock to be saved- please listen to them!

These sites contain habitat for native flora and fauna, including iconic species like wallabies, and other endangered species. They also contain Aboriginal culturally significant sites and waterways that flow to Narrabeen Lagoon catchment.

Loss of habitat for iconic species of flora and fauna such as swamp wallabies

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

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

With the threat of climate change, every tree plays an important role in drawing down carbon.

Submission Type

I am making a personal submission

Title**First Name**

Jenny

Family name

Cullen

☐

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

jennifercullen57@gmail.com

Suburb/ Town

Scotland Island

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I have just sent a submission in this box because I could not upload the file. After submitting, I tried again and this time got a message saying it needed to be a PDF, which did not come before. I have now saved the document as a PDF and submitting here as formatting is clearer. Obviously, this is only one submission from me.

Comments on the development proposal for Patyegarang or Lizard Rock, Morgan Road, Belrose

From Jenny Cullen, 38 Robertson Rd, Scotland Island, 2105.

Dear Sir or Madam,

I am a lifelong resident of the Northern Beaches and I urge you in the strongest possible terms to reject the proposed rezoning of land at Patyegarang, Morgan Rd, Belrose – formerly known as “Lizard Rock” (PP- 2022-3802). This proposal contravenes many principles and policies espoused for the protection of the natural environment and best-practice planning. It would be ludicrous for the government to approve such a shocking development which is vigorously opposed by the Northern Beaches Council and by the local community.

It should be refused for the following reasons:

1. Loss of habitat

Bushland remaining within the urban and suburban areas needs to be treasured and protected, not bulldozed. Again and again, we are told by researchers of the vital importance of wildlife corridors to native fauna to survive. As the site proposed for development has never been cleared, the original native vegetation offers habitat which connects private land and public land preserved as Garigal National Park or Narrabeen Lagoon State Park. The only appropriate rezoning would be to give it the protection it deserves by acquiring it to add to Garigal National Park or Narrabeen Lagoon State Park. It is such a joy to still see swamp wallabies and other wildlife in this area. They cannot survive continued habitat removal.

2. Impacts on Narrabeen Lagoon Catchment

Inevitably, the development of bushland will result in a great increase in the volume of stormwater flowing down to Narrabeen Lagoon, with sediment and pollutants. Greater stormwater will add to the flooding problems of the Wakehurst Parkway, which the government is planning to spend a large amount of money trying to mitigate. How ironic if another government body approves increasing the problem.

3. Reduction in the many benefits of green areas within urban areas

Having trees and other vegetation significantly cool urban areas, increasingly important with climate change creating more extreme heat. Both the previous and current governments support extensive tree planting for this reason. The role of trees in absorbing carbon is also ever-more important.

4. Contravening Council’s strategic planning and opening the door for other developments

Northern Beaches Council has given an extremely thorough and damning analysis of the proposal. The Lizard Rock proposal contravenes the strategic planning of Northern Beaches Council and makes a mockery of their attempts to balance housing needs with protection of the natural environment.

There is considerable land in the Oxford Falls and Belrose area classified as the Metropolitan Rural Area, a precious asset in an area which is becoming very developed. Council is undertaking a strategic review of land use within this area and is proposing to zone private

land as Rural and C3 Environmental Management zoning. If the Lizard Rock proposal was approved, it also opens the door to rampant development of a much broader area.

5. Bushfire Risk

Each time there is an inquiry into bushfires, it is recommended that further building be restricted in areas of high bushfire risk. Why would you approve a major development of 450 houses in areas of Very High – Extreme risk with limited evacuation routes? The extra population would certainly add to the probability of traffic jams on Forest Way in the event of bushfire, putting many people at risk. The level of clearing required for Asset Protection Zones has increased a lot over the last decades as evident in the 10/50 legislation which has led to the loss of so many trees in the Northern Beaches. With climate change, the area recommended for APZs will only increase. This development will require fairly complete removal of the bushland with token trees left.

6. The role of the Metropolitan Local Aboriginal Land Council

With great dismay, I have seen the sale for development of three other areas of bushland claimed by the MLALC despite the objections of conservationists each time. The first was along Mona Vale Rd a long time ago, maybe 20 years. Then there was a very significant site at Duffys Forest which contained the largest area of Duffys Forest Endangered Ecological Community left in the WORLD! Yet, the MLALC were allowed to sell this site for development.

There was also a site at Bantry Bay, overlooking Middle Harbour.

I understand this Land Council owns six more bushland sites in the Northern Beaches and may well want to sell or develop these too.

I have been told that there have been unsuccessful attempts to negotiate with CEO Nathan Moran and arrange land swaps with land that is more suitable for development.

Many of the dedicated environmentalists who have given enormous voluntary time across their lifetimes to preserving the local environment through bush regeneration, advocating for appropriate planning and objecting to overdevelopment shake their heads in disbelief that they are now having to fight an Aboriginal Land Council that is so intent on destroying bushland for profit. Many of these same people have recently been enthusiastic volunteers for the Yes vote in the referendum and support local reconciliation initiatives. The MLALC's proposals for development involving the destruction of bushland seems so contrary to all that we continually hear about connection to country and caring for country. Surely, it is no better to have native plants and wildlife destroyed by an Aboriginal group than by a developer of any other background?

The previous government introduced a SEPP enabling streamlined approval for development proposals from Aboriginal Land Councils. If preferential treatment is given to this proposal because it is from an Aboriginal Land Council, this will lead to a most unfortunate community backlash. This would be a real set back to the movement for recognition and reconciliation at a time when we so need to build goodwill and connection.

I have not seen any explanation of where the money has gone from the previous sales and how will the money from this development be allocated? To whom, by what criteria, how much? What are the governance procedures regulating the management of such large sums?

I understand that members of the MLALC do not need to show any connection through their heritage to the sites they claim and they may come from other places in NSW. Local Aboriginal people on the Northern Beaches oppose this development and are not part of the MLALC. The basis for claiming Crown Land with intact bushland in order to development needs urgent review. Otherwise there will be more and more conflicts such as surrounds Lizard Rock.

We need to provide balanced avenues for genuinely disadvantaged indigenous groups to achieve economic viability. But not by sacrificing remaining native bushland and its precariously surviving wildlife.

Please reject this destructive proposal and find a better way.