

Submission Type

I am making a personal submission

Title

Mr

First Name

Ivan

Family name

Kovacevic

☐

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

ikovacevic1949@gmail.com

Suburb/ Town

Warriewood

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object, loss of habitat

Submission Type

I am making a personal submission

Title

Mrs

First Name

Katarina

Family name

Kovacevic

☐

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

kaja161@outlook.com

Suburb/ Town

Warriewood

I have made a reportable political donation

No

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I agree to the Privacy statement

submission

I object, loss of habitat for flora

Submission Type

I am making a personal submission

Title

Ms

First Name

Lisa

Family name

Champion

☐

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

Email

lisachampion@live.com

Suburb/ Town

Willoughby NSW

I have made a reportable political donation

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I agree to the Privacy statement

submission

Dear Sir/Madam

I am a former resident of 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.
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- Traffic and urban sprawl – this proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.
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Thank you for your consideration

Sincerely,
Lisa Champion

Submission Type

I am making a personal submission

Title

Mr

First Name

Jarrold

Family name

Glover

☐

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

jarroldglover1@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 writing to express my opposition to the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or “Lizard Rock” (PP-2022-3802).

This proposal must be refused for the following reasons:

- **Climate change impacts:** Trees are critically important as carbon sinks. Research published in the journal Nature Climate Change has shown that globally, forests absorbed twice as much carbon dioxide as they emitted between 2001 and 2019. Forests along Australia’s east coast were identified as net greenhouse gas sinks. This proposal seeks to clear an enormous area of natural bushland and is completely unacceptable. According to the World Resources Institute, established forests act as carbon sinks; whilst cleared, degraded forests act as carbon pollution sources. According to the Deforestation Report, Australia had the fifth-highest rate of deforestation in the world between 2015 and 2020, and by far the highest rate in the developed world. Between 2001 and 2021, Australia lost 8.73 million hectares of tree cover (a 21% decline in tree cover), leading to 2.40Gt of CO2 emissions. The United Nations Framework Convention on Climate Change has indicated that reducing emissions from deforestation and forest degradation is critical to achieving the goals of the Paris Agreement. This development proposal is absolutely inconsistent with the stated commitment of government to meet Australia’s commitment to the Paris Agreement. Forested areas also serve to reduce air pollution in the Sydney area and reduce the urban heat island effect, which reduces the need for air conditioning and avoids increased energy use.
- **Negative impact of urban sprawl:** In July this year the Sydney Morning Herald reported that “rampant residential development in Sydney’s outskirts is creating infrastructure deserts lacking schools, swimming pools and trees to combat the hot summer months” – yet this proposal seeks to repeat the recognised mistakes of past governments. In May, speaking at The Sydney Morning Herald Sydney 2050 summit Premier Chris Minns stated that “We have to go up...I think the best way to ensure we protect open space is to have buildings that go up and don’t encroach on much loved parkland.” The Premier has recognised the value of parkland and this principle would surely apply to irreplaceable bushland.
- **Lack of infrastructure:** This irresponsible proposal seeks to build homes away from existing infrastructure and where residents are already near-completely reliant on private cars for transport. According to the 2016 Census, just 9.6% of people resident in Oxford Falls travelled to work by public transport compared to 73.2% by car. In Belrose, only 13% of residents travelled by public transport while 68% travelled by car. The proposed site is distant from amenities such as schools and shops. This proposal is contrary to every sensible principle of

modern city planning.

- Loss of habitat for wildlife: The bushland is part of a high biodiversity wildlife corridor and contains native species such as swamp wallabies. The critically endangered *Grevillea caleyi* is restricted to the Terrey Hills, Duffys Forest, Belrose and Ingleside areas. The Spotted-tailed Quoll, which is listed on the International Union for Conservation of Nature Red List of Threatened Species, has been recorded in the area, including by a 2002 study commissioned by the Department of Planning Flora and Fauna Assessment of the Belrose Corridor, Garigal National Park to Forest Way. It has been recognised that the most serious threat to this species is habitat destruction, followed by motor vehicle collisions.
 - Bushfire risk: With Australia facing hotter, drier summers the idea of building more housing in an area identified as being of “extreme” bushfire risk is insanity. The 2019-20 bushfire season resulted in 34 direct deaths and 445 deaths from poor air quality. These bushfires were most intense in areas where housing has been inappropriately built without regard to the practicalities of bushfire safety. If this proposal was approved, it would require substantial additional land clearing to create a sufficient buffer between housing and bushland. In the event of a bushfire emergency at this proposed site, much of Sydney would be subjected to severe air pollution.
 - Aboriginal heritage: Several Indigenous elders have expressed their opposition to this proposal. This proposal has failed to adequately survey the site for Indigenous heritage and is opposed by Uncle Bruce Shillingsworth and Aunty Clair Jackson. Uncle Bruce Shillingsworth has stated that the landowners, the Metropolitan Local Aboriginal Land Council, had not consulted with local Aboriginal people and should not be selling the land for development, particularly not without the involvement and consent of local Aboriginal people.
- Thank you for taking the time to consider this submission,

Yours sincerely,
Jarrod Glover

Submission Type

I am making a personal submission

Title

Ms

First Name

Adrienne

Family name

Reid

☐

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

ajr2410@mail.com

Suburb/ Town

Killarney Heights

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Please don't allow the over development of the Lizard Rock area near Oxford Falls.

It is not to the benefit of the local Aboriginal group, it's not to the benefit of the ecological area, and it is in a fire risk area putting lives of future purchasers at stake.

It is simply a bad idea that needs to be rejected in its entirety., not for continual submissions., but rejected outright.

Submission Type

I am making a personal submission

Title

First Name

Jack

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

jathompson@hammond.com.au

Suburb/ Town

Warriewood

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

The Hon. Paul Scully MP
Minister for Planning and Public Spaces
GPO Box 5341
SYDNEY NSW 2001

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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- Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll in the bushland, and on marine animals that live in the lagoon.
- Loss of Sydney's Green Lungs as trees are renown for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
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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. The Northern Beaches Bushland Guardians recently tabled their petition which received 12,000 signatures to save the land at Lizard Rock and other bushland identified in the Development Delivery Plan from development. There is strong community support to find a conservation based solution that works for everyone, and we ask for the State Government's support and assistance to find a solution.

Submission Type

I am making a personal submission

Title**First Name**

Margaret

Family name

Woods

☐

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

woodsmg57@gmail.com

Suburb/ Town

Mona vale

I have made a reportable political donation

☒

I agree to the Privacy statement

submission

I have lived on the Northern Beaches over 45 years and I love the bushland. I love the Birds, the reptiles, the mammals in fact all fauna and flora including the endangered orchids which are a total favourite and the subject area is one full of these things. These will be lost in the development of this scale and intensity on land that was supposed to be environmentally protected and has a lot of value to the community.

I am a registered Wildlife Rehabilitator and a member of many community groups.

I am a committee member of an organisation that is primarily concerned with protecting the Catchment of Narrabeen Lagoon.

I object to the proposal and urge for its refusal.

I applaud Friends of Narrabeen Lagoon Catchment, Northern Beaches Council, The Northern Beaches Bushland Guardians and PNHA for their tireless efforts and I endorse their submissions objecting to this proposal.

I have walked many of the areas of the catchment and this part of the catchment around Morgan Road is pristine bushland. Wildlife depends on the catchment, and this includes the area of bushland that is the subject of this proposal.

There have been some statements to say the land is degraded as it was farmed, however in the Biodiversity Assessment Report there are two statements by the Consultants in the report that state this: Section 4.1.2 All parts of the subject land contain native vegetation. Section 1.1.3 The subject property is naturally vegetated supporting a mosaic of relatively intact plant community types.

Wildlife Corridors: This is deferred land it is not urban development land. The maps that were prepared for Warringah Council showing wildlife corridors were mostly concentrated on the linkages between recognised swathes of bushland. The bushland within the Lizard Rock area of the LEP is one such swathe – the whole area of the Metropolitan Rural Area bushland is in constant use by wildlife. It forms the part of the corridors that Wildlife rely upon. This continuity of corridor ensures there are no isolated communities of wildlife or vegetation that could result in gene pool degradation. We have rare and endangered flora and fauna. Both rely on us to take action to protect them.

There is insufficient information in the proposal about protection of this highly valued waterway. Narrabeen Lagoon is the jewel in the crown of Northern Beaches it is utilised by Wildlife and people. It is also part of the environment that is enjoyed by many in and out of area.

Narrabeen Lagoon Catchment is one of the areas highly rated creek catchments with minimal levels of impervious surfaces. These catchments need protection. With more hard surfaces the water will affect subsurface flows, water will flow faster taking with it the soil, vegetation in riparian zones and debris. This action will be eroding the edge of creeks and causing siltation of creeks. The wildlife and flora that rely on riparian zones will be destroyed. The water that flows from the proposed development will pollute the surrounding area and then make its way to Narrabeen Lagoon via the creeks.

It will add to the Flood events that are known at the Lagoon.

And may add to the problems of closures of the Wakehurst parkway during severe storms.

Water quality for creeks flowing into Narrabeen Lagoon. Although there may be facilities to slow the runoff there are no proposals to protect pollution flow downstream.

There are known Constraints to Urban Development:

In addition, the Lizard Rock area has significant constraints to development which have been mapped by the former Warringah Council such as:

1. Highly erodible soils. The dependence of hydrology and bushland on the soil profile, and the relationship between weeds and soil disturbance or siltation, contribute to the importance of this environmental factor.

2. Highly rated creek catchments with minimal levels of impervious surfaces. These catchments need protection. Runoff from surrounding areas will affect subsurface flow, vegetation in riparian buffers, water flow and quality in creeks and contributes to flooding events.

3. Water quality for creeks flowing into Narrabeen Lagoon. Although there may be facilities to slow the runoff there are no proposals to protect pollution flow downstream.

4. Limitations of Warriewood Sewage Treatment Station. Effluent already escapes during heavy rain events. The Treatment Station does not have the capacity to take drainage from a major suburban development.

I lived in Cromer during the horrendous fires in 1994 there were many homes lost, some in Elanora. It was one of the most frightening times of my life.

I would be surprised if RFS or Fire Brigade say that this poses no risk. It is surrounded by bush that has no access as it is state bushland and national park. The areas bushfire risk is rated Very High Extreme and adjoining this are single homes in bushland settings as the current planning rules state.

There are limited escape routes i.e., just one road that already has a community that will need to evacuate. How long does it take to evacuate these additional 1000 people and how will this be managed? There will be chaos and a single route that will be used by emergency vehicles at same time. I remember the lack of escape routes and hoping our home would not burn.

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.

The single road access is insufficient to deal with emergency fire hazards. The intersection of Morgan Road with Forest Way is already operating with high traffic volumes. This is acknowledged by the applicant and the suggestion by the applicant to widen this intersection to provide suitable access for this development is not acceptable.

The access via Morgan Road and Oxford Falls Road is unsuitable as the road often floods and the intersection with Wakehurst Parkway is dangerous and uncontrolled.

I cannot understand why a traffic study of evacuation has not determined this is a death trap.

Is the road safe for fire trucks to access?

Why are APZ now to be met outside the lot sizes? this is purely to maximise the lots and rip off the community. How will the surrounding bush be managed to ensure safety? Does it mean additional removal of bush to meet the needs of a few?

SEPP Housing System

When the Development Delivery Plan was placed on exhibition over 1,000 submissions were received by the Department of Planning.

In the assessment of the submissions the Department only listed the issues in the SEPP. The Department did not make an assessment as to whether or not this was an appropriate development for this site, the department merely listed the issues to be investigated rather than making a decision.

Consequently we are now dealing with documents from the applicant that assume the Government has approved the development on this site and will approve the Planning Proposal because that Government has agreed with the Development Delivery Plan.

This is another reason why an independent authority should be engaged to assess the Planning Proposal and the submissions.

Sydney North Planning Panel

The report by the Sydney North Planning Panel determined that the proposal has merit, however there are no details provided why this proposal has merit. This is inconsistent with the Planning Circular PS 22-001.

NSW Biodiversity Conservation Act 2016

There is no reference to this Act in the application.

It is essential that due to the high level eco systems with extensive biodiversity on this site with native vegetation together with waterways, riparian zones, native habitat, threatened and endangered species etc it is imperative that the application be assessed against the provisions in this Act.

Where is the Independence in this process?

A consultant does not have adequate authority nor the power to get information and answers to questions raised in submissions and to get to the bottom of the decisions in this process all made by the one area of a department.

The land in question is deferred land and was always environmentally protected. Why is it ok to change this?

There is no mention of development contributions. Is the community supposed to pick up these extra costs with no contribution.

Why is no land swap on the table?

Approving this development will result in putting residents and emergency services personnel in a very high risk area and the emergency services may not be able to access the site.

Any intense urban development on this site is unacceptable and irresponsible.

5. Telstra satellite facility. The satellite facility in Oxford Falls that is very close to the Lizard Rock area needs bushland all around it to protect the data integrity of international communications. The facility was established in Oxford Falls because there are no lights, houses, electronic interferences etc from suburbia around it. Investigation of this issue needs to be included.

6. Limited egress for residents – There is only one single access road. One end of this road is frequently subject to flooding. This is a high fire risk area where egress is a matter of life and death both for the residents and the emergency services personnel. Fire can often occur with very limited warning; with 450 dwellings containing at least 1,000 residents on this isolated site it is irresponsible to approve this Planning Proposal.

Submission Type

I am making a personal submission

Title

Ms

First Name

Stephanie

Family name

Jackson

☐

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

stephanie.jackson06@hotmail.com

Suburb/ Town

Terrey Hills

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,
Stephanie

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

Allambie heights

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Concerned about environmental impact and fire hazards

Submission Type

I am making a personal submission

Title

Ms

First Name

Stephanie

Family name

Jackson

☐

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

stephanie.jackson06@hotmail.com

Suburb/ Town

Terrey Hills

I have made a reportable political donation

No

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submission

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Thank you for your consideration

Sincerely,
Stephanie

Submission Type

I am making a personal submission

Title

Mr

First Name

Rory

Family name

Wilkins

☐

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

rorywilkins@exemail.com.au

Suburb/ Town

Beacon Hill

I have made a reportable political donation

No

☒

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submission

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Title

Ms

First Name**Family name**☐

Name withheld

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Email

stephanie.jackson06@hotmail.com

Suburb/ Town

Terrey Hills

I have made a reportable political donation

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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.

- 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,
Stephanie

Submission Type

I am making a personal submission

Title

Miss

First Name

Lisa

Family name

Suters

☐

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

puffin_26@hotmail.com

Suburb/ Town

Avalon

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.
- 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

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Thank you for your consideration

Sincerely,

Lisa Suters

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

Davidson

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to the potential increased traffic, congestion and urban sprawl that the proposed development of Lizard Rock will generate.

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

Manly Vale

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I stridently object to the housing development proposed around Lizard Rock, for all the reasons the council has outlined. we need to halt further construction of the northern beaches and think more carefully about creating MORE green space. It is horrendous to be considering such destruction of natural habitat in such a vast area, and I'm appalled that it's even being considered.

Submission Type

I am submitting on behalf of my organisation

Title

Mr

First Name

Paul

Family name

Mooney

☐

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

info@timandterrytilers.com.au

Suburb/ Town

Ingleside

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I strongly oppose this development.

As a business' owner on the northern beaches, employing directly and subcontracting work to over 30+ people for the last 15 years whilst also supporting over 10 local business' on the northern beaches.

This proposal will have a detrimental effect to my business.

The site on morgon rd put simply is and never will be suitable for a development of this size, the infrastructure is inadequate and the traffic caused by this will effect my work and all people travelling through the area.

Last year the Wakehurst parkway was closed 8 times, often during peak hour, to put all this concrete and do all this clearing. whilst placing new hard surfaces on what is at present bushland, this flooding will occur so many more times. The run off water will also flood areas around the narrabeen lagoon, 5 of my current employees live on the lake and have had time off work on several occasions in the past few years due to these flood events, hence the detrimental effect on my company again.

The current consensus is that we are in for a hotter planet and we all know that trees are vital to slow this warming, To clear a forest like is proposed will again have a detrimental effect on the future viability of my business as i plan to hand my well established successful local business' to my children I want them to keep this local family business' going.

I also have had and know of current local suppliers we use, who employ volunteer firefighters, To put a development of this size in what is well known as fire prone land will be putting these volunteers in grave danger as again the infrastructure is inadequate in the event of an emergency.

To try escape a fire in the area, Again experts tell me fire events are going to be more presents and frequent, (A fire will happen here i was present in 1994). There are only two exit points that will be ablaze in the event of a fire, not only are you putting these new residents at risk but the volunteer firefighters as well.

I ask you to consider the above arguments and realise that inappropriate developments with no bus routes and single lane roads, like this not only effect members of the community but also the business' that employ theses members in the community and the negative impacts, theses developments have on the future viability of theses business.

Submission Type

I am making a personal submission

Title

Dr

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, 2086, NSW

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Thank you for the opportunity to comment on the proposed 450 dwelling development of Patyegarang at Morgan Road,(PP-2022-3802) Belrose, currently on exhibition at the NSW Department of Planning and Environment website.

This submission provides in-part a level of support for several aspects of the proposal, however, does not support the proposal in-principle due to its scale and overall impact.

Elements of the proposal that are supported

The following aspects of the proposal are supported in-principle, as key elements of a residential neighbourhood that provide good social, cultural and public domain outcomes.

- The ambition for cultural centre that is appropriately located to ensure a strong connection to Country
- The intent for housing diversity through various building typologies
- The intent for high quality streetscape and well-integrated public domain, prioritising a pedestrian network, including access to bushland sites.

Non-support – an overview

This submission strongly opposes the size and resultant social and environmental impacts of the proposal (at this scale). The proposal sets a very poor planning and development precedent

for precinct-scale development of bushland sites for Sydney and the Northern Beaches.

Development limited to a 400m band of developable area parallel with Forestway is significantly more supportable (refer to diagram below NB attached). Noting this reduced footprint could include zones of increased height and density (nominally 3 to 4 storeys) as part of a diverse mix of building typologies – e.g. building heights consistent with the existing building heights of the adjacent Uniting aged care facility on Forest way.

This approach would have the following benefits in comparison to the proposal:

- the entirety of the development would be walkable (400m nominally) to public transport at Forestway
- better distribute the integration with the existing street network and neighbourhood, rather than over reliance on Morgan Rd
- reduced the bushfire risk through less perimeter for bush fire attack
- reduced reliance on Morgan Road as an evacuation route in a bushfire event
- reduced perimeter of Asset Protection Zones – offering greater retention of existing bushland and mature tree canopy
- improved outcomes for bio diversity – by not separating the site out into isolated areas of bushland – e.g. the central island of retained bushland
- increasing the width of existing retained bushland at the creek/riparian corridors to support bio diversity

image.png

Planning - general

The proposed scale is effectively a new suburb 'tacked-on' to an existing urban-fringe suburb (Belrose), that is at (or under) capacity in terms of infrastructure, access to services and public transport. It is assumed that strategic planning and infrastructure decisions made at the formation of (and given effect under) the Warringah LEP have not anticipated development of this scale. The proposal places excessive pressure on existing infrastructure of the surrounding suburbs without the benefit of integrated strategic planning. This ad-hoc approach to growing the northern beaches is not a supportable approach to sustainable city-making.

Transport and walkability

Expanding the population through land-use & transport planning predicated on car-reliance is a poor outcome; that ignores the hard lessons and impacts of urban sprawl (social and environmental) of the 20th century. In this regard the proposal (in its entirety) is an extremely poor precedent for the northern beaches.

Access to the existing bus network is essential and not attainable for the majority of the proposal under recognised metrics for walkability to public transport (400m). For example the eastern portion of the site, steep incline walking journeys along the proposed road network are as follows:

- 1.4 km (nominally) to the existing bus stop on Forestway
- 2.1 km (nominally) to Belrose Public School
- 3.5 km (nominally) to Glenrose Shops

Recent NSW Government transport decisions and long standing issues with the existing road network compound these concerns on car-reliance – these include:

- withdrawal from the Northern Beaches link as key connector to the Eastern City and North Sydney
- reliance on Morgan Rd/Oxford falls Rd (east-bound) as a key local arterial road, specifically:
 - o routine flooding of the causeway at Oxford Falls Rd

o the problematic and dangerous nature of right hand turns at the intersection of Oxford Falls Rd and Wakehurst Parkway (notwithstanding any improvements that may or may not occur as part of the Wakehurst Parkway flood mitigation upgrade).

Impact on bushland setting and urban design outcomes.

The urban design framework and the draft DCP as exhibited are in key parts misleading in terms of their communication or do not go far enough to sufficiently explain the potential impacts of the proposal. This approach does not serve the general public well in terms the exhibition process - for example the following are not provided or are not easily found:

- an overall plan showing all lots sizes and indicative building envelopes - to show the overall size, scale and impact of the development.
- Overlaying the structure plan with the asset protection zones (APZ) to see what is not retained bushland
- Outlaying the full extent of tree removal for APZ and civil works
- Provide sections through the proposal that show the extent of civil works (final ground levels versus existing ground levels).

The framework and DCP are misleading in the aspirations for a strong contextual response that draws on existing bushland. The net effect of this approach is the proposal appears or 'reads' as being of predominantly bushland character when it is more generic suburban development in character. For example the APZ will be a managed 'green' space with mature trees removed - It is assumed significant trees and tree canopy will be removed to make a functional APZ.

The following concerns are raised:

- the impact of civil works in steep terrain (for individual lots and the road network) in combination with bushfire and APZ requirements will leave this development devoid of existing mature trees and with limited capacity for a significant quantum of new trees.
- The development will not be characterised by bushland with the exception of limited to isolated pockets of retained vegetation, and the distribution of the rock outcrops.

For a project of this complexity on such a sensitive and rare bushland site, the proposal should be accompanied by a developed reference scheme to show the necessary detail and impact on the bushland setting - without this body of work the following are at play:

- The ambition outlined in the documents is aspirational at best, with the proposal more likely to result in a generic suburban response then a carefully considered and sensitive outcome.
- the community is not privileged with a suite of information that indicates the full extent of the impacts from the development, therefore submissions from the general public are limited in their capacity to respond. This calls into question are the documents adequate for exhibition?

Precedent

The proponent has a poor record of other developments on the northern beaches on similar steep bushland sites (for example the Engravings Trail development at Bantry Bay). These developments have not engendered confidence in the community of good design and development outcomes.

Thank you for the opportunity to comment on the proposed 450 dwelling development of Patyegarang at Morgan Road,(PP-2022-3802) Belrose, currently on exhibition at the NSW Department of Planning and Environment website.

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Precedent

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Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

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

BAYVIEW

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am totally opposed to this development .

We need to preserve the remaining Bushy areas that remain.

I am opposed to any increase in housing density and the "urban sprawl "

Historically I nearly lost my life fighting bushfires in this area but I do not want this area built on, I believe that is recognised Aboriginal sacred land

Submission Type

I am making a personal submission

Title

Mr

First Name

Joseph

Family name

Halwagy

☐

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

joseph.halwagy@outlook.com

Suburb/ Town

Killarney Vale

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to the Patyegarang Planning Proposal PP-2022-3802. It is environmentally reckless and goes against good planning principles. It would see the destruction of large swathes of bushland and place many homes and people in an area with high bushfire risk and limited infrastructure. Clearing high value bushland for low density housing is outdated, unstrategic and risky.

More greenfield low-density housing, in areas without pre-existing infrastructure is not what our State, city or electorate needs. The Northern Beaches Council has a comprehensive plan for more homes, including a higher proportion of affordable homes in strategic locations – this is what the community wants, and this is the most sustainable, and fair way to tackle our housing crisis.

Submission Type

I am making a personal submission

Title

Ms

First Name

Anna

Family name

Learmonth

☐

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

chrisanna@optusnet.com.au

Suburb/ Town

Terrey Hills

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

What an absolute ecological disaster this development would be if it were to go ahead!

How can those in charge not see that this area of pristine bushland must be maintained at every cost for future generations and our unique native wildlife which is already under pressure and stress to survive.

The bushfire implications to any potential development would normally be enough to void any application due to the high risk and as the mother of a volunteer RFS I am appalled that this high risk zone is being seriously contemplated.

There are areas of significant cultural heritage which must also be preserved and I just don't understand how all these important factors can simply be overlooked

Submission Type

I am making a personal submission

Title

Ms

First Name

Joanna

Family name

Mawson-Lee

☐

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

jo_mawsonlee@yahoo.com

Suburb/ Town

Dee Why

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I strongly object and oppose the rezoning and development of land identified in the above planning proposal (formerly known as Lizard Rock) on Morgan Road, Belrose for two reasons:

1. the difficulties in safely evacuating people with disabilities or people who are frail and elderly in the event of a building fire or a bush-fire, and
2. the need to protect the habitat of the Glossy Black Cockatoo (listed as vulnerable at both state and federal levels) from destruction.

These two reasons are deeply personal for me: I was a carer for my husband who had motor neurone disease for over 8 years and so understand the difficulties in evacuating people with disabilities safely in the event of a fire; and black cockatoos are very special to me because they formed part of my grief journey after he passed away in June 2018.

Please find attached my submission as attached.

Kind regards

Joanna Mawson-Lee

Submission - Patyegarang Planning Proposal – PP-2022-3802
Fire Evacuations for People with Disabilities and Protection of Black Cockatoos

I strongly object and oppose the rezoning and development of land identified in the above planning proposal (formerly known as Lizard Rock) on Morgan Road, Belrose for two reasons:

1. the difficulties in safely evacuating people with disabilities or people who are frail and elderly in the event of a building fire or a bush-fire, and
2. the need to protect the habitat of the Glossy Black Cockatoo (listed as vulnerable at both state and federal levels) from destruction.

These two reasons are deeply personal for me: I was a carer for my husband who had motor neurone disease for over 8 years and so understand the difficulties in evacuating people with disabilities safely in the event of a fire; and black cockatoos are very special to me because they formed part of my grief journey after he passed away in June 2018.

Safe Evacuation of People with Disabilities in the Event of a Fire

I have lived on the Northern Beaches for over ten years. I remarried in my early forties and moved here to be with my husband, Michael Lee in 2012. He passed away from Motor Neurone Disease in June 2018 after 11 years successfully living with profound paralysis. Ours was a special love story, as we met and dated when he already had motor neurone disease and against all odds, went onto share 8 incredible years together. When we married finding affordable, accessible housing was almost impossible. We were on the verge of homelessness twice during Michael's remaining years.

But both times we were lucky enough to find wheelchair accessible, affordable housing first in Freshwater (with a not-for-profit organisation called Sorento) and later in our own cottage in Brookvale (government housing).

As someone with lived experience of caring for someone with complex care needs in both a community setting and in our own home, the Patyegarang development of housing in a high-risk bushfire area on a steep hill, with only one exit road and a proposed alternative exit route that does not even exist (reliant on the Northern Beaches Council to build) deeply concerns me. I think it would be dangerous for frail and vulnerable residents in the event of a bush-fire or building fire.

For four years, my husband and I lived in a large converted hospital with other younger adults with disabilities in Freshwater, where we had our own apartment and there were on site care workers. There were many discussions with management, about what to do in the event of a fire within the building itself. We were told that my husband would not be evacuated, as he was too frail to get out of bed quickly. He required hoists, his electric wheelchair (it was not possible for him to sit in an ordinary wheelchair or chair) and he used a Bi-Pap machine to breathe for 18hrs each day. He was also non-verbal and reliant on an eye gaze computer to communicate.

The brutal reality, was that we were told that we would have to wait for the fire and rescue service to arrive. There were approximately 20 people living in the building (including ourselves), most of

whom needed two care workers to be hoisted out of a bed into electric wheelchairs. During the night there was only one care worker on-site. I often had to go to the aid of other residents who needed help, as well as help my own husband. Knowing that the “evacuation plans” were basically “shelter in place”, my husband had a morbid fear of fire.

The Patyegarang proposal states that they will allocate 10-15% of housing to affordable housing but if this housing is offered to people with disabilities, or older residents who are frail and no longer drive, then a bush fire evacuation, and indeed finding alternative refuge accommodation whilst the bushfire occurs, would be disastrous and deeply distressing for all involved. They might find themselves in a similar situation to us, being told that in the event of a fire, they will have to wait for the fire and rescue teams to arrive and just hope that they get to you in time (whilst they are also helping everyone else, trying to put the fire out and keep it from spreading).

As someone with lived experience of how desperately hard it is to find wheelchair accommodation, I am passionate about the importance of affordable wheelchair accessible housing for those who need it. The very last place that it should be however, is in the middle of a bush fire hazard zone, isolated and removed from the rest of the Northern Beaches Community.

Protecting the Habitat of the Glossy Black Cockatoo

Glossy Black Cockatoos are found at the Patyegarang site (Lizard Rock). These magnificent native birds were recently listed as “vulnerable” status at both the State and Federal level. They feed solely on casuarina trees which make them vulnerable to land clearance as they are less adaptable than the yellow-tailed black cockatoo which has also been seen in nesting sites at Lizard Rock.

A pair of Glossy black cockatoos will only produce one egg every two years, so their breeding cycle also puts them at risk from threats, added to their dependence on hollow eucalyptus trees to nest in, which can mistakenly be cleared by landowners. All species of Black Cockatoos nest in the hollows of old Eucalyptus trees which take over a hundred years to form.

Glossy Blacks are smaller than other black cockatoos found around Australia, for example, the Carnaby Black Cockatoo in WA or the Red-Tailed Black Cockatoo which can be found throughout Australia, with one sub-species found in QLD and Northern NSW. Yellow tailed black cockatoos are the only one of the five species of black cockatoos that are not listed as endangered or vulnerable but even their numbers are listed as declining.

Studies in Western Australia have found that Black Cockatoos use areas of natural bushland to roost in and move from one area to another. Any decrease in natural habitat threatens their ability to roost, breed and travel easily to find food, water and shelter. In WA there are fierce efforts to protect the remaining birds, as seen by Jane Hammond’s film [‘Black Cockatoos in Crisis’](#), which I recently organised a screening of in Dee Why to raise awareness of the black cockatoos plight at Lizard Rock, who will face similar threats from loss of habitat if the Patyegarang development goes ahead. The screening was supported by many in the local community and acknowledged by Michael Regan, Independent MP for Wakehurst in a recent [Community Recognition Statement](#) at Parliament of New South Wales.

In New South Wales, conservation efforts are also ramping up to protect the Glossy Black Cockatoo. The biggest impact on these birds is land clearance, which leads to destruction of both their source of food, water and nesting sites. Quotes from the following two articles by the ABC show two examples of conservation occurring in NSW.

Fire Evacuations for People with Disabilities and Protection of Black Cockatoos

"Once numbering in the tens of thousands, fewer than 8,000 [Glossy Black Cockatoos] remain in the wild across the country, according to BirdLife Australia.

Central NSW woodland bird coordinator Jayden Gunn said the species' declining population had increased overseas demand for illegally trafficked birds for the pet market.

That is despite it being illegal to capture and own glossy black-cockatoos in Australia. The birds' numbers are in decline because its natural habitat is disappearing."

<https://www.abc.net.au/news/rural/2023-04-20/fight-to-save-endangered-glossy-black-cockatoo/102236952> 20th April 2023

"Due to the impact of the 2019-20 mega fires, it [Glossy Black Cockatoo] has recently also been added as a threatened species under the Federal Environmental Protection and Biodiversity Conservation Act."

Mick Callan, Ornithologist and Principal Ecologist from Habitat Innovation & Management

<https://www.ils.nsw.gov.au/regions/central-tablelands/latest-news/ct-news/2023/bringing-back-the-glossy-black-cockatoo> 16th January 2023

Any species that is forced to move from its natural habitat then has to compete for nesting sites and feeding grounds with other native birds and animals. With bushland decreasing around New South Wales it should not be assumed that animals and birds that are displaced will survive and find new feeding grounds and nesting sites. Competition over dwindling bushland usually results in death or loss of breeding opportunities for the birds or animals that are displaced.

On a more personal note, after my husband died, Black Cockatoos were a big part of my grief journey. It began when I made a new friend at a grief group who was reeling from the death of his wife from cancer. He often told the story about how their house on Powder Works Road in Elanora Heights was surrounded by Black Cockatoos the week before she passed away, and then incredibly, on the day that she died, they all flew away.

To see a flock of black cockatoos is a rare and special thing, something which takes your breath away and the Aboriginal people consider them messengers, sacred birds. There is something mystical about them, that reminds us of our connection to the land and our own smallness.

Before my husband passed away, I had only seen black cockatoos only once before in my 20 years in Sydney. It would be another fifteen years or more before I saw them again. Clearly in my own life, they are connected with times of great change.

Two years after my husband died, I was walking through the dunes at South Curl Curl when two magnificent yellow tailed black cockatoos suddenly swooped down in front of me, at chest height, almost knocking me over. I was astounded to see them so close to the beach. The very next day, I had a bad accident that left me in severe pain for months.

I have often felt that they were warning me that day and I joke to friends that if black cockatoos ever nearly knock you over, make sure that the very next day, you stay inside. In the following years, I have been lucky enough to see them again and always at a special time.

Michael Regan MP and Dr Sophie Scamps MP both saw black cockatoos flying overhead one morning when they were viewing the bushland at Patyegarang. It encouraged them to support the screening of Jane Hammond's movie, *Black Cockatoos in Crisis*, as mentioned earlier.

I believe these special, majestic birds, which seem to remind us of something 'other' than ourselves need to be protected, otherwise like the loss of my husband's special presence in my life, there will be an irreplaceable loss amongst the native species of Australia, that no other species will ever be able to fill. If the development at Patyegarang goes ahead and these special birds are forced to find alternative breeding sites, that magical moment when you see a black cockatoo will become an even rarer experience for our children.

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

deniseconway@live.com.au

Suburb/ Town

Avalon

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am strongly against the above proposal named The Patyegarang development formerly known as Lizard Rock.

Many reasons I have listed below:-

Loss of habitat for flora and fauna.

Bushfire risk.

Traffic congestion and urban sprawl.

Preserving biodiversity for future generations.

Impacts on the Narrabeen Lagoon Catchment.

Loss of Sydney's green lungs.

Trigger more local development.

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

North Narrabeen

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Please no.
Save the bush.
Think smarter.
Always was.
Always will be.

Submission Type

I am making a personal submission

Title

Mr

First Name

Luke

Family name

Garrard

☐

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

lukeg11@hotmail.com

Suburb/ Town

ELANORA HEIGHTS

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

The first reason is the biodiversity value of the site. The Lizard Rock site adjoins the Garigal National Park and Narrabeen Lagoon State Park, and forms part of a wildlife corridor across private and public land. It provides habitat for iconic species of Australian wildlife—from powerful owls and red-crowned toadlets to spotted-tailed quolls and bandicoots. It is home to black cockatoos. Australia has committed to reversing biodiversity loss and conserving 30 per cent of Australia's land areas by 2030. How can we achieve those goals if we continue to clear bushland at this scale as though it were worthless? The second reason is the bushfire risk of developing the site. Surrounded by bushland and with constrained evacuation routes, the Northern Beaches Council states, "In its current form, the proposed development presents an unacceptable and, in some cases, a catastrophic risk to future residents." Have we learnt nothing from the 2019 bushfires and the subsequent inquiry and royal commission? We must stop building homes where we know lives will be exposed to danger.

Submission Type

I am making a personal submission

Title

Mr

First Name

Daniel

Family name

Johnson

☐

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

danieljohnson@live.com.au

Suburb/ Town

Manly Vale

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Subject: Urgent Call to Action: Stop Rezoning at Lizard Rock (PP-2022-3802)

To whom it may concern;

Can I please convey the profound alarm and unanimous objection of the Northern Beaches community, echoed by our local council and Aboriginal elders, against the rezoning proposal at Patyegarang, Morgan Road, Belrose — "Lizard Rock."

The ramifications of this proposal will be irrevocable, and I urge you to stop this proposal from going ahead.

Kind regards,

Daniel Johnson
Manly Vale

Submission Type

I am making a personal submission

Title

Miss

First Name

Melanie

Family name

Williams

☐

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

melagirl145@gmail.com

Suburb/ Town

2251

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Time for land councils and government to the destruction of such sacred ground for profit,not acceptable.

Submission Type

I am making a personal submission

Title

Mr

First Name

Steven

Family name

Novosel

☐

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

steve.novosel@icloud.com

Suburb/ Town

Oxford Falls

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Sir/Madam

I am a local resident living on Oxford Falls Road West, Oxford Falls and am directly impacted by the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I am strongly against this proposal going forward and also 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.

We have been in the area since 2000 with our horses agisting in a local padock. When an opportunity came up to acquire a parcel of land and build our forever home we jumped at the chance. To make sure that we balanced our development between our needs and those of the existing flora and fauna we were required to undertake the following assessments (At great personal cost, unbudgeted):

- Biodiversity Management Plan
- Flora and Fauna Assessment
- Bushfire Risk Assessment
- Geotechnical Site Investigation
- On-Site Wastewater Management Report
- Waterways Impact Statement
- Aboriginal Archaeological Due Diligence Assessment
- Arboricultural Assessment
- Landscape Plans

- Waste Management Plan

We have also been awaiting the outcome of the LEP standardisation process that has been ongoing since well before we acquired our property. This is to ensure that future development meets the needs of our environment.

We developed the right way, and our proposal was approved by Council as it merged our needs with that of the local flora and fauna.

The same cannot be said for the proposal for Lizard Rock.

This proposal must be refused for the following reasons:

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

- As a local resident we experience a diverse range of flora and fauna on a daily basis and are constantly reminded of how special their habitat is and how it should be preserved as much as possible.
- 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.
- Our own land also forms part of this wildlife corridor, and the local wildlife use this on a regular basis.

Impacts on the Narrabeen Lagoon Catchment

- 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.
- In peak periods of rain we can already see the impact of erosion and development has on the strong currents of Oxford Falls Creek. I can only see this getting worse with the development.

Loss of Sydney's Green lungs

- 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.
- There is definitely a difference in air quality in the Oxford Falls Valley, as well as temperature drops experienced of an evening when descending down morgan road. This is in contrast to the concrete jungle that is further up the road.

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 development would have a negative impact on our ability to get ourselves and our livestock to safety quickly in the event of a Bushfire Emergency.
- This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.

Traffic and urban sprawl

- The 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.
- We undertake this daily with having to drop off and pick up our children, park and ride to and from work at the nearest bus stops, either at Forest Way or the Northern Beaches Hospital. I could only imagine how this will impact the traffic flow on our local road.
- This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road. We already experience this on a daily basis, with wait times to enter the main throughfares taking up to twenty minutes at an intersection. This was even worse during the roadworks and associated construction that was undertaken as part of the Northern Beaches Hospital precinct development.

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,

Steve Novosel

Submission Type

I am making a personal submission

Title

Mrs

First Name

Melinda

Family name

Novosel

☐

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

melindanovosel@bigpond.com

Suburb/ Town

Oxford Falls

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Sir/Madam

I am a local resident living on Oxford Falls Road West, Oxford Falls and am directly impacted by the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I am strongly against this proposal going forward and also 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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private land.

Thank you for your consideration.

Sincerely,

Melinda Novosel

Submission Type

I am making a personal submission

Title

Mr

First Name

Tony

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

chopper33@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against the current proposal for clearing the area for housing. I therefore propose the following -

Proposal for Gai-Mariagal Narrabeen Lakes Catchment Cultural National Park

Introduction

The Narrabeen Lakes catchment is a site of extraordinary beauty and sacred importance, cherished by the Gai-Mariagal people. We propose a bold vision: the establishment of the Gai-Mariagal Narrabeen Lakes Catchment Cultural National Park. This plan focuses on preserving cultural heritage, natural landscapes, and supporting sustainable economic growth, rather than pursuing residential development which lacks community support.

Economic Development and Cultural Revival

This park will be a beacon of cultural and eco-tourism, showcasing Gai-Mariagal traditions and indigenous produce. A cultural centre by the lakeside will host a wealth of educational and cultural activities, enriched by advanced technological presentations.

Sustainable Land Use and Wildlife Conservation

We will implement sustainable land management practices that honour both conservation and fire prevention. A dedicated effort to reintroduce and support native fauna will enrich the ecosystem, paving the way for controlled traditional hunting practices upon reaching sustainable population levels.

Cultural and Educational Enhancements

The park will feature educational pathways marked by significant cultural installations, aligning with celestial events and narratives. A partnership with the Metro Land Council will ensure management of the park reflects cultural values and traditions.

Technological Integration for Cultural Storytelling

Innovative lighting and sound will breathe life into the sacred sites, enhancing the visitor experience with stories of the Gai-Mariagal people. Interactive technologies will bridge the past with the present, safeguarding oral traditions for future generations.

Conservation of Sacred Trees

Key trees, acknowledged for their sacred stature, will be integrated into the park's plan, with interactive digital storytelling and cultural ceremonies to foster a living heritage.

Bonfire Ceremonies for Cultural Revitalization

Bonfire ceremonies will facilitate cultural revival, combining ancient stories with environmentally responsible practices. Augmented reality and totemic art displays will enrich these events, with local artisans and musicians adding to the vibrant atmosphere.

Memorial Installations for Commemoration and Education

We advocate for the installation of memorials that educate on the Gai-Mariagal history, ensuring that the stories of the past are not forgotten but are integrated sensitively and authentically within the park.

Accessible and Environmentally-Friendly Walking Paths

The design of the park will include eco-friendly walking paths, providing safe and inclusive access, while minimizing ecological disruption through phased construction timing.

Revitalization of Historical Carvings

Preservation and revitalization efforts for historical carvings will be prioritized, offering educational enrichment that combines colonial records with local Aboriginal insights.

Indigenous Sports Development Centre

An Indigenous Sports Development Centre will celebrate traditional sporting disciplines, supported by research and community programs.

Eco-Friendly Cave Accommodations

The park will include minimal-impact accommodations, allowing visitors to immerse themselves in the cultural landscape while maintaining environmental consciousness.

Songlines Research and Creation

The recreation of songlines, underpinned by cultural research, will support the preservation of oral traditions and community involvement.

Comprehensive Environmental and Cultural Management

From weed eradication and native plant restoration to waterway rehabilitation and fauna reintroduction programs, we will employ a holistic approach to environmental stewardship that also encompasses cultural engagement and education.

Local Economic and Cultural Initiatives

Our proposal fosters local economies through native nurseries, community gardens, and cultural products, ensuring that the economic benefits are felt directly by the community.

Conclusion

The Gai-Mariagal Narrabeen Lakes Catchment Cultural National Park is a vision that marries environmental stewardship with cultural preservation and sustainable economic development. We stand for a future that honours our heritage and empowers our community, steering away from residential development towards a legacy that future generations will thank us for preserving.

Submission Type

I am making a personal submission

Title

Mr

First Name

Tony

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

chopper33@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

Yes

☒

I agree to the Privacy statement

submission

I am against the proposal due to the destruction of scared bushland - I therefore propose the following instead of the current plan.

Proposal for Gai-Mariagal Narrabeen Lakes Catchment Cultural National Park

Introduction

The Narrabeen Lakes catchment is a site of extraordinary beauty and sacred importance, cherished by the Gai-Mariagal people. We propose a bold vision: the establishment of the Gai-Mariagal Narrabeen Lakes Catchment Cultural National Park. This plan focuses on preserving cultural heritage, natural landscapes, and supporting sustainable economic growth, rather than pursuing residential development which lacks community support.

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Conclusion

The Gai-Mariagal Narrabeen Lakes Catchment Cultural National Park is a vision that marries environmental stewardship with cultural preservation and sustainable economic development. We stand for a future that honors our heritage and empowers our community, steering away from residential development towards a legacy that future generations will thank us for preserving.

Submission Type

I am making a personal submission

Title

Ms

First Name

Samantha

Family name

Watson-Wight

☐

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

swightx2@icloud.com

Suburb/ Town

Beacon Hill

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

RE: Patyegarang Planning Proposal by the Metropolitan Local Aboriginal Land Council (Metro LALC)

I'm a lifelong resident of Beacon Hill on the Northern Beaches.

I greatly oppose the residential and cultural centre development plans in the Patyegarang Planning Proposal by the Metropolitan Local Aboriginal Land Council (Metro LALC), near Morgan Road, Belrose.

I agree with the Northern Beaches Council's decision to scrap the proposal due to "the extreme risks and impacts it presents" to the environment. This includes bushfire risks, and loss of habitats and biodiversity which will have direct impact on many native, threatened or at-risk fauna and flora species. The revised plan neglected to address any of these issues.
<https://www.northernbeaches.nsw.gov.au/council/news/council-doubles-down-scrapping-proposed-lizard-rock-development>](<https://www.northernbeaches.nsw.gov.au/council/news/council-doubles-down-scrapping-proposed-lizard-rock-development>

Concern for these issues is also echoed by Northern Beaches Envirolink organisation, adding the impacts on stormwater flowing through the Narrabeen Lake catchment area, and loss of mature trees impacting climate change responses. I also support the Envirolink recommendations to find alternative means to meet obligations for the landholders.
<https://www.envirolink.net.au/bushlandguardians>](<https://www.envirolink.net.au/bushlandguardians>)

Please see my letter as a strong objection to anything proposed in the Metro LALC's plan referred to above.

30/08/2024, 14:11

Online Public Submission SUB-6473

Kind regards,
Samantha Wight

Submission Type

I am making a personal submission

Title

Mrs

First Name

Lorraine

Family name

van Schie

☐

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

hnlvanschie@gmail.com

Suburb/ Town

Manly Vale

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I think the idea of making 450 dwellings at Lizard rock is ridiculous. I have lived in this area for over 60 yrs.

There is no proper infrastructure in that area. No public transport. At one end of Morgan road you have traffic lights. The other end is a flood prone road and also dangerous to get onto the Wakehurst parkway.

Every household will need at least two cars and no one can walk to any shops. If it were located somewhere on Forest Way or Mona vale road then at least you could walk to the Belrose Super Centre or catch a bus somewhere as the main roads are close by. Please choose another more suitable area if this has to go ahead.

Submission Type

I am making a personal submission

Title

Miss

First Name

Sophie

Family name

Lewis

☐

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

lidsogie@gmail.com

Suburb/ Town

Nonoe

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, Nettle 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

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

Killarney Heights

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to the proposal for the following reasons:

- Any proposal should be subject to the same laws and planning consents as any similar proposal, including bushfire, safety, building standards, etc
- The area represents important bushland reserve for animals and fauna and preservation of the landscape
- The proposal is been developed in isolation from the wider Northern Beaches strategic planning, including maintaining areas of green and recreation

Submission Type

I am making a personal submission

Title

Dr

First Name

Anthony

Family name

Harris

☐

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

anthony.harris@sydney.edu.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I wish to oppose the proposed Patyegarang (Lizard Rock) development. This area was thought worthy of inclusion into Garigal National Park (Hansard 1992 speech by Terry Metherell) and was mooted by a past MLALC as part of the Gai-mariagal Aboriginal Owned Park. Nothing has changed in the environmental, cultural and community value of this site.

The site is large but because of the rugged nature of the site, little activity has occurred in it other than small scale kaolin mining. No farming or land clearing has occurred. This means that the land remains high quality bushland. This aspect of the land has been misleadingly simplified in the report attached to the development proposal (the BDAR report). If this area is examined on the State Vegetation Type Map as published by the NSW Department of the Environment a much richer and more diverse picture is seen with 10 vegetation types being recorded as against only 3 in the BDAR report. This includes the rare and threatened Coastal Upland Swamp Endangered Ecological Community. This combined with the limited period of time over which the BDAR report was surveyed means that it systematically underestimates the range and rarity of the flora and fauna in the area. A large number of threatened species have been found in or around this site.

An important issue for all residents in this area is the risk of bushfire. The general area has been subjected to regular large scale bushfires that have led to the loss of houses as recently as 1994. This specific site is part of the area that burnt. Fire risk modelling by Finity Consulting sees the whole of the Northern Beaches' risk rising significantly over the next 25 years. And this is one of the highest risk areas locally already rated as in the most dangerous category of fire prone land (see RFS interactive map of area). This creates significant challenges. Getting out of the area in an emergency would be difficult. Driving down away from Forestway leads into bush fringed roads which would be very dangerous in a fire. However, getting out of Morgan rd onto Forest way with the fire likely coming down from the northwest would be very difficult and slow. Insurance costs for housing are very likely to be impacted by fire modelling by agencies like Finity Consulting. All this area is high risk now, it will only become more problematic with further climate change.

We do not need the development to meet the housing targets set by successive state governments. The development goes against all planning that has been conducted for the area. The

proposal is inconsistent with the Greater Sydney Region Plan, North District Plan, Northern Beaches Local Strategic Planning Statement – Towards 2040, and Northern Beaches Local Housing Strategy. It is opposed by the Northern Beaches Council and has led to the tabling of a petition with over 12000 signatures. There is widespread local opposition from a community that appreciates the bush.

Finally, services are rudimentary. This will be a car-based community. Public transport requires walking up a steep hill to Forestway – this hill sees mountain bikers get off their bikes and walk. There are no local shops within walking distance, schools similarly all require a car and driving. All amenities such as sewerage, water, power, roads will require building. The large level of construction on the site will lead to high levels of run off and damage to the Narrabeen catchment below and increase the risk of flooding for that community. This land is set at high conservation level just short of national park in the latest proposed LEP. National park is its true value, it shouldn't be developed.

Submission Type

I am making a personal submission

Title

Ms

First Name

Edwina

Family name

Laginestra

☐

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

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Suburb/ Town

Freshwater

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am a local resident, environmental scientist and wildlife rescuer/carer on the Northern Beaches and I am opposed to the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, previously referred to as "Lizard Rock" (PP-2022-3802).

As repeatedly pointed out, this proposal has significant planning, environmental and hazard issues including bushfire safety and evacuation risk, enormous loss of high value habitat for wildlife, and is inconsistent with Council's Conservation Zones review, as well as inconsistent with global requirements to manage anthropogenic climate change and reduce wildlife extinctions. The decision to go to Gateway determination has been made without discussion with the relevant authorities on serious issues of bushfire risk, wildlife extinctions and changing conditions due to Climate Change, as well as using inconsistent or incorrect information.

This proposal should be refused on a number of issues including loss of biodiversity, loss of tree canopy, death of species, bushfire risk, damage to waterways and soils, visual pollution, assessment deferral instead of acknowledging risks and moving to better sites, and infrastructure upgrades that will further damage undisturbed bushland.

I have attached further explanation in the attached file but in summary the Strategic Assessment fails to adequately address human safety in case of bushfire (as it must acquire land to meet minimal standards), it fails to protect the fauna living in this area, it fails to protect the tree canopy, it fails to protect water assets and soil erosion. It uses "offsets" which we know do not protect wildlife and have been increasing biodiversity loss as developers use it as a first option, instead of only a last resort (NSW Audit Office 2022).

When all scientists are in agreement that we need to preserve our remaining greenspace, to stop extinctions of native animals, to protect our water and soils this proposal has total disregard for our stewardship of land, for both other species and future generations. There is no "care for country" at all in this proposal, nor any steps to manage for the growing issue of anthropogenic climate change and the natural disasters that are likely to increase or the extinction crisis for wildlife.

Opposed to development at Lizard Rock (Patyegarang Planning Proposal)

I am a local resident, environmental scientist and wildlife rescuer/carer on the Northern Beaches and I am opposed to the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, previously referred to as "Lizard Rock" (PP-2022-3802).

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A lot of information is missing, incorrect and/or inconsistent

It does not declare in the Overview that the NSW Planning Department worked with MLALC on the proposal, as links to developers need to be declared.

The objectives state the site comprises "disturbed bushland", this is not supported by any documentation and all Flora and Fauna studies state the site is relatively intact native vegetation used by a vast number of native species.

There is no inclusion of "care for country" which is included in many Government documents (including the National Environment Reports) and noted as an obligation and an honour, to ensure the health of lands (Woodward & McTaggart 2019).

The mention of adequate transport is not based on any current reality – there is no public transport to this area, it will rely on infrastructure upgrades, and the roads need upgrade for increased population. Even emergency roads will need to be purchased from council. There are places where adequate infrastructure does actually exist.

Previous development of green fields and Aboriginal Land, including Madison Way and Bantry Bay Rd are in poor condition, poorly planned development that is not in keeping with the bushland should be reviewed as to Planning Panels decisions. Previous projects of "state significance" that by-pass normal planning processes need to be reviewed as to their protection of assets. These sites, and the site at Manly Vale Public School, show the damage to the integrity of the vegetation communities and damage to the water courses from siltation. These sites all suffer from increased weed growth and the remaining native vegetation suffering high insect attack and other diseases. This proposal, with massive tree removal for housing, for APZ and increased "edge-effect" will also adversely affect any remaining trees. There is no mention at all about effects on remaining vegetation.

There is no acknowledgement of climate change effects, on bushfire severity or on mitigative measures, which include keeping existing tree canopy and enhancing cover, as well as retaining old growth trees. This is a major gap and would normally have a proposal like this rejected.

Although objectives are clear, they have not been met by this proposal

Conserve and protect biodiversity: this is a massive fail. When all data is pointing to the need to preserve our greenspace, stop extinctions of our native wildlife, protect our soils and water, enhance our tree canopy, prepare for climate change this proposal goes in the opposite direction. The removal of trees, limited attempt to preserve the wildlife that uses this

important wildlife area and corridor between National Parks, no management of a changing climate and proposal of offsets as first option (even though the Audit Office states they are failing to protect our wildlife), this provides no stewardship for other species or future generations. The removal of habitat in three quarters of the site leads to both quick (removal of homes and food) and slow (reduced corridors for maintain genetic diversity) death of native species.

Support MLALC achieving economic self-determination: although this meets this need, so do other options with less damage. Where is the discussion of other options? And the inclusion of a “quantum of housing...that will meet housing needs”? This development is surplus to Northern Beaches plan to meet those needs. And the mention of “affordable housing” is non-binding and at the discretion of the MLALC.

Provide Community benefits: this land undeveloped provides community benefits, not just use of the bush as is for a variety of recreational and mental health purposes, but keeping the water clean, soil healthy and tree canopy meets our needs for future climate change. Tree canopy needs to be enhanced, not cleared. Bushland is essential for soil health and also for protecting catchments downstream. The provision of community benefits can also be met in other locations without damaging the environment. Old growth trees cannot be replaced.

Ensure land use is appropriate to managing and minimising environmental risks: this is a massive fail as the development is incompatible with conserving native species and should have stopped this proposal years ago. All scientists agree that we are facing a biodiversity crisis and climate change crisis, and the removal of 71 hectares of undisturbed bushland that is home to over 35 native fauna species goes against best management practice and exacerbates the risks we face.

Although the Planning Systems SEPP states it should align with economic self-determination, new housing supply and diversity, biodiversity conservation and informing review of Metropolitan Rural area, these could be met by development elsewhere in a more suitable area that will allow protection of this environmental asset and the economic self-determination and jobs can be provided with other sites. It fails drastically in fostering stronger relations between indigenous and non-indigenous peoples as we are fighting for different things, with local indigenous people and non-indigenous people fighting the MLALC to preserve the cultural heritage and biodiversity currently present at the site.

Specific Issues with the proposal

- **Loss of habitat (strategic assessment N16):** not only for species listed on threatened species lists but also our “common species” that are cryptic and we don’t know they are disappearing. According to Transport NSW, our swamp wallabies will disappear from the northern beaches within 30 years, just as koalas have disappeared due to poorly planned development. Lizard Rock is an important wildlife corridor between Garigal National Park, and Narrabeen Lagoon State Park, and connectivity is known to improve species health. As a rescuer I am noticing more species exposed due to ongoing tree and habitat removal and each year more animals have to come into care due to less habitat. Many species have already disappeared from areas in this locale. The loss of this area really is irreplaceable and cannot be offset (and as the NSW Audit Office has already pointed out, offsets are not saving our wildlife, only maintaining their habitat can do that). By saving less than 27% of the site for “offset” does not add up in any way.
- **Protecting our waterways (strategic assessment N15):** removal of vegetation increases siltation, and erosion in wet weather or windy events. Vegetation also provides filtration of waterways. This proposal will increase siltation, dry up Snake Creek and

hanging swamps (due to trees managing watertables), increase uncontrolled waterflow in storm events and adversely affect the Narrabeen lagoon. N15 is actually meant to improve degraded urban waterways. This proposal is degrading a natural waterway.

- **Visual assessment (strategic assessment N17):** this degrades an aesthetically pleasing view, when more countries are encouraging bush walking, forest bathing and other “connecting with nature” pursuits and talks about “minimising” visual impact by not building on ridges or above tree-line. That isn’t a high bar when removing old growth trees, and it is only “where possible”, meaning this also isn’t binding.
- **Development assessment deferral:** the proposal seems to realise there are inadequacies as it defers decisions for discussion with other agencies. These should be discussed prior to any gateway proposals. Bushfire risk, environmental offsets, climate change must be adequately reviewed and proposals stopped if there are risks to human life, species extinctions and biodiversity degradation. These are issues that require better management than we have had in the past. They cannot be undone. This proposal fails fire safety, species loss and future risks. This plan also needs to work with the broader strategic planning being done by local Council to manage housing needs, traffic, jobs and services in a holistic way, not as a special project to by-pass good planning for growing cities.
- **Significant bushfire risk:** this plan proposes building in a bushfire risk zone and the report actually states removal of trees would improve safety of current development. Yes removal of all trees will probably do that. The report does not mention likely changes to bushfire risk due to climate change and suggests building in the area that has less risk. This is wrong thinking: The wetter areas are better to leave as less likely to burn so to suggest removing the less risky bushland but leave bushland that has a higher chance of burning puts the new build in harms way. To build where we know bushfires are likely (and increased intensity and events due to climate change) is beyond belief. Evacuation is reliant on land purchases and changes to infrastructure, and water is already at capacity with no plans from Sydney Water to expand this. Safety measures of removing more trees for APZs does further damage to biodiversity.
- **Loss of trees means increasing heat of cities and decreased air quality:** trees provide a range of services from producing oxygen, reducing heat and air pollution, reducing erosion and runoff, protection from extreme events (like wind, tidal surges, landslides) as well as habitat and food for wildlife. Cost estimations for tree service range from \$10000 to over \$150000 (UNDP 2022). With the threat of climate change and rising energy problems, all mature trees provide invaluable service. Best practice is to leave mature trees to reduce costs to humans and draw down carbon.
- **Infrastructure:** this proposal will create problems with urban sprawl, as more houses are built away from urban centres where they have been planned. Residents are more reliant on cars, contributing towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road. It is surplus to the Council housing targets. The consultant reports also state extra infrastructure required (without stating who pays) and that emergency assets like water is near capacity now.

Summary

The Strategic Assessment fails to adequately address human safety in case of bushfire (as it must acquire land to meet minimal standards), it fails to protect the fauna living in this area, it fails to protect the tree canopy, it fails to protect water assets and soil erosion. It uses “offsets” which we know do not protect wildlife and have been increasing biodiversity loss as developers use it as a first option, instead of only a last resort (NSW Audit Office 2022).

When all scientists are in agreement that we need to preserve our remaining greenspace, to stop extinctions of native animals, to protect our water and soils this proposal has total disregard for our stewardship of land, for both other species and future generations. There is no "care for country" at all in this proposal, nor any steps to manage for the growing issue of anthropogenic climate change and the natural disasters that are likely to increase or the extinction crisis for wildlife.

Sincerely,

Edwina Laginestra

22 Wyndora Ave

Freshwater 2096

Submission Type

I am making a personal submission

Title

Miss

First Name

Sharon

Family name

Cottle

☐

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

lizardrock@jumpfrog.com.au

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 renown for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- Some of the sites are at significant risk of bushfire events. This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns

about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.

- Traffic and urban sprawl – this proposal will create problems with urban sprawl, as more houses are built away from urban centres, and so the residents will be reliant on cars, rather than being within a short walk or bus ride to places. This will contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.
- Broader Strategic planning implications - the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.
- Negative precedent in the deferred lands – The Northern Beaches Council is undertaking a strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an evidence based approach, the Council's draft plans are to zone private land in this area as Rural and C3 Environmental Management zoning. Approving the planning proposal would create an inappropriate precedent that other landowners in the MRA can also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank you for your consideration

Sincerely,
Name: Sharon Cottle
Signed: Sharon Cottle

Submission Type

I am making a personal submission

Title

Miss

First Name

Ruby

Family name

Reardon

☐

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

rubyreardon5@gmail.com

Suburb/ Town

STANWELL PARK

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

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Thank you for your consideration

Sincerely,

Name:

RUBY REARDON

Email:

RUBYREARDON5@GMAIL.COM

Submission Type

I am making a personal submission

Title

Ms

First Name

Peta

Family name

Fairlie

☐ 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

petafairlie@gmail.com

Suburb/ Town

Cromer

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

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Sincerely,

Peta Fairlie