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

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

30/08/2024, 14:25

Online Public Submission SUB-6482

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,

Peta Fairlie

I am making a personal submission

Title

Mrs

First Name

Vanessa

Family name

Wallace

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

wallace.vanessa@gmail.com

Suburb/ Town

Frenchs forest

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I severely oppose the development of the lands surrounding Lizard Rock at Oxford Falls NSW. This development would destroy the habitat of wildlife as well as kill many wild animals. The destruction of native bushland is horrific and unnecessary. Please do not allow this to occur.

I am making a personal submission

Title

Mrs

First Name

Faith

Family name

Laughton

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

flaughton@gmail.com

Suburb/ Town

Davidson

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No

I agree to the Privacy statement

submission

I am against this Patyegarang Planning Proposal as it consists of the destruction of bushland consisting of habitat for flora and fauna in the area. In addition, the threat of loss of life and residential property in the event of a bushfire is overwhelming. The existing roads would not cope with the increased cars belonging to this development, let alone the trucks transporting the materials during construction of the 450 dwellings.

I thought climate change was a priority of the government ; however, the clearing of almost 45 football fields of trees would definitely have a negative impact on the

Interests of combatting the carbon dioxide in the atmosphere.

Please reconsider this proposal and do not build on this sacred site.

I am making a personal submission

Title

Ms

First Name

Dominique

Family name

Williamson

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

domitone@tpg.com.au

Suburb/ Town

Forestville

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I am a resident in the electorate of Wakehurst & I strongly oppose the Patyegarang Planning Proposal PP-2022-3802 as it makes no sense to destroy bushland to pursue such low density urban sprawl.

The proposal would have irreversible negative effects on the environment by destroying critical flora & fauna habitat and thereby causing loss of biodiversity, increasing carbon impact and increasing bush fires risk.

It would also create greater road congestion & higher demands on limited infrastructure.

I totally reject this poor proposal; rather than destroying pristine bushland there should be responsible environmentally & urbanistically sound planning for the future.

I am making a personal submission

Title

Mrs

First Name

Suzy

Family name

Reed

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

suzy.johnsonreed@gmail.com

Suburb/ Town

North Narrabeen

I have made a reportable political donation

No

I agree to the Privacy statement

submission

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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

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

· Loss of Sydney's Green lungs as trees are 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

30/08/2024, 14:28

Online Public Submission SUB-6486

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,

Suzy Reed

suzy.johnsonreed@gmail.com

I am making a personal submission

Title

Mr

First Name

Trevor

Family name

Ockenden

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

trevor.ockenden@gmail.com

Suburb/ Town

Narara

I have made a reportable political donation

No

I agree to the Privacy statement

submission

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

This development will have a disastrous flow on effect, into the surrounding so-called 'areas for protection', the lagoon, the existing suburb, and the precedent it will set for further rezonings of Land Council land all over NSW.

This area is full of biodiversity. The use of biodiversity credits to offset killing wildlife and native flora (whether endangered or not) lacks foresight and is environmental vandalism at its worst. History will judge you harshly if you allow the destruction of one of the last stands of native bushland in the suburbs of the Northern Beaches under the false protection of Biodiversity Credits.

The cost of building in this unsuitable area will not allow for affordable housing, another false premise for this proposal.

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

To summarise, I oppose the project for the following reasons...

- * Loss of native habitat for all wildlife.
- * The use of Biodiversity credits to justify the loss of native habitats and wildlife. \cdot
- * Impacts on the Narrabeen Lagoon from stormwater from the development.

30/08/2024, 14:29

* Loss of Sydney's Green lungs – we need the trees to provide oxygen.
 * Traffic and urban sprawl – the traffic is already a nightmare to contend with.

Please consider this submission along with the native habitat and other amenities this precious bushland provides...as is.

Yours sincerely Trevor Ockenden Narara Ecovillage

I am making a personal submission

Title

Mr

First Name

Michael

Family name

Oprey

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

opreywang@gmail.com

Suburb/ Town

NORTH RYDE

I have made a reportable political donation

No

I agree to the Privacy statement

submission

While I do not live in the local area, i did grow up nearby and i am familiar with the area in which the proposed development is proposed to be build.

The project is a potential disastrous for the following reasons .

1 Access

The only access is thru either morgan road or Oxford falls road. Both roads are inadequate. Morgan road has a narrow bridge at one end of it that is load limited and Oxford falls road has a ford near the intersection of the wakehurst parkway that floods. Both are choke points. Neither road can take the increased traffic work without major work. Neither road can take large volumes of heavy traffic including fire trucks.

2. Fire trap

The development is next door to Garigal National park, which with its deep gullies and high ridges is a fire trap. This area has wild fires on average every ten years and with climate change, this will get worse.

3. Isolation

This area is semi rural and has no public infrastructure nearby . Everyone living in the new development wold be car dependant as no shops are within walking distance .

30/08/2024, 14:30

This would make this new development expensive to live in and makes it unsuitable for affordable housing

This area has remained undeveloped for the last 50 years dispise plans to develop it due to the reasons above, The land is isolated, hard to build on and is a fire trap. Nothing has changed and this proposal does not change any of the above.

Regards Michael Oprey

I am making a personal submission

Title

Mrs

First Name

Alicia

Family name

Miller

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

aliciaj_miller@yahoo.com

Suburb/ Town

Wheeler Heights

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:

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

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· Negative precedent in the deferred lands – The Northern Beaches Council is undertaking a strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an

30/08/2024, 14:30

Online Public Submission SUB-6490

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: Alicia Miller Signed: Email:Aliciaj_miller@yahoo.com

I am making a personal submission

Title

Ms

First Name



Family name



Name withheld

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

Email

Suburb/ Town

Terrey Hills

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I am against the development of the land at Patyegarang on Morgan rd Belrose because it will be a massive loss of habitat for native flora and fauna in an area where natural bush is diminishing as the encroachment of urban sprawl increases.

It simply destroys the character of Morgan rd, a road I use most days to drive to work. When Forest way is at a standstill, this is my only way to get to work on time and I APPRECIATE the view and natural beauty of the bushland along this road.

I also am part of the RFS- I Oppose the development based on bushfire risk. Thinking there might be so many dwellings in there during bushfire season and one road in and out poses a massive risk to evacuation and potential residents (particularly if elderly) surviving in the valley section there on Morgan road.

I oppose the increasing urban sprawl and that it may trigger even more local development on the northern beaches. What natural beauty will we have left? What spaces will not be occupied? Urban planning basics is that there needs to be a balance of natural and green corridors, public green spaces for community use and buildings. Potential Developing of this site removes yet more natural bush and fauna corridors which will mean a loss of biodiversity For future generations. I wholeheartedly object to this development application.

I am making a personal submission

Title

Mr

First Name



Family name



Name withheld

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

Email

Suburb/ Town

Hamilyn terrace

I have made a reportable political donation

No

I agree to the Privacy statement

submission

Extremely apose this development because of destruction of bush land

I am making a personal submission

Title

Ms

First Name

Lynda

Family name

Newnam

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

lyndanewnam@gmail.com

Suburb/ Town

Sydney

I have made a reportable political donation

No

I agree to the Privacy statement

submission

Objection attached For Publication

<u>OBJECTION</u> TO DA PP-2022-3802 LIZARD ROCK/Patyegarang for 450 dwellings, shops, cafes, cultural centre, Morgan Road Belrose Lynda Newnam 6th November 2023

We help design and create thriving communities, towns and cities for the people of the state. We work to ensure jobs, infrastructure and housing are delivered sustainably with environmental protection at front of mind.



Planning NSW Homepage – "we help design and create thriving communities..."



MP Pittwater: Rory Amon NSW Parliament 29th June 2023

Bounded by the Garigal National Park, Ku-ring-gai Chase National Park and the Narrabeen Lagoon State Park, Pittwater is especially vulnerable to bushfires. **Having borne witness to the horrors of the 2019-20 Black Summer bushfires on the front line as a volunteer firefighter, it would be an abrogation of my duty as a representative and volunteer to allow the proposal to be contemplated without reference to my lived experience of the risks of bushfire**. Having considered the bushfire expert reports prepared by the developer and by council, I am convinced that this development will put people, wildlife and property at catastrophic risk of death and destruction.

1994 Fires:



This was the only occasion in which a major city, Sydney, had been threatened with total isolation due to fire. At the peak of the fires only the Hume Highway to the southwest remained open. All other road and rail routes out of Sydney were closed.

Residents of the entire metropolitan area of Sydney had to contend with ash raining down on them, and the sky remained a blazing orange colour for days afterwards.

A lengthy Coronial inquest followed the fires, leading to the formation of the New South Wales Rural Fire Service. The Rural Fires Act 1997 was proclaimed on 1 September 1997. https://legislation.nsw.gov.au/view/whole/html/inforce/current/act-1997-065

PREVENTION

Prevention is the first statement in the Objects:

Objects of Act The objects of this Act are to provide —

- (a) **for the prevention**, mitigation and suppression of bush and other fires in local government areas (or parts of areas) and other parts of the State constituted as rural fire districts, and
- (b) for the co-ordination of bush fire fighting and bush fire prevention throughout the State, and
- (c) for the protection of persons from injury or death, and property from damage, arising from fires, and
- (c1) for the protection of infrastructure and environmental, economic, cultural, agricultural and community assets from damage arising from fires, and
- (d) for the protection of the environment by requiring certain activities referred to in paragraphs (a)–(c1) to be carried out having regard to the principles of ecologically sustainable development described in section 6 (2) of the *Protection of the Environment Administration Act 1991*.

At the recent NSW Parliament's Budget Estimates Emergency Services Portfolio Minister Dib's Session 2/11/23 – Simon Draper, CEO NSW Reconstruction Authority page 86:

https://www.parliament.nsw.gov.au/lcdocs/transcripts/3164/Transcript%20-%20PC8%20-%20Budget%20Estimates%20(Dib)%20-%2031%20October%202023%20-%20UNCORRECTED.pdf

For the most part, when it comes to bushfires, <u>that prevention relates to land use planning</u>, land management, hazard burning and building standards. They're our best tools. They are the things that have been put in place.

Planning Minister Scully in response to the Petition against this development delivered in Parliament by MP Wakehurst Michael Regan and debated 29th June 2023 <u>https://www.parliament.nsw.gov.au/Hansard/Pages/HansardResult.aspx#/docid/HANSARD-1323879322-132930/link/2286</u>

I note that any objections from the NSW Rural Fire Service would mean that the proposal will not progress

Conclusions of Proponent's Bushfire Consultants: 26/7/23 https://apps.planningportal.nsw.gov.au/prweb/PRRestService/DocMgmt/v1/PublicDocume nts/DATA-WORKATTACH-FILE%20PEC-DPE-EP-WORK%20PP-2022-3802!20230804T044204.100%20GMT

The SBFS concludes that infrastructure is suitable for the expansion of residential development in the area. <u>Demand on services is not considered to exceed the current</u> <u>provisions</u> and will, in the future, be improved by natural growth, in response to projected

increases in demand. In recognition of the bushfire risk posed to the site by the surrounding bushland, Travers bushfire & ecology propose the following combination of bushfire measures; • APZs in accordance with the acceptable solutions outlined within PBP 2019; • Provision of access in accordance with the performance requirements outlined in PBP 2019;
Water, electricity and gas supply in compliance with the acceptable solutions outlined in PBP 2019; • Future dwelling construction in compliance with the appropriate construction sections of AS3959-2018, and PBP 2019.

"Demand on services IS NOT CONSIDERED to exceed the current provisions..."

Does the consultant contribute to capacity? Does the proponent contribute to capacity?

VOLUNTEERS, communities of volunteers, local people who do not support this development are the people who VOLUNTEER and risk their lives to protect their community.

Will the proponent provide a special group of firefighters? Given they have a special SEPP is it unreasonable to ask?

It is the Emergency Services Minister who attends memorials like this – 8th October 2023





Not the Planning Minister.

BUT is incumbent of the Planning Minister to ensure that no Volunteers, no community is put at risk due to poor planning.

This land was assessed as unsuitable for development by Northern Beaches Council. There are sites where higher density can be delivered including social and affordable housing. This proposal would not have got to Planning NSW but for the SEPP that allows LALCs to bypass the process that applies to other developers. It was a previous Planning Minister, Anthony Roberts, who introduced the Darkinjung Framework and then the SEPP in December 2021. The SEPP is a corruption of proper planning.

I recognise that Biodiversity can cynically and irresponsibly be destroyed by so called 'offsetting' BUT is the Planning Minister prepared to recklessly disregard the safety of community, including volunteers.

Is he willing to place further burdens on an already stretched service with limited physical resources. Regional NSW in particular has not recovered from drought, followed by the 2019/20 bushfires, mice plagues, and flooding. The State is now in drought in parts and bushfire season has already begun.

Three US firefighters killed in air tanker crash fighting bushfires in Australia

New South Wales premier Gladys Berejiklian expresses condolences to families of the firefighters on board





Black box recovered from C-130 bushfire plane wreckage - video
Three American firefighters have died after a waterbombing air tanker crashed while fighting fires in New South Wales.

The NSW Rural Fire Service said in a statement that "contact had been lost with a Large Air Tanker which was working in the Snowy Monaro area" on Thursday afternoon.

Not only do volunteers come from local regions but they come from other Australian states and overseas.

I refer to Gateway Determination Report 23rd June 2023: <u>https://apps.planningportal.nsw.gov.au/prweb/PRRestService/DocMgmt/v1/PublicDocume</u> <u>nts/DATA-WORKATTACH-FILE%20PEC-DPE-EP-WORK%20PP-2022-</u> <u>3802!20230612T223055.455%20GMT</u>

Page 11: Planning Priority 8: Adapted to the impacts of natural and urban hazards and climate change Planning Priority 8 seeks to improve natural and urban hazard management and mitigation activities and focus on compliance and enforcement, disaster risk reduction. The proposal suggests it has considered all necessary and relevant environmental hazards and the bushfire protection measures required for future development. The assessments have found some areas of the site are suitable for the proposal will be referred to NSW Rural relevant hazards and risks have been considered, the proposal will be referred to NSW Rural Fire Service, NSW State Emergency Service and Fire and Rescue NSW. This matter is also assessed against Ministerial Direction 4.3 Planning for Bushfire Protection.

Page 14/15:

4.3 Planning for Bushfire Protection Minor inconsistency The objectives of this direction are to protect life, property and environment from bush fire hazards, by discouraging the establishment of incompatible Gateway determination report – PP-2022-3802 NSW Department of Planning and Environment | 15 and uses in bush fire prone areas and encourage sound management of bush fire prone areas. The site is identified as being high hazard bushfire prone land under Northern Beaches Council Bushfire Prone Land Map. A Strategic Bushfire Assessment and Bushfire Protection Assessment has been prepared by Travers Bushfire & Ecology in accordance with Planning for Bushfire Protection 2019 (PBP 2019). <u>In accordance with this Direction, it is recommended that a Gateway condition be imposed to consult with the Commissioner of the NSW Rural Fire Service and to consider any comments made.</u>

There is no evidence that this occurred.

On page 28, there is also an expectation that additional costs will be incurred at taxpayer expense:

Proposed intersection upgrade:

During the development of the proposal for the site it was identified that safe and efficient vehicle egress from the site would be required during major bushfire events. Given the likely bushfire conditions during bushfire events, all traffic would need to be directed to the west towards Forest Way to depart the area. Under current conditions traffic leaving the site via Morgan Road needs to stop at the traffic lights before turning left onto Forest Way. The proponent has identified an upgrade of the Morgan Road / Forest Way intersection to facilitate safe and efficient evacuation from the area. The intersection upgrade would involve the creation of a slip lane from Morgan Road onto Forest Way to allow traffic leaving Morgan Road to bypass the existing traffic lights and enter directly onto Forest Way without delay (Figure 13). The land required to facilitate the upgrade is partially owned by Transport for NSW and Council and currently zoned RE1. Based on the initial slipway design, 436sqm of land would need to be acquired from Council. Traffic modelling for a bushfire emergency evacuation indicates the upgrade will be required once more than 230 dwellings have been developed and occupied on the site. The proponent has indicated a willingness to enter into a VPA to address local infrastructure needs required for future redevelopment of the site. The proponent has had a project meeting with Transport for NSW and the Rural Fire Service to discuss the transport implications for the site. It is recommended that the Transport Assessment is referred to TfNSW for consideration and comment.

Page 30/31

5.2 Agencies

It is recommended the following agencies be consulted on the planning proposal and given 40 working days to comment: • Greater Cities Commission Gateway determination report –

PP-2022-3802 NSW Department of Planning and Environment | 31 • Transport for NSW • NSW State Emergency Service • NSW Rural Fire Service • Fire and Rescue NSW • NSW Environment and Heritage • NSW Environment Protection Authority • Commonwealth Department of Climate Change, Energy, the Environment and Water • Natural Resource Access Regulator • Department of Education • NSW Health – Northern Local Health District • Sydney Water • Jemena • Ausgrid • NBN Co.

More than 40 days has passed since this report but the expert advice from these Agencies is not available to inform Community comment? Community only have the distorted conclusions of the self-interested proponent.

Page 32: Recommendation

It is recommended the delegate of the Secretary: • Note that the consistency with section 9.1 Directions 4.3 Planning for Bushfire Protection is unresolved until consultation with the NSW Rural Fire Service is undertaken, and consideration of any comments is made.

There is no recommendation from RFS available to public.

Why do we have the conclusions of the self-interested proponent's consultant but not the experts, the people who fight disasters, who are accountable, who turn up at Coroners' Inquiries.

Louise McMahon Director, Agile Planning Assessment officer Wayne Williamson Specialist Planning Officer, Agile Planning 9860 1532 made the following recommendations 7th June:

Prior to community consultation, the planning proposal is to be updated to: • Adopt an appropriate residential zone, rather than proposing controls subject to final selection of a zone to be applied to the site; • address how the 450 dwelling cap will be achieved so it is an effective cap, rather than an aspirational cap; • the developable area on the Land Zoning Map should reflect the physical constraints of the site through the following amendments: o review the zoning of the Lizard Rock sacred site; o review the zoning for the northwest portion of the Snake Creek riparian corridor including tributaries and retained vegetation identified on the indicative structure plan; o proposed bushfire Asset Protection Zones (APZ) should have a zone that reflects the role of the APZ, given the indicative structure plan suggests the APZs are open space; and o investigate appropriate zone options to identify the proposed open spaces. • introduce a discussion of how the proposal will deliver affordable housing in a manner consistent with the Northern Beaches Council Affordable Housing Contribution Scheme; • introduce minimum lot sizes through LEP mapping, rather than the Development Control Plan; • If the planning proposal adopts the R2 Low Density Residential zone, Additional Permitted Uses for seniors housing and community facilities should be removed, otherwise provide further justification and reasoning to support the introduction of these APUs; • clarify references to the B1 Local Centre zone that are not depicted on any maps; and • Prepare a site-specific Development Control Plan.

Despite this Louise McMahon recommended progression 4th September – see https://apps.planningportal.nsw.gov.au/prweb/PRRestService/DocMgmt/v1/PublicDocume nts/DATA-WORKATTACH-FILE%20PEC-DPE-EP-WORK%20PP-2022-3802!20230905T005627.293%20GMT with contact Amy van den Nieuwenhof, Specialist Planning Officer at the Department on 9274 6439.

Planning Panel Meeting 28th August:

https://apps.planningportal.nsw.gov.au/prweb/PRRestService/DocMgmt/v1/PublicDocume nts/DATA-WORKATTACH-FILE%20PEC-DPE-EP-WORK%20PP-2022-3802!20230904T063942.083%20GMT

4	MATERIAL CONSIDERED BY THE PANEL	Panel Gateway Assessment Report from Department of Planning and Environment
5	BRIEFING BY THE PANEL	 Briefing with Department of Planning and Environment (DPE) and Proponent: 1:00pm – 2.05pm, 28 August 2023
		 Panel members in attendance: Peter Debnam (Chair), Blake Cansdale, Stephen O'Connor, Annelise Tuor & Graham Brown
		 DPE staff in attendance: PPA (North District Team) - Leah Schramn, Brendan Metcalfe & Lauren Templeman; LPMA (Agile Team - Wayne Williamson & Amy van de Nieuwenhof; Panel Secretariat - Lisa Kennedy, Adam Williams & Taylah Fenning Proponent - Gyde - Juliet Grant & Lucy Langley
		 Key issues discussed:
		 Panel Gateway Assessment Report with each condition listed and how it has been met in the revised planning proposal.
		 Proposed zoning of environmental and open space areas
		 Asset Protection Zones (APZ) – consultation with NSW RFS and Environment & Heritage Group will clarify APZ issues

 Affordable housing – Northern Beaches Council's affordable housing scheme is for development sites not greenfield to subdivision. Proposed provision of affordable housing – timing, provider, enactment of intent into legislation
 Proposed minimum lot sizes & dwelling cap
 Gyde invited into briefing to answer Panel members' questions

Panel Members voted 4 to 1 in favour with Annelise Tuor against. With regard to key issues: "consultation with NSW RFS and Environment & Heritage Group <u>will</u> clarify APZ issues". This was supposed to be finalised before progression not to be addressed 'in the future'

The Panel and Planning have progressed this without providing this critical advice for public exhibition.

This is what 'thriving communities' are about. People who contribute as volunteers helping their neighbours, fighting fires in their region and beyond and in this photo representatives supporting the petition to Parliament 29th June 2023





I am making a personal submission

Title

Mr

First Name

Rodger

Family name

Fishwick

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

rodgerfishwick@gmail.com

Suburb/ Town

North Curl Curl

I have made a reportable political donation

No

I agree to the Privacy statement

submission

The Patyegarang Planning Proposal must be rejected.

1.Wholesale land clearing enhances climate change. Recent studies by councils all over New South Wales have shown the importance of shade trees in reducing climate change induced heatwaves. Having suddenly 'discovered' this connection, councils from Penrith (Green grid strategy) to Sydney inner city (Urban forest strategy) are planting native trees. Why would our area be cutting them down? The need for green areas is undeniable yet this proposal is being considered as we look at increasingly hot summers.

2.Biodiversity loss. The Australian government has committed to reducing biodiversity loss. It has a goal of no new extinctions. How does clearing land that is habitat for millions of animals (insects, birds, reptiles, frogs, wallabies, etc) help this? Over development, as proposed in this case, is as stupid as Brazil logging the Amazon. We can't control Brazil, but we can do our share to reduce biodiversity threats in our own country. Wildlife needs corridors to thrive. Large housing estates destroy such corridors. Planting a few trees (called landscaping by the developer) will not make up for it.

3. There are good alternatives available which would benefit the environment (and lifestyle) of all residents and proposed residents in the area. For example, reduce the size of the land allocated to building footprints. Three story units and two-story town houses mixed with smaller single dwelling blocks can provide an environmentally sympathetic mix of accommodation. The remaining land can be used for green space/park land/ cultural education and provide wildlife corridors.

In conclusion- The current proposal is short-term thinking and driven by greed. Make a dollar now and don't worry about the climate. Nobody wins except 'clear and build' developers.

The Patyegarang Planning Proposal must be rejected.

1.Wholesale land clearing enhances climate change. Recent studies by councils all over New South Wales have shown the importance of shade trees in reducing climate change induced heatwaves. Having suddenly 'discovered' this connection, councils from Penrith (Green grid strategy) to Sydney inner city (Urban forest strategy) are planting native trees. Why would our area be cutting them down? The need for green areas is undeniable yet this proposal is being considered as we look at increasingly hot summers.

2.Biodiversity loss. The Australian government has committed to reducing biodiversity loss. It has a goal of no new extinctions. How does clearing land that is habitat for millions of animals (insects, birds, reptiles, frogs, wallabies, etc) help this? Over development, as proposed in this case, is as stupid as Brazil logging the Amazon. We can't control Brazil, but we can do our share to reduce biodiversity threats in our own country. Wildlife needs corridors to thrive. Large housing estates destroy such corridors. Planting a few trees (called landscaping by the developer) will not make up for it.

3. There are good alternatives available which would benefit the environment (and lifestyle) of all residents and proposed residents in the area. For example, reduce the size of the land allocated to building footprints. Three story units and two-story town houses mixed with smaller single dwelling blocks can provide an environmentally sympathetic mix of accommodation. The remaining land can be used for green space/park land/ cultural education and provide wildlife corridors.

In conclusion- The current proposal is short-term thinking and driven by greed. Make a dollar now and don't worry about the climate. Nobody wins except 'clear and build' developers. 30/08/2024, 14:33

Online Public Submission SUB-6495

Submission Type

I am making a personal submission

Title

Mr

First Name

GEORGE

Family name

DIONYSSOPOULOS

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

unclegeorge@ozemail.com.au

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

I agree to the Privacy statement

submission

Dear Planners

I and we the residents of Northern Beaches are horrified that this is even allowed to get to the planning phase.

We OBJECT strongly.

It is destructive for SO many reasons, of which I am sure you have received many submissions explaining so.

The destruction of virgin bushland and the habitat of the native animals and birds, the flora and fauna that have had this as their home for eons has to be prevented and this entire plan be rejected outright and never be allowed to surface again.

We already have commuting delays, beyond acceptable levels and this proposed plan will cause yet more congestion and more traffic People's nerves are shot and I have noticed a huge increase in Road Rage as drivers get frustrated and that is detrimental for everyone's mental health, not to mention the pollution of extra cars and the burning of fossil fuels, which is adding to our climate change disaster.

There are thousands of homes in the Sydney area and this area that are standing empty, meaning that no one is living in them.

That is a fact, not me making up facts.

 $https://apps.planningportal.nsw.gov.au/prweb/PRAuth/app/EPImpl_/ak-CJEhg9SSUeQnU96VuQgFfiVGY9Kr-*/!STANDARDWidth/app/EPImpl_/ak-CSUPAWA$

There is the situation of just one investor that owns 80 houses and most of them are without renters.

There are people that have more than one house or unit and have them without anyone living in them, just because they do not want to have the issues of renting.

These are the places that need to be found by government and made available to people in order for them to live in, rather than destroy this precious bushland.

There are SO many factors that are against this proposed development and the only ones that will benefit are the greedy developers who do not live in this beautiful area and do not care about the death and destruction.

If we as home owners want to trim off branches of trees in our gardens we are restricted by the 10% rule. If we trim off more than 10% per year we can be in serious trouble and fines apply.

How then is it that this MASSIVE planned destruction has even come to this stage that we need to have to object against it.

It is then not only this that is planned but a LOT more of the area so that if this is allowed to go forward then they will want to destroy more and more of our precious bushland and kill more birds and animals.

We NEED green spaces to counteract the pollution and to keep our air quality at a healthy level, but this goes against all forms of human health, both mental and physical.

Yes we highly object and we implore you to reject this once and for all PLEASE

Regards George Dionyssopoulos 6 Grace Avenue Frenchs Forest NSW 2086

I am making a personal submission

Title

Mrs

First Name

Lisa

Family name

Wrighy

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

lisabrookman1@hotmail.com

Suburb/ Town

forestville

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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. Threatened fauna species include mammals such as the Eastern Pygmy Possum, Southern Brown Bandicoot, Spotted-tail Quoll, Little and Eastern Bentwing bat, Eastern Freetail bat, Southern Myotis, Greater Broad Nose Bat. Threatened birds include the Powerful Owl Glossy Black Cockatoo, the Scarlet Robin, Swift parrot and the Varied Sitella. Threatened amphibians include the Giant Burrowing Frog and the Red-Crowned Toadlet and the Rosenberg's Goanna. Flora threatened species include the Hairy Geebung, Camfield's Stringybark and Caley's Grevillea. Also Black-eyed Susan, Netted Bottle Brush, Angus Onion Orchid and the Bauer's Midge Orchid. If this land is bulldozed to make way for housing, all these endangered birds, mammals and flora will be destroyed.

I am making a personal submission

Title

Mr

First Name



Family name



Name withheld

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

Email

Suburb/ Town

2097

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I object to the destruction of this important natural habitat.

I am making a personal submission

Title

Mr

First Name

Cade

Family name

Turner

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

cadeturner@yahoo.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

I agree to the Privacy statement

submission

Dear Committee,

I reject this planning proposal as it will have a number of devastating, permanent and irreversible consequences for the area, including a massive loss of natural original flora and fauna and negative impact on the biodiversity of the area for future generations.

It will also have a damaging impact on the greater environment including the Narrabeen Lagoon Catchment and loss of Sydney's green lungs. This development will also increase bushfire risk, cause significant traffic congestion and urban sprawl which will no doubt will trigger only more local development and further loss of the incredibly delicate and unique natural environment and history this area is known for and MUST be preserved for future generations. They will look back at these decisions that are made.

Please do not approve this development! Project that which cannot be replaced!

Yours sincerely, Cade Turner

I am making a personal submission

Title

Mr

First Name



Family name



Name withheld

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

Email

Suburb/ Town

2101

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

30/08/2024, 14:35

Online Public Submission SUB-6499

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

Sincerely,



I am making a personal submission

Title

Miss

First Name

Kate

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

katelharris12@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I am a local resident on the Northern Beaches and am writing in opposition of the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). I write on behalf of the flora and fauna inhabiting Lizard Rock, as well as the future generations who have a right to coexist with a thriving natural environment.

• The reduction of habitat for emblematic flora and fauna species, such as swamp wallabies, in this bushland area serves as a crucial wildlife corridor linking private land, Garigal National Park, and Narrabeen Lagoon State Park. This locale holds significant biodiversity value and is irreplaceable.

• The development's impact on the Narrabeen Lagoon Catchment is concerning, as stormwater runoff will descend from the development site, encountering diminished bushland to naturally filter it before entering the estuary. This will have adverse effects on endangered species including the red-crowned toadlet and spotted-tail quoll, as well as marine organisms inhabiting the lagoon.

• The depletion of Sydney's arboreal greenery, renowned for their capacity to enhance air quality, ameliorate urban heat, and sequester carbon from the atmosphere, assumes even greater importance in the face of climate change. Each tree plays a pivotal role in carbon sequestration and mitigating the impacts of urban heat.

• Several sites are at significant risk of bushfire incidents, potentially placing future residents in jeopardy. The Lizard Rock site, for instance, has been assessed by Northern Beaches Council, revealing areas of Very High to Extreme bushfire risk. Concerns were also raised regarding the safety and viability of evacuation. Consequently, this proposal may necessitate substantial asset protection zones, further encroaching upon the wildlife corridor.

• The proposal presents challenges associated with urban sprawl and traffic congestion, as additional residences are planned further from urban centres, rendering residents reliant on
30/08/2024, 14:35

Online Public Submission SUB-6500

automobiles rather than enjoying convenient proximity to amenities accessible by foot or public transport. This will likely contribute to heightened local traffic congestion along Forest Way, Wakehurst Parkway, and Warringah Road.

• The proposed housing development is proceeding independently of the broader strategic planning efforts underway by Northern Beaches Council to address housing requirements and anticipate issues such as traffic and services in a holistic manner across the entirety of the Northern Beaches region.

• The approval of this planning proposal would set an unfavourable precedent for deferred lands. Northern Beaches Council is currently engaged in a strategic review of land use in the Metropolitan Rural Area encompassing Oxford Falls and Belrose. Grounded in an evidence-based approach, the Council's draft plans entail designating private land in this area as Rural and C3 Environmental Management zoning. Granting approval to this planning proposal could establish an inappropriate precedent, potentially encouraging other landowners in the Metropolitan Rural Area to pursue similar spot rezoning requests, further depleting the remaining bushland on private land.

I am making a personal submission

Title

Ms

First Name

Fanny

Family name

Stricher

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

fanny.stricher@gmail.com

Suburb/ Town

Mosman

I have made a reportable political donation

No

I agree to the Privacy statement

submission

How is it possible in the current climate emergency that bushland is still being cut down?

Lizard Rock has such a beautiful diversity of wildlife and flora and it is a special place for many locals. Large patches of intact bushland should not be destroyed for development. Please save Lizard Rock!

I am making a personal submission

Title

First Name



Family name



Name withheld

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

Email

Suburb/ Town

2100

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No

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submission

This development will completely destroy one of the only remaining expanses of native bush on the Norhern Beaches. I find it incomprehensible an organisation supposedly representative of heritage and culture would contemplate such wanton destruction. The loss of flora and fauna would be huge. Obviously, caring for the environment is selective and money talks. Access to the area is limited to one road, so if there were to be a fire, escape from the area would be difficult if not impossible. The increased traffic on that road would pose a risk to any remaining wildlife and also the road itself is not suitable for the volume of traffic any significant development would create, being prone to closure at one end during times of heavy rain. Please, please do not allow this to proceed.

I am making a personal submission

Title

Mrs

First Name



Family name



Name withheld

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

Email

Suburb/ Town

North Narrabeen

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I object to the submission for re zoning lizard rock bushland. We cannot afford to lose more habitat of flora and fauna and lose biodiversity for future generations. We must avoid potential increases of flooding and if the area is cleared our carbon emissions will dramatically increase. Rezoning will increase local development resulting in increase of traffic congestion which is already very bad. Please Bloch this proposal.

I am making a personal submission

Title

Mr

First Name



Family name



Name withheld

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

Email

Suburb/ Town

ST CLAIR

I have made a reportable political donation

No

I agree to the Privacy statement

submission

Dear Sir/Madam

I am a local Aboriginal bloodline custodian 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). For the MLALC to say in their submission that we don't exist or only self-identifiers, show that they are not going though correct procedures or doing due diligence with consulting with custodians.

This area contains significance Aboriginal heritage, as in 2015 the MLALC stop bike rides riding in this area as to its significance heritage, to now only to wanting to develop it.

Also 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.

30/08/2024, 14:37

Online Public Submission SUB-6505

• Some of the sites are at significant risk of bushfire events. This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.

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

• Broader Strategic planning implications - the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.

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

Thank you for your consideration

Sincerely,

I am making a personal submission

Title

Mrs

First Name

Jan

Family name

Hope

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

janishope38@gmail.com

Suburb/ Town

DAVIDSON

I have made a reportable political donation

No

I agree to the Privacy statement

submission

My main objection to this development is the loss of bushland.

The type of housing proposed for this area is not affordable housing which is necessary for the needs of the population.

I don't believe that this development is appropriate for the land as the terrain is too steep.

There is not much public transport to service this area and residents would have to drive not walk because of the steep terrain.

The access in and out is problematic especially in an emergency such as a bushfire.

The road infrastructure would need to be vastly improved and this should not be paid for by other residents via their Council rates.

I am making a personal submission

Title

Miss

First Name

Mylene

Family name

Turban

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

mylene.turban@gmail.com

Suburb/ Town

Fairlight

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

30/08/2024, 14:38

Online Public Submission SUB-6507

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.

- Biodiversity Crisis and Importance of Native Vegetation - Australia faces a severe biodiversity crisis with numerous species under threat due to habitat loss and degradation. The proposal, despite delineating some conservation areas, involves the removal and disturbance of significant portions of native vegetation. Native vegetation plays a crucial role in maintaining ecosystem health, preserving biodiversity, and providing essential habitats for numerous threatened species. The loss or fragmentation of these habitats contributes to the decline of various flora and fauna, including endangered species such as the Red-crowned Toadlet and the Eastern Pygmy-possum, among others recorded or predicted within the subject land. - Appendix 8 indicates that there were 15 records of Koalas within 5km of the subject land. Although it is suggested that the draft Structure Plan "would retain sufficient native vegetation and connectivity to enable movement through the property and assessment area", the removal of 90% of the tree cover remains a critical issue as it would hinder their potential settlement thus the ability of future koalas to establish habitats and territories. The diminished tree cover not only eliminates immediate habitat resources but also obstructs the creation of suitable conditions necessary for koalas to thrive and settle in the area.

- Climate Change and Urban Trees - Climate change is a pressing issue, necessitating a reevaluation of urban development projects. Trees in cities play a pivotal role in mitigating climate change effects, providing cooling effects, reducing urban heat islands, and absorbing carbon dioxide. They are integral to maintaining urban biodiversity and improving the overall livability of urban areas. However, the proposed development project, despite some conservation efforts, involves the removal and potential disruption of significant portions of native vegetation, crucial in combating climate change effects.

- Critical Analysis of the Development Proposal - While the proposal attempts to allocate conservation areas and retain portions of native vegetation, it's evident that the scale and intensity of the development project would cause substantial damage to vital habitats. The assumptions made about the direct impact on all native vegetation within the development footprint signal a significant threat to local ecosystems. Additionally, uncertainties regarding the presence of certain threatened plant species, such as Tetratheca glandulosa and Cryptostylis hunteriana, highlight the necessity for further surveys before proceeding with any development that could jeopardize their habitats.

- Conclusion: Recommendations for a Sustainable Approach - Given the pressing need to address the biodiversity crisis and combat climate change, it's imperative to reconsider the current development proposal. Comprehensive measures that prioritize biodiversity conservation and habitat preservation need to be integrated into the development plans. These should involve more detailed surveys to ascertain the presence of threatened plant species, as well as an overhaul of the project to minimize the impact on critical habitats and to enhance urban tree cover within the city.

Thank you for your consideration

Sincerely,

Mylene Turban (mylene.turban@gmail.com)

I am making a personal submission

Title

Mr

First Name

Stuart

Family name

Herring

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

stuherring@gmail.com

Suburb/ Town

Dee why

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I oppose the rezoning for the following reasons:

- the impact on the habitat for flora and fauna
- impacts on traffic / congestion
- northern beaches council have provided alternate solutions to address population growth which are being ignored

I am making a personal submission

Title

Ms

First Name

Simone

Family name

Gibbs

Name withheld

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

Email

s.gibbs@iinet.com.au

Suburb/ Town

Dee why

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I object to the development as it is entirely unnecessary and there is not the road infrastructure to support it not to Mention the loss of habitat and recreational land used by local residents.

I am making a personal submission

Title

Mr

First Name

Peter

Family name

Mclean

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

peterwmclean@gmail.com

Suburb/ Town

FRENCHS FOREST

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I oppose the Patyegarang proposal due to the total lack of road improvements. I have read the traffic review and clearly the assessors have not sat in the morning peak traffic queued from Belrose bowling club to Covenant Christian school. Adding 450 homes will create massive traffic jams getting through the lights at Morgan road not to mention when the falls close off access to Wakehurst parkway. Added to this is despite the upgrades done Forest Way and Warringah Rd this is already out of date given the traffic queues in the morning. More homes is simply going to make traffic movements in the Forest area a nightmare.

I am making a personal submission

Title

Mrs

First Name

Caroline

Family name

Ryan

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

caro.ryan@hotmail.com

Suburb/ Town

Elanora Heights

I have made a reportable political donation

No

I agree to the Privacy statement

submission

To whom it may concern, I am making this submission as a local resident of the Northern Beaches, bordering Garigal National park, and a regular visitor to Belrose. The proposal of development at Lizard Rock/Patyegarang (PP-2022-3802) should not go ahead. There aren't many spots left for wildlife in Sydney, in particular with the recent development of the Northern Beaches Hospital. The development will lead to:

- create loss of habitat

- loss of bush which support health of local residents and wider Sydney

- impact catchment of Narrabeen Lagoon, which has already been significantly impacted by runoff of flood water in recent years as well as the more recent dry and warm weather with a significant algae bloom due to the combination of these events.

In addition, the area is known to be bushfire prone and the development increases the risk for residents to get stuck when trying to escape bushfires.

Thank you very much and kind regards Caroline Ryan

I am making a personal submission

Title

Ms

First Name



Family name



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

Email

Suburb/ Town

Narrabeen

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I stand against this planning proposal. It egregiously puts life at risk due to lack of suitable evacuation routes in cases of emergency. Any housing development for the local area should be considered for another location and with greater housing density (e.g. apartments or townhouses).

I am making a personal submission

Title

Mr

First Name

Craig

Family name

Archer

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

craig@youroutdoorroom.com.au

Suburb/ Town

Elanora heights

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I am making a personal submission

Title

Mrs

First Name

Sarah

Family name

Archer

Name withheld

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

Email

sarah@thespeechhub.com.au

Suburb/ Town

Elanora heights

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I am making a personal submission

Title

Miss

First Name

Emily

Family name

Archer

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

emily.archer3011@gmail.com

Suburb/ Town

Elanora heights

I have made a reportable political donation

No

I agree to the Privacy statement

submission

30/08/2024, 14:42

Online Public Submission SUB-6516

Submission Type

I am making a personal submission

Title

Mr

First Name

Benson

Family name

Archer

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

benson.archer40@gmail.com

Suburb/ Town

Elanora heights

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I am making a personal submission

Title

Mr

First Name

Sebastian

Family name

Morgan

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

random.phantom@outlook.com

Suburb/ Town

Whale Beach

I have made a reportable political donation

No

I agree to the Privacy statement

submission

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

This proposal must be refused for the following reasons:

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

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

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

• Some of the sites are at significant risk of bushfire events. This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High - Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.

30/08/2024, 14:42

Online Public Submission SUB-6517

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

• Broader Strategic planning implications - the proposed housing is happening in isolation to the broader strategic planning being done by Northern Beaches Council to meet housing needs and plan for issues such as traffic and services in a holistic way across the entire Northern Beaches.

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

I am making a personal submission

Title

Ms

First Name

Sarah

Family name

Chapman

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

sc.chapman@gmail.com

Suburb/ Town

Elanora heights

I have made a reportable political donation

I agree to the Privacy statement

submission

I am making a personal submission

Title

Ms

First Name

Jacqueline

Family name

Naher

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

jnaher@bigpond.net.au

Suburb/ Town

Mosman

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I oppose the Patyegarang Planning Proposal and the significant loss of bushland, flora and fauna that it represents. We have already lost so much biodiversity in the Sydney basin in recent years, and this Proposal will only contribute to that loss.

We as a community also need to ensure that our existing residents are kept safe from increased risks of flooding and bushfire. If we are to take climate change seriously we must immediately stop taking steps that contribute to it. I exhort the NSW Government to take action now to halt this Proposal and preserve what we still have of remnant local bush land.

I am making a personal submission

Title

Ms

First Name



Family name



Name withheld

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

Email

Suburb/ Town

Darlinghurst

I have made a reportable political donation

No

I agree to the Privacy statement

submission

I am against rezoning Patyegarang, Morgan Road, Belrose for housing development for the following reasons:

The area contains great biodiversity and a number of different ecological communities. Within those are threatened and rare plant species.

The biodiversity report is only preliminary. It admits that the plots/quadrats surveyed are not fulfilling the requirements of BAM and that time spent on surveying for certain species was insufficient.

The proposed development does not consider the intrinsic value of bushland that survives in Sydney.

Some claims about this land are false. The subject area is not old agricultural land. Agriculture was practiced on private land in the valley, not on the ridge under consideration for rezoning. Sand mining occurred in one small area and this area is now being rehabilitated.

The proposed housing area is at risk for bushfires, making it unsuitable. This bushland has been fired for centuries, is adapted to fire and thus burns readily. The permanent inhabitants housed here would be at risk.

30/08/2024, 14:44

Online Public Submission SUB-6521

Submission Type

I am making a personal submission

Title

Dr

First Name

Elvis

Family name

Jarnecic

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

elvis.jarnecic@gmail.com

Suburb/ Town

Sydney

I have made a reportable political donation

No

I agree to the Privacy statement

submission

It's great to see the indigenous community contributing to managing the housing supply shortage. This sensitive development for the area without high rise and maintaining large areas on natural bush land is the way to go.

I am submitting on behalf of my organisation

Title

Ms

First Name



Family name



Name withheld

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

Email

Suburb/ Town

Sydney

I have made a reportable political donation

No

I agree to the Privacy statement

submission

Please see our detailed Report attached.

Submission from Concerned Ecologists

Against

Patyegarang, Morgan Road, Belrose Planning Proposal

6 November 2023

We are a group of qualified, practicing Ecologists and Scientists who would prefer to remain anonymous.

We understand that a proposed residential development and cultural centre located near Morgan Road, Belrose for the Metropolitan Local Aboriginal Land Council (Metro LALC). The Metro LALC has renamed their planning proposal, formally known as Lizard Rock, to the Patyegarang Planning Proposal. The decision to rename the planning proposal was made to better reflect the cultural significance of the site to the local Aboriginal community.

We refer to the location of the Patyegarang Planning Proposal as 'the Subject Property' (Figure 1).

We write this submission against the planning proposal at Patyegarang, Morgan Road, Belrose as we hold serious concerns about the lack of effort and detail that has gone into the biodiversity assessment.

We hold serious concerns about the scientific rigour and therefore, validity, of the "Preliminary Biodiversity Development Assessment Report Proposed zoning of deferred lands, Patyegarang Project. Prepared by Ms Rebecca Hogan, BAAS17090" (Hayes Environmental July 2023).

The Hayes Environmental report, is not a compliant Biodiversity Development Assessment Report (BDAR). It does not meet the fundamental requirements of the NSW Biodiversity Assessment Method (BAM). Inappropriate flora and fauna survey methodology has been undertaken, and the number of BAM Vegetation Integrity (VI) plots is insufficient for the size and scale of the Subject Property.

Hayes Environmental has overlooked multiple facets of the Subject Property including ignoring the known presence of two state-significant extents of Endangered Ecological Communities, one Federally significant Endangered Ecological Community and multiple threatened species.

The vegetation mapping produced by Hayes Environmental is inaccurate, and coarse. It has not been produced to the scale and detail required of a BDAR. The vegetation units have not been mapped to 'Condition Class' and the linework is rough.

The quality of work to have come from Ms Rebecca Hogan, BAAS17090 is not to a standard typically expected of an Accredited Biodiversity Assessor and may need to investigated by the Biodiversity Assessment Method (BAM) Accreditation team for adequacy and thoroughness.

Threatened Ecological Communities (TEC)

We have undertaken mapping of the "Lizard Rock" (Morgans Road) property using roadside (situated on public land only) (here forward referred to as the 'the Subject Land') on-ground data, Google Streetview imagery, aerial imagery interpretation, analysis of elevation, vegetation canopy texture, groundcover/shrub texture and soil colour and geology to devise our conclusions. We have not walked on lands owner by the MLALC at any time in producing this document.

We have found the mapping produced by Hayes Environmental July 2023) is extremely broad and inaccurate (**Figure 2**). The Hayes Mapping lists only three vegetation communities, none of which are threatened.

There is a lack of detail in this Hayes (2023) mapping, and it is concerning how this mapping excludes all Threatened Ecological Communities (TEC) listed under schedule 2 of the NSW Biodiversity Conservation Act 2016 (BC Act):

 Duffy's Forest Ecological Community in the Sydney Basin Bioregion (as described in the determination of the Scientific Committee under Division 5 of Part 2 of the TSC Act) ('Duffys Forest EEC') <u>https://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species/nsw-threatened-speciesscientific-committee/determinations/final-determinations/2011-2012/duffys-forest-ecological-community-inthe-sydney-basin-bioregion-minor-amendment-determination
</u> 2. Coastal Upland Swamp in the Sydney Basin Bioregion (as described in the final determination of the Scientific Committee to list the ecological community). ('Coastal Upland Swamp EEC') <a href="https://www.environment.nsw.gov.au/topics/animals-and-plants/threatened-species/nsw-threatened-species/scientific-committee/determinations/final-determinations/2011-2012/coastal-upland-swamp-in-the-sydney-basin-bioregion-endangered-ecological-community-listing#:~:text=Coastal%20Upland%20Swamp%20is%20generally,to%20at%20least%204%20metres.</p>

Note: This community is also listed 'Endangered' under the *Commonwealth Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) <u>https://www.environment.gov.au/cgi-bin/sprat/public/publicshowcommunity.pl?id=140</u> Its extensive presence on the Subject Property, warrants a Referral to The Commonwealth for any proposed impacts.

Please see our map (Figure 3) which shows more accurate mapping and extensive presence of these TEC.

The areas of each TEC in the property are extremely significant and considered to be among the largest extents in existence in the Northern Beaches of Sydney, and the Pittwater Subregion of the Sydney Bason IBRA Bioregion.

We have calculated that approximately 22 hectares of Duffys Forest EEC, and 4 hectares of CUS EEC. This makes the Subject Property one of the largest remaining extents of both EEC.

If the proposed land release and subdivision/development of the Subject Land takes place, this will contribute a significant impact upon the local occurrence, and bioregional persistence of Duffys Forest EEC and Coastal Upland Swamp EEC.

The proposed development of the Subject Property will most certainly increase the likelihood of these EEC going extinct from the Pittwater IBRA Subregion.

Owing to the extent and condition of these EEC in the Subject Land, it is strongly recommended that all areas where TEC occur in the Subject Land are not released for development, but instead conserved.

Coastal Upland Swamp Endangered Ecological Community

Hayes (2023) attempts to rule-out Coastal Upland Swamp (see section 4.2.1 of their report), by stating:

"The small patch of PCT 1803 (Coastal upland damp heath swamp) identified on the SEED map (Sydney Metro Area v3.1 2016E) was found to not be present on the land. The Bionet vegetation classification profile describes this community as a treeless sedgeland. Three botanical spot surveys were conducted within the mapped area (numbers 11, 12 & 53). All three spots recorded a canopy of Eucalyptus and related species, with a mid-storey containing Acacia, Pittosporum, Callicoma and/or Allocasuarina and a groundlayer containing grasses."

Hayes interpretation is incorrect. You cannot preclude the presence of Coastal Upland Swamp EEC based on the presence of trees.

The Final Determination Specifically states (point 1):

"The vegetation is dominated by sclerophyll shrubs and/or sedges, with dynamic mosaics of structural forms that may include tall scrub, open heath and/or sedgeland. Although typically treeless, Coastal Upland Swamp may include scattered trees."

And point 4:

"Trees are typically absent from the community, but may be present as scattered individuals or clumps of mallee or arborescent eucalypts."

Hayws (2023) must remap the entirety of the Subject Property, and correctly identify and map all occurrences of Coastal Upland Swamp, as we have (**Figure 3**).

Duffys Forest Endangered Ecological Community and Serious and Irreversible Impact Entity (SAII)

Duffys Forest EEC is a Serious and Irreversible Impact Entity (SAII) under the NSW BC Act.

The Minister and/or their Delegate must not approve the clearing of any Duffys Forest EEC, as it is an SAII entity, and the proposal will result in the loss of one of the largest remaining tracts of this EEC.

Hayes (2023) attempted to rule-out the presence of Duffys Forest EEC in a table '*Applying the description (2011 Determination)*' on page 193-198 of the 'preliminary BDAR'. We have reproduced that table, and explained why Duffy's Forest EEC does indeed occur in the Subject Property (**Table 1**).

While Hayes state that there is Coastal Upland Swamp in the Subject Property, it seems strangely coincidental that they have deliberately excluded the SAII EEC, Duffys Forest. It appears as though the Ecologists who prepared the 'preliminary BDAR' (Hayes 2023) knew that Duffys Forest was an SAII and would post significant constraint and risk to the proposal proceeding.

We have mapped the occurrence of Duffys Forest EEC across the Subject Property in this report (Figure 3). This map is far more accurate than the mapping produced by Hayes (2023) (Figure 2).

From this analysis, there is no doubt whatsoever that Duffys Forest EEC occurs extensively within the Subject Property.

Point/s	The Determination	General Discussion	Application to Study Area/Subject
			Property
1	The community occurs on ridgetops, plateaus, upper slopes and occasionally mid slopes on Hawkesbury sandstone	The Subject Property contains ridgetops, plateaus, upper slopes and occasionally mid slopes on Hawkesbury sandstone geology.	The vegetation in the Subject Property contains the required attribute to be classified as Duffys
	geology.		Forest EEC
	It typically occurs in association with laterite soils, and soils derived from shale and laminite lenses.	Hayes (2023) stated:" detailed soil work has not been Conducted" and	The vegetation in the Subject Property contains the required attribute to be classified as Duffys
		"The geology is not typical for Duffys Forest EEC, but does not exclude it either. ducted." "	Forest EEC
		Hayes contradicts themselves. The Subject Property does indeed contain extensive laterised sandstone and shale, with ironstone nodules present in areas we have mapped as Duffys Forest EEC.	
	It has the structural form predominantly of open forest to woodland.	Much of the Study Area contains vegetation of open-forest to woodland structure. All extents mapped in this document as 'Duffys Forest' support either of these two structural forms.	The vegetation in the Subject Property contains the required attribute to be classified as Duffys Forest EEC
	It has been reported from the Warringah, Pittwater, Ku-ring-gai, Hornsby and Manly Local Government Areas, although it may occur elsewhere in the Sydney Basin Bioregion.	The Study Area is located within this the Northern Beaches LGA which incorporates both Pittwater and Warringah former LGAs	The vegetation in the Subject Property contains the required attribute to be classified as Duffys Forest EEC
2 & 3	A list of characteristic plant species is provided, with qualification that the list is not comprehensive, or definitive. It is noted that species composition will vary in response to size of the site and recent disturbance history, including fire.	The Study Area contains a high proportion of characteristic plant species for Duffys Forest EEC. Vegetation displayed in Plates 1 – 11 of this document, are mostly dominated by the two characteristic tree species of Duffys Forest, <i>Eucalyptus sieberi, and Eucalyptus capitellata</i> with associated <i>Angophora costata, Corymbia gummifera and Eucalyptus haemastoma</i> occasional.	The vegetation in the Subject Property contains the required attribute to be classified as Duffys Forest EEC

Table 1. Proof that Duffys Forest EEC Occurs on the Subject Property

Point/s	The Determination	General Discussion	Application to Study
			Area/Subject
4	The Determination The Determination makes reference to the Smith & Smith (2000) description and diagnostic plant species. There is a caution that care should be taken in use of diagnostic plant species, because of: • Sampling limitations; • Reduction in species diversity of degraded sites; • Presence of dormant species.	General Discussion The statement in the Final Determination 2011 (verbatim is): "Smith & Smith (2000) give a list of diagnostic plant species for Duffys Forest Ecological Community and describe how the community can be distinguished from surrounding ecological communities. Diagnostic species provide a guide to identification of the community, but care should be taken in the application and interpretation of diagnostic plant species because of sampling limitations; the reduction in species diversity in degraded sites; and the fact that some species may only be present at a site at some times as a part of the soil seedbank or as dormant buds/tubers" Hayes (2023) engaged D.Clarke to sample three 20mx20m plots in locations that were alleged to be 'most likely to support Duffys Forest EEC'. These plots were presumed to be 'VIS 1', 'VIS 2' and 'VIS 3' as presented on Figure 5 of Hayes (2023). Each one of these plots presented high proportions of characteristic flora species from the 2011 Final Determination. Here is just one example, VIS Plot 1 is also referred to as 'Hayes 001' in the Hayes (2023) report. The 20m x 20m plot contained multiple Duffys Forest Characteristic species, including <i>Eucalyptus sieberi</i> , Angophora costata, <i>Eucalyptus haemastoma</i> . The person who sampled the plot, D.Clarke also makes note of the presence of <i>Corymbia gummifera</i> in the 20x50 but not in the 20x20, as well as ironstone rocks being present. This is four of the characteristic canopy species in one plot. The shrub and groundlayer of VIS 1 contain high percentages of Duffys Forest EEC characteristic species. In total 39 flora species characteristic of Duffys Forest EEC (from the Final Determination 2011) were found in the Subject Property. 1. Eucalyptus sieberi 2. Angophora costata 3. Eucalyp	Application to Study Area/Subject Property The vegetation in the Subject Property contains the required attribute to be classified as Duffys Forest EEC
		Property. 1. Eucalyptus sieberi 2. Angophora costata 3. Eucalyptus haemastoma 4. Allocasuarina littoralis 5. Pteridium esculentum 6. Lindsaea microphylla 7 Lindsaea linearis	
		 8. Patersonia sericea 9. Actinotus minor 10. Dampiera stricta 11. Xanthosia tridentata 12. Entolasia stricta 13. Austrostipa pubescens 14. Lomandra longifolia 	
		 Leptospermum trinervium Lomandra obliqua Banksia ericifolia Grevillea linearifolia Micrantheum ericoides Phyllanthus hirtellus Bossiaea heterophylla Hakea teretifolia 	
		 23. Epacris pulchella 24. Lambertia formosa 25. Lasiopetalum ferrugineum 26. Cyathochaeta diandra 27. Patersonia glabrata 28. Dianella caerulea 29. Anisopogon avenaceus 30. Cassytha pubescens 31. Billardiera scandens 32. Grevillea buxifolia 	

Point/s	The Determination	General Discussion	Application to Study Area/Subject
		 33. Acacia linifolia 34. Boronia ledifolia 35. Lomatia silaifolia 36. Acacia ulicifolia 37. Dillwynia retorta 38. Persoonia pinifolia 39. Xanthorrhoea media The Hayes Report states <i>"Extrapolating the results on the basis that these sites were considered most likely to contain Duffys Forest EEC within the Study Area, it is reasonable to conclude that no part of the Study Area contains Duffys Forest EEC."</i> The Final Determination and Case Law of the NSW Land and Environment Court do not allow for this type of ad hoc 'extrapolation' technique to 'rule-out' the presence of a TEC on a given site. The three mentioned VIS plots sampled by D.Clarke on behalf of Hayes (2023) all contain high proportions of Duffys Forest characteristic flora from all strata. In combination with the plot data collected by D.Clarke, the photographic evidence (Plate 1 – 11 of this document support the fact that Duffys Forest EEC occurs extensively in the Subject Property.	
5	The Determination refers to threatened plant species associated with the community – Grevillea caleyi, Persoonia hirsuta, Tetratheca glandulosa, Pimelea curviflora var curviflora, Epacris purpurascens var purpurascens.	None of these species are restricted solely to the community, so are not definitive, however the Subject Property does support Tetratheca glandulosa.	The vegetation in the Subject Property contains the required attribute to be classified as Duffys Forest EEC
6	A list is provided of six documents noted to contain general information on the community. Two are related primarily to recovery planning for the threatened plant Grevillea caleyi. The remaining four are vegetation surveys and maps specific to the Duffys Forest community: a) Benson & Howell (1994) – Vegetation map - Sydney 1:100 000 b) Thomas & Benson (1985) – Vegetation survey - Kur-ring-gai Chase National Park c) Sheringham & Sanders (1993) – Vegetation survey – Garigal National Park and surrounding Crown Lands. d) Smith & Smith (2000) – Vegetation survey and diagnostic test (as referred to above). The Determination states: <i>"These surveys and</i>	The Determination states: "These surveys and accompanying maps are by no means inclusive in their representation of Duffys Forest Ecological Community." Smith and Smith (2000) is over 23 years old, and was a coarse mapping exercise that definitely does not include all known extents of Duffys Forest EEC. Smith and Smith (2000) was undertaken at a time when aerial imagery was not readily available, and GIS software was not as advanced. Tools such of Google Earth did not exist. It is easy to see why a study like Smith and Smith (2000) could miss areas of Duffys Forest EEC.	The vegetation in the Subject Property contains the required attribute to be classified as Duffys Forest EEC

Point/s	The Determination	General Discussion	Application to Study Area/Subject Property
	accompanying maps are by no means inclusive in their representation of Duffys Forest Ecological Community."		
7-10	Reasons for listing Duffys Forest as endangered.	Not relevant to identification of the community.	N/A
All	Duffys Forest Endangered Ecological Community	Based on all of the above points, and data provided in this report, it is clear that Duffys Forest EEC occurs in the Subject Property. We have undertaken a thorough mapping exercise to show the full extent of this Duffys Forest. The proposed development of this land will require clearing of one of the largest	
		remaining tracts of this EEC, which is an SAII entity.	
		should not be approved until appropriate avoidance and minimisation has been proven.	

Commonwealth TEC and Requirement for Commonwealth Referral

A Referral to the Commonwealth will be required for the proposal as it requires the clearing of a areas that are representative of '*Coastal Upland Swamps in the Sydney Basin Bioregion*' (CUS) which is an Endangered under the EPBC Act (**Figure 3**).

This project should not proceed unless a referral is sought, as the impacts to EPBC listed entities are significant.

While the Commonwealth has adopted the 'bilateral process' whereby the NSW BAM can be used to meet the assessment and offset requirements of EPBC listed entities, a Referral is still required to obtain permission to utilise the BAM in this manner. Further to this, an accurate assessment of the location and extent of EPBC listed TEC must be undertaken. Hayes (2023) has failed to even recognise the presence of EPBC listed CUS on the Subject Property.





Submission from Concerned Ecologists - Patyegarang, Morgan Road, Belrose 6 November 2023



139





Figure 3. Vegetation Mapping Produced by the Authors Specifically for this Submission 6/11/2023

Submission from Concerned Ecologists - Patyegarang, Morgan Road, Belrose 6 November 2023

Page **9** of **31**



Figure 4. Locations of Google Earth Streetview Shots Proving Presence of Duffys Forest Endangered Ecological Community in the Subject Property

Submission from Concerned Ecologists - Patyegarang, Morgan Road, Belrose 6 November 2023



Plate 1. Google Earth Streetview Facing North-west into the Subject Property. Duffys Forest EEC vegetation. Forest dominated by Eucalyptus sieberi with occasional Angophora costata. Over Dodonaea triquetra, Acacia longifolia, Pteridium esculentum

Submission from Concerned Ecologists - Patyegarang, Morgan Road, Belrose 6 November 2023


Plate 2. Google Earth Streetview Facing North-west into the Subject Property. Duffys Forest EEC vegetation. Forest dominated by *Eucalyptus sieberi* with occasional Angophora costata. Over Allocasuarina littoralis, Hakea sericea, Account and the sericea of the series of the series





Page **13** of **31**

Plate 3. Google Earth Streetview Facing North-west into the Subject Property. Duffys Forest EEC vegetation. Forest dominated by *Eucalyptus sieberi* with occasional Angophora costata. Over Allocasuarina littoralis, Acacia longifolia, Prteridium esculentum





Acacia longifolia, Prteridium esculentum



Page **14** of **31**



Plate 5. Google Earth Streetview Facing South-east into the Subject Property. Duffys Forest EEC vegetation spans either side of Morgan Road. Forest dominated by *Eucalyptus sieberi*. Over Allocasuarina littoralis, Banksia ericifolia, Accordina ericifolia, Prteridium esculentum

Submission from Concerned Ecologists - Patyegarang, Morgan Road, Belrose 6 November 2023



Exit Street View

E

MorganRd

Submission from Concerned Ecologists - Patyegarang, Morgan Road, Belrose 6 November 2023



Eucalyptus sieberi. with occasional Angophora costata. Over Allocasuarina littoralis, Banksia ericifolia, Acacia longifolia, Hakea teretifolia, Grevillea buxifolia, Non-native Pines have been planted here and are visible in the forear level be a still Duffys Forest EEC.





Grevillea linearifolia.

Plate 8. Google Earth Streetview Facing South into the Subject Property. Duffys Forest EEC. Forest dominated by Eucalyptus capitellata and Angophora costata Over Allocasuarina littoralis, Banksia ericifolia, Dodonaea triquetra,





Page **19** of **31**

Plate 9. Google Earth Streetview Facing South into the Subject Property. Duffys Forest EEC. Forest dominated by Eucalyptus sieberi and Corymbia gummifera. Over Allocasuarina littoralis, Banksia ericifolia, Leptospermum trinerwium,





Google Earth

Exit Street View

7) Margan Rd

trinervium,

Plate 10. Google Earth Streetview Facing South into the Subject Property. Duffys Forest EEC. Forest dominated by Eucalyptus sieberi and Corymbia gummifera. Over Allocasuarina littoralis, Banksia ericifolia, Leptospermum



Plate 11. Google Earth Streetview Facing South-east into the Subject Property. Duffys Forest EEC. Forest dominated by Angophora costata with Eucalyptus sieberi and Corymbia gummifera. Over Allocasuarina littoralis, Ceratopetalum gummiferum, Acacia suaevelons, Grevillea linearifolia, Leptospermum trinervium

Submission from Concerned Ecologists - Patyegarang, Morgan Road, Belrose 6 November 2023

Threatened Flora

There are multiple species of threatened flora in the area, however three species are of high significance in the area, owing to the number or proximal records and their threat status. They are:

- 1. *Grevillea caleyi* (Caleys Grevillea) listed Critically Endangered under NSW BC Act and Commonwealth EPBC Act. This species is also an SAII entity.
- 2. Tetratheca glandulosa listed Vulnerable under the NSW BC Act

Other threatened flora which are considered by our Ecologists as being likely to occur in the Subject Property include:

- 1. *Microtis angussii* (Angus Onion Orchid) <u>https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10531</u> listed Critically Endangered under NSW BC Act and Commonwealth EPBC Act. This species is also an SAII entity
- 2. Melaleuca deanei (Deane's Melaleuca) <u>https://www.environment.gov.au/cgi-bin/sprat/public/publicspecies.pl?taxon_id=5818</u> listed Critically Endangered under NSW BC Act and Commonwealth EPBC Act. This species is also an SAII entity.
- 3. Genoplesium baueri <u>https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10875</u> listed Endangered under NSW BC Act and Commonwealth EPBC Act. This species is also an SAII entity.
- 4. Acacia bynoena https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10006 listed Endangered under NSW BC Act and Vulnerable Commonwealth EPBC Act.
- 5. *Hibbertia puberula* <u>https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10402</u> listed Endangered under NSW BC Act
- 6. Hibbertia superans <u>https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10403</u> listed Endangered under NSW BC Act
- 7. *Hibbertia spanantha* <u>https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=20279</u> listed Critically Endangered under NSW BC Act and Commonwealth EPBC Act. This species is also an SAII entity
- 8. Callistemon linearifolius <u>https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10129</u> listed Vulnerable under the NSW BC Act
- 9. *Pimelea curviflora var. curviflora* <u>https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10629</u> listed Vulnerable under NSW BC Act and Commonwealth EPBC Act.
- 10. Eucalyptus camfieldii <u>https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10287</u> listed Vulnerable under NSW BC Act and Commonwealth EPBC Act.
- 11. Lasiopetalum joyceae <u>https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=10451</u> listed Vulnerable under NSW BC Act and Commonwealth EPBC Act.
- 12. Prostanthera marifolia <u>https://www.environment.nsw.gov.au/threatenedspeciesapp/profile.aspx?id=20101</u> listed Critically Endangered under NSW BC Act and Commonwealth EPBC Act. This species is also an SAII entity

All of these flora species are known from the locality, and extensive suitable habitat occurs for these species across all PCT within the subject Property.

Insufficient targeted surveys have been undertaken to rule out all of the above species. As many are SAII the regulatory authority must not approve this Planning Proposal and any future subdivisions until adequate surveys have been undertaken.

Surveys must be PROPERLY undertaken in accordance with 'Surveying threatened plants and their habitats – NSW survey guide for the Biodiversity Assessment Method' (DPIE 2020).

Parallel transects have been attempted by Hayes (2023), but not across the entire Subject Property as required under the NSW Guidelines for Hayes (2023) provides the following targeted survey effort for many species, it is a woefully inadequate survey effort:

"2 BAM plots surveyed within PCT 1250 in March

2021.

5.3km of random meander in July/August 2020, of

which approximately one quarter was within relevant

PCT 1250.

8.4km of parallel traverses in late October 2020, of

which one third were within PCT 1250."

The 'Random Meander' method is no longer recognised for flora surveys, as stated in section 4 of DPIE (2020).

Instead, any future application on the Subject Property must be accompanied by 5 metre wide parallel traverses across the entire property, or the 'two-phase grid-based systematic approach' per Appendix B of DPIE (2020).

Repeat surveys must be undertaken within each season, and nearby reference populations of each species be visited to confirm suitable timing of survey.

Until appropriate surveys are undertaken properly, in accordance with best practice guidelines, the above species CANNOT be ASSUMED ABSENT, and must be assumed present, and offset until appropriate surveys have ben undertaken.

Threatened Fauna

There is a large suite of threatened fauna in the Subject Land, including regionally significant local occurrences of the following Species Credit Species which must be surveyed for, or offset adequately (**Table 2**).

Several Species Credit species were overlooked by Hayes (2023). We have included a map of the records some of these species, along with indicative Species Polygons that will need to be used to generate offset credits for any future development on the Subject Property (Figure 5).

Fable 2. Species Credit Species Like	y to Occur in the Subject	Property which Hayes (202	has not adequately addressed
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Species Credit Species	Habitat in the Subject Property	Survey Requirements	Survey Effort by Hayes (2023)	Recommendation
Glossy Black Cockatoo (<i>Calyptorhynchus</i> <i>lathami lathami)</i> (breeding)	Subject Land contains an extremely high density of <i>Allocasuarina</i> <i>distylla</i> which is the locally preferred food of Glossy Black	All suitably sized hollows must be recorded, mapped, and staked out for signs of nesting birds.	Insufficient. NSW Guidelines for this species have not been met.	Engage a bird expert to properly survey for this Species Credit, or assume present and offset. Optimal survey time is in summer or spring. A
	Cockatoo. Subject Land also contains abundant trees with large hollows			round of winter surveys is insufficient.
	suitable for nesting by this bird. The bird is well known to occur in the Subject Property. It is likely to breed there.			All suitably sized hollows must be recorded, mapped, and staked out over at least four mornings and evenings. Not just select hollows, but ALL suitable hollows.
Powerful Owl (<i>Ninox</i> <i>strenua</i>) (breeding)	Subject Land also contains abundant records of Powerful Owl and also contains abundant large trees with large hollows	All suitably sized hollows must be recorded, mapped, and staked out for signs of nesting birds.	Insufficient. NSW Guidelines for this species have not been met.	This species is present and MUST BE OFFSET where vegetation clearing occurs within 100m of a nest tree.
	this bird. The bird is well known to occur in the Subject Property. It is likely to breed there.			Engage a bird expert to properly survey for this Species Credit, or assume present and offset.
				Optimal survey time is in winter
				All suitably sized hollows must be recorded, mapped, and staked out over at least four evenings. Not just select hollows, but ALL suitable hollows.
Barking Owl (<i>Ninox</i> <i>connivens</i>) (breeding)	A duetting pair of Barking Owl were recorded in the Subject Property in 2022. The property contains abundant large trees with large bellows	All suitably sized hollows must be recorded, mapped, and staked out for signs of nesting birds.	Insufficient. NSW Guidelines for this species have not been met.	This species is present and MUST BE OFFSET where vegetation clearing occurs within 100m of the nest tree.
	suitable for nesting by this bird. The bird is well known to occur in the Subject Property. It			Engage a bird expert to properly survey for this Species Credit, or assume present and offset.
	is likely to breed there.			winter
				All suitably sized hollows must be recorded, mapped, and staked out over at least four

Species Credit Species	Habitat in the Subject Property	Survey Requirements	Survey Effort by Hayes (2023)	Recommendation
				evenings. Not just select hollows, but ALL suitable hollows.
Sooty Owl (<i>Tyto</i> <i>tenebricosa</i>) (breeding)	This species has been recorded breeding within 100m of the south-eastern end of the Subject Property.	All suitably sized hollows must be recorded, mapped, and staked out for signs of nesting birds.	Insufficient. NSW Guidelines for this species have not been met.	This species is present and MUST BE OFFSET where vegetation clearing occurs within 100m of the nest tree.
				Engage a bird expert to properly survey for this Species Credit, or assume present and offset.
				Optimal survey time is in winter
				All suitably sized hollows must be recorded, mapped, and staked out over at least four evenings. Not just select hollows, but ALL suitable hollows.
Large-eared Pied Bat (<i>Chalinolobus</i> <i>dwyeri</i>)	Extensive potential breeding habitat in the sandstone outcrops throughout the property.	'Species credit' threatened bats and their habitats – NSW survey guide for the Biodiversity Assessment Method states: <i>"Survey</i> <i>methods: Harp trap (or mist net) placed in areas of</i> <i>potential breeding habitat on</i> <i>the subject land. The survey</i> <i>may use harp traps or a</i> <i>combination of harp traps</i> <i>and mist nets. Age, sex and</i> <i>reproductive status of</i> <i>captured bats must be</i> <i>assessed and recorded.</i> <i>Acoustic detectors may be</i> <i>used; however, this method</i> <i>does not allow for</i> <i>reproductive status to be</i> <i>identified. If acoustic</i> <i>detectors are the only survey</i> <i>method used and the target</i> <i>species is detected, breeding</i> <i>must be assumed and</i> <i>mapped in accordance with</i> <i>Table 2."</i>	The survey effort (maximum 6 units) was insufficient. No harp trapping undertaken, despite the extensive area of suitable breeding habitat in sandstone caves/crevices throughout.	Engage a bat expert to undertake ultrasonic surveys, and harp trapping should be undertaken around all sandstone outcrops with caves/crevices otherwise the species should be assumed present. The guidelines must be followed.
Eastern Cave bat (<i>Vespadelus</i> <i>troughtoni</i>)	Extensive potential breeding habitat in the sandstone outcrops throughout the property.	'Species credit' threatened bats and their habitats – NSW survey guide for the Biodiversity Assessment Method states: "Harp trap (or mist net) placed in areas of potential breeding habitat. The survey may use harp traps or a combination of harp traps and mist nets. Age, sex and reproductive status of captured bats must be assessed and recorded.	The survey effort (maximum 6 units) was insufficient. No harp trapping undertaken, despite the extensive area of suitable breeding habitat in sandstone caves/crevices throughout.	Engage a bat expert to undertake more extensive ultrasonic surveys, and harp trapping should be undertaken around all sandstone outcrops with caves/crevices otherwise the species should be assumed present.

Species Credit Species	Habitat in the Subject Property	Survey Requirements	Survey Effort by Hayes (2023)	Recommendation
		Acoustic detectors may be used; however, this method does not allow for reproductive status to be identified. If acoustic detectors are the only survey method used and the target species is detected, breeding must be assumed and breeding habitat mapped in accordance with Table 2.		
Southern Myotis (<i>Myotis macropus</i>)	Within 200m of all watercourses and waterbodies.	'Species credit' threatened bats and their habitats – NSW survey guide for the Biodiversity Assessment Method states: <i>"Survey</i> methods: Harp trap or mist net placed in areas of potential habitat. For larger water bodies mist nets may be necessary. Traps or nets should be set beside or preferably over pools of water along creeks or rivers, particularly in flat or areas of low relief if present. Traps can be set under bridges or culverts, or overhanging branches. The survey may use only mist nets, or a combination of harp traps and mist nets."	Insufficient. Acoustic - 218 recording nights collected by 4 devices on one short sting, and 6 devices on another short stint. An insufficient attempt at cave searches 40 minutes is grossly inadequate. Hayes (2023) completely ignored the historical records of this species in BioNet from 2021. These records are within 200m of the Subject Property.	Southern Myotis indeed occurs in the Subject Property. There are two 2021 BioNet records within 200m of the Subject Property. Therefore, a 200m buffer must be installed around all watercourses
Southern Brown Bandicoot (Isoodon obesulus obesulus)	All dense shrubby areas.	Survey guidelines for Australia's threatened mammals Guidelines for detecting mammals listed as threatened under the Environment Protection and Biodiversity Conservation Act 1999 (Commonwealth of Australia 2011) state: "baited camera traps using universal bait (description of the survey technique is outlined in Section 3.3.6) using one camera per hectare. Autumn is preferred, but can be year round if validated with supporting evidence. A minimum of two surveys, each of 14 day duration, should be conducted, timed at least one month apart and at least one undertaken following significant rainfall"	Insufficient. Commonwealth Guidelines have not been met.	The Subject Property is contiguous with Garigal National Park which is a stronghold for this species, and the Subject Property is one of the largest areas of habitat available on Public Land. Targeted Surveys must be undertaken in a more systematic and thorough manner or the species assumed present and offset.

Species Credit Species	Habitat in the Subject Property	Survey Requirements	Survey Effort by Hayes (2023)	Recommendation
Giant Burrowing Frog	All coastal upland swamps, creeklines and surrounding habitat.	NSW Survey Guide for Threatened Frogs A guide for the survey of threatened frogs and their habitats for the Biodiversity Assessment Method (DPIE 2020) states: "Survey methods: Aural-visual surveys or tadpole searches. Aural-visual searches are completed as transects running through areas of native vegetation located within 300 metres of suitable breeding habitat. These are completed within a week of heavy rainfall (e.g. >50 millimetres in 24 hours, >100 millimetres over three days). Tadpole searches are completed within areas of identified suitable breeding waterbodies, surveying at night when tadpoles are most active."	Insufficient. This species is highly likely to occur and should have been recorded. It is known from adjacent, contiguous patches of vegetation.	The Subject Property is contiguous with Garigal National Park which is a stronghold for this species, and the Subject Property is one of the largest areas of habitat available on Public Land. Targeted Surveys must be undertaken in a more systematic and thorough manner or the species assumed present and offset.
Red-backed Button- quail. (<i>Turnix maculosus</i>)	All habitat	Designated bird surveys required with call playback to detect this cryptic species.	Insufficient	Targeted Surveys must be undertaken or the species assumed present and offset.
Little Eagle (<i>Hieraaetus morphnoides</i>) (breeding)	All habitat. Little Eagle is known to nest in bushland on the Ingleside escarpment. There is suitable nesting habitat in the Subject Property.	Designated bird surveys required to search forand map all stick nests, and properly monitor them for signs of nesting. Repeat morning and evening visits to confirm usage.	Insufficient	Targeted Surveys must be undertaken or the species assumed present and offset.
Square-tailed Kite (<i>Lophoictinia isura</i>) (breeding)	All habitat. This species is known to nest in Garigal National Park and at Newport. There are often individuals circling over Morgan Road, suggesting a nest may occur in the area.	Designated bird surveys required to search for and map all stick nests, and properly monitor them for signs of nesting. Repeat morning and evening visits to confirm usage.	Insufficient	Targeted Surveys must be undertaken or the species assumed present and offset.

Koala State Environmental Planning Policy

There are multiple records of Koala to the north, east and west of the Subject Property, including recent road killed specimens on Mona Vale Road, and live individuals along the Wakehurst Parkway. Important feed trees, Grey Gum (*Eucalyptus punctata*) are in high density across the Subject Property. The density of Grey Gum in the Subject Property, including tall trees on high fertility soils, is among the highest in the Northern Beaches LGA.

The proposed development will remove most of this foraging habitat, and severe the wildlife corridor (Figure 6) that links the Koalas of Garigal National Park, with the Koalas that inhabit the bushland east and south of Wakehurst Parkway.

An koala assessment report will be required for the future development of the site, this is a report prepared by a suitably qualified and experienced person about the likely and potential impacts of the development on koalas or koala habitat and the proposed management of those impacts.

Regional Wildlife Habitat and Movement Corridors to be Severed by Proposed Subdivision and Development

The Subject Property currently provides a series of regionally significant wildlife habitat and movement corridors that connect Garigal National Park to the East, and North, with the extensive bushland of the Northern Beaches between Manly Dam, Wakehurst Parkway, Elanora Escarpment, Ingleside Chase and the Pittwater Plateau (**Figure 6**).

If the Subject Property is developed as intended, most of these corridors will be severed (**Figure 7**) and those that remain (e.g. along narrow riparian strips) will be of significantly lower integrity than the present. These lesser corridors will act as 'biodiversity sinks' and funnel movement of disturbance tolerant pest fauna such as Black Rat (*Rattus rattus*), European Fox (*Vulpes vulpes*) Feral Cat (*Felis cattus*) and overabundant birds such as Noisy Miner (*Manorina melanocephala*) across the landscape, further exacerbating regional biodiversity threats.

This contrasts from the status quo whereby the corridors are wide, biodiversity and habitat complex, supporting a wide-range of sensitive fauna species that use the existing corridors as major routes of passage across the landscape.













Submission from Concerned Ecologists - Patyegarang, Morgan Road, Belrose 6 November 2023

Figure 7. Under the proposed rezoning, subdivision and development of the Subject Property, most existing Regionally Significant Habitat Corridors that traverse the Subject Property will be severed and those which remain will be limited to narrow riparian corridors etc. with low habitat integrity.



Page **30** of **31**

As you can see, the Application has failed to adequately address Biodiversity concerns.

As a body of expert Ecologists, we strongly object to Patyegarang, Morgan Road, Belrose rezoned, released and developed without a more accurate and thorough biodiversity assessment than the woeful example (Hayes 2023) submitted by the applicant with their Planning Proposal.

We strongly encourage the Regulatory Authority, the Planning Panel, read this submission and take it into account when making their decisions.

Hayes (2023) must remap the entirety of the Subject Property, and correctly identify and map all occurrences of Endangered Ecological Communities. They can use our thorough mapping exercise as an effective guide (**Figure 3**). It seems awfully convenient that Hayes (2023) have left-out all occurrences of these communities, including the Duffys Forest SAII from their mapping and assessment.

There are too many SAII entities at risk of serious harm and too many regionally significant biodiversity impact, to allow this project to proceed.

We have faith that common sense will prevail, and you will refuse the application until the appropriate biodiversity assessments can be undertaken to acceptable standards, and a more sympathetic land use proposal is submitted by the applicant.

Yours faithfully,

Group of Concerned Ecologists and Scientists.