

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Ellie

**Family name**

Robertson

☐

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**

ellie100@gmail.com

**Suburb/ Town**

Holsworthy

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

"Please do not allow this development on the Patyegarang planning proposal at Morgan Road, Belrose – also known as 'Lizard Rock'."

The planning proposal has significant planning, environmental and hazard issues, including bushfire risks, enormous loss of high biodiversity habitat, inconsistency with planning strategies and inconsistency with Council's 'Patyegarang Planning Proposal'

I strongly oppose the clearing of 126 acres of bushland and build 450 dwellings full of following reasons:

The Biodiversity Development Assessment Report doesn't list the known inhabitant wombat or the endangered Angus Onion Orchid, *Microtis angusi* found by residents on the site. The report is aware koalas, listed as endangered, and the Heath Monitor, also known as Rosenberg's Goanna, *Varanus rosenbergi*, currently listed as vulnerable in New South Wales, have been seen here.

The amount of 'offsets' required to raze this land and kill all the wildlife thereby that lives in and on it, such as the Eastern pygmy Possum, amounts to thousands of required 'credits to be retired'. The BAM Biodiversity Credit Report (Like for like) lists Pittwater, Cumberland, Sydney Cataract, Wyong and Yengo or any IBRA subregion that is within 100 kilometres of the outer edge of the impacted site[Interim Biogeographic Regionalisation for Australia].

However, in missing the endangered Angus's Onion Orchids that grow here, that occurs on soils in the restricted ridgetop lateritic soils in the Duffys Forest - Terrey Hills - Ingleside and Belrose areas - the 'like for like' may be difficult. These soils support a specific and distinct vegetation type, the Duffys Forest Vegetation Community, which is listed as an endangered ecological community under the TSC Act and ranges from open forest to low open forest and woodland; intact Heath, intact Woodland and intact Forest..

Cr Kristyn Glanville, Northern Beaches Councillor and member of the Northern Beaches Bushland Guardians campaign has stated that the State Government is continuing to progress a planning proposal where independent bushfire assessment shows that building houses in places where lives will be at risk. The lives of the residents and the lives of our local RFS volunteers" .

"This rezoning proposal being approved will trigger a precedent across the Northern Beaches and NSW. Close to home, it will set the precedent in the deferred lands that any owner on high quality bushland can get a spot rezoning to residential zoning. Across NSW this SEPP opens the door for mass clearing of native vegetation, despite the 30 by 30 targets to conserve 30% of nature in NSW by 2030.

"Its astounding that the State Government is considering an ordinary residential zoning, as future dwellings could rely on private certifiers to obtain CDCs. The land at Lizard Rock is more appropriately zoned C3 Environmental Management, as this would rule out development via CDC in such a environmentally sensitive and bushfire prone area.

The Northern Beaches Bushland Guardians campaign does also want to see a fair outcome for MLALC. The State Government has given them land as compensation from which they cannot earn any income, but which is fundamentally unsuited for development. We are pushing for an alternative such as a land swap for developable land without environmental value, or leasing Lizard Rock from them as a National Park. The land was given to MLALC as compensation for past wrongs, but clearing the bushland there would be committing new wrongs against nature."

Envirolink President Dr Conny Harris stated "It is integral that we protect every piece of remaining intact biodiversity to address climate change and stop the extinction crisis. "As a local GP, I see that we are in a mental health crisis. Not only is saving the bushland good for the environment, but places to bushwalk and meditate are also critically important for our mental well being and physical health".

#### Koala Spotted In Belrose Area

Their biggest threats are:

- dog attacks
- vehicles - particularly on Wakehurst Parkway, Mona Vale Road and Forest Way
- habitat destruction - over development on the NB is a major threat to koalas and could eventually wipe them out.

The recent record-breaking floods and the not-so-distant memories of 2019 bushfires still haunt many of us. Australia is amongst the most carbon-intense economies in the world, at 15 tonnes per person per year, well ahead of most other advanced economies in the world.

Despite a comprehensive list of benefits that are "consistent with the planning guideline", this proposal comes at a cost of 51.1 hectares of deforestation, in an area covered with mature Bloodwood-scribbly gum, Narrow-leaved scribbly gum, Angophora woodland, coastal Banksia-Teatree scrub and Narrabeen Escarpment scrubs.

It is hard to believe that in 2023, as the Australian society are moving mountains to take carbon (emissions) out of our life without inducing harsh impacts'

As more individuals begin to challenge the effectiveness and authenticity of carbon offsetting, it is important to note that the true carbon footprint of the Lizard Rock/Belrose proposal would greatly exceed the offset cost. Unfortunately, this crucial information is not made explicit in the proposal and should not be ignored by the community and decision-makers. In fact, the local community and community groups made 1,132 submissions objecting to this DDP.

Today, as Australians budget billions on solar, home battery and electric vehicles, as we redesign our diet, as investors (including most of us with a superannuation account) compromise on returns to decarbonise, and as we debate what more we must give up to break free from our carbon ties, cutting down 51.1 hectares of natural bush by the Ku-ring-gai National Park in the 21st century, in one of the wealthiest lands in the world to accommodate a 20th century lifestyle just doesn't make sense.

**Submission Type**

I am making a personal submission

**Title****First Name**

Karl

**Family name**

Schaerf

☐

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**

thebastardfromthebush@gmail.com

**Suburb/ Town**

Hamlyn Terrace 2259

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Dear Sir/Madam

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

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

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

Tell that to the trees, insects, birds, and other wildlife. Tell the pigmy possum he is worth 1211 biodiversity credits. It is a disgusting scam of a scheme! We can't afford to lose this bushland to housing, regardless of how desperate we are for housing. Suggestion - curb immigration and stop growing our already overgrown population. Clearly, Australia, to use a farming/agricultural term, is already, well over its 'carrying capacity' and the manic urge to clear more land upon which to build more houses, is both absurd and obscene. The proposal speaks of a 'discussion' about affordable housing. The cost of building in this extremely unsuitable area will not allow for affordable housing, no matter how much it is 'discussed'.

I note the Metropolitan Local Aboriginal Land Council are the owners and the 'developers' of this precious bushland. I also note they do not represent the Traditional Owners from the area who are vehemently opposed to the destruction of cultural and environmentally significant land. The 'developers' have clearly ignored the community, both Indigenous and non-Indigenous, outcry to protect the area. This Land Council are being used to push through developments that should in no way be considered. This land ought never have been considered for rezoning.

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

- . Destruction and Loss of native habitat for all wildlife.
- . The use of Biodiversity Credits is an embarrassment to anyone who thinks this can justify the loss of native habitats and wildlife.
- . Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will, patently obviously, flow downhill.
- . Loss of Sydney's Green lungs – we need the trees to provide oxygen!!!! What has become of the once, much touted, Sydney Green Space? Has that notion, like many other worthwhile initiatives of previous governments to protect remnant areas of the now, increasingly threatened native vegetation and habitat, been abandoned?
- . Some of the sites are at significant risk of bushfire events.
- . Traffic and urban sprawl – local traffic is already a nightmare to contend with. The current infrastructure cannot cope with another 1000+ cars.

I sincerely trust this submission will genuinely be considered and native Australian bushland habitat is seen as precious as the air we breathe.

Karl Howard Schaerf  
Ph. 0435058656  
12 Violet Road  
Hamlyn Terrace 2259.



**Submission Type**

I am making a personal submission

**Title****First Name**

Marie

**Family name**

Gillespie

☐

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**

lukemarie@bigpond.com.au

**Suburb/ Town**

Avalon Beach

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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

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

Thank you for your consideration

Sincerely,

Name: Marie Gillespie

Signed: MG

Email: lukemarie@bigpond.com.au

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Marcin

**Family name**

Wilinski

☐ 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**

marcin.wilinski@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.

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

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

Thank you for your consideration

Sincerely,

Name: Marcin Wilinski

Signed: Marcin Wilinski

Email: marcin.wilinski@gmail.com

**Submission Type**

I am making a personal submission

**Title**

Miss

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

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

**Email**

[REDACTED]

**Suburb/ Town**

2259

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

I want to contest the rezoning of sacred bushland Lizard Rock in the Northern Beaches for housing development. This decision is opposed by traditional Custodians and community for a multitude of reasons. I oppose this proposed rezoning because houses will be at significant risk of bushfire. A refuge for so many endangered species will be lost, incl. sacred sites, recreational use which increases the value of the whole area and the current infrastructure simply wouldn't sustain it. The best interest of everyone needs to be considered not just the profiteers.

**Submission Type**

I am making a personal submission

**Title**

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

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

**Email**

[REDACTED]

**Suburb/ Town**

Manly

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

See attached submission support the proposal

Submission re: Patyegarang Project rezoning

I support the Patyegarang development project.

I am writing as to why this project needs to be approved. This development will not only help, and support Aboriginal people continue to connect to culture and contribute to the economy. It will help non Aboriginal people connect to their true Aboriginal community members and its actual Culture and Heritage.

I find it extremely distressing that many of these people were in support of Aboriginal voice to parliament, but wont support Aboriginal economic participation in their own backyard, which is clearly hypocritical, and this should be called out.

I live in Northern Beaches and experienced being Aboriginal person many misleading and or misguided claims of Metro Local Aboriginal Land Council not being the authority for all Aboriginal peoples, culture heritage by Non Aboriginal peoples some elected at Local, State and Commonwealth levels.

I can verify that Metro Local Aboriginal Land Council have and are the authority for all Aboriginal peoples, culture heritage of NB LGA and surrounds since 1983/84.

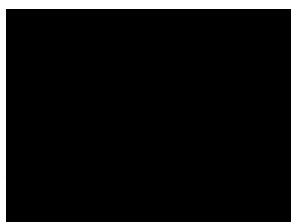
To follow on from the above, these people who critisize even trespass on Metro Local Aboriginal Land Council Land, they don't respect Aboriginal people or its culture and heritage.

Metro Local Aboriginal Land Council have always struggled to maintain the upkeep of the land over at Belrose, because they are asset rich, money poor. This development is about addressing this and progressing needs of Aboriginal people Culture and Heritage, indeed this project proposal will change everything.

Aware Northern Beaches LGA commissioned 2 Bush fire reports assess potential and both identified proposal will improve bush fire risk, which contradicts statements of many elected officials who make unfounded and misleading statements on project posing a risk for bushfire potential.

Metro Local Aboriginal Land Council have advised many of us that a cultural centre and many initiatives will be introduced to support benefits for the Aboriginal community.

The Metro Local Aboriginal Land Council is the only authorised voice for Aboriginal people, Aboriginal Culture Heritage on the Northern Beaches of Sydney.



**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Gavin

**Family name**

Lamb

☐

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**

g.lamb89@gmail.com

**Suburb/ Town**

Dean Park

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I am writing to express my distress and disappointment at the proposed action to develop the lizard rock area at Oxford Falls.

Many many years ago i was fortunate enough to experience this patch of bushland through my hobby mountain biking.

I came across the aboriginal carvings and spent time observing and appreciating them. I became more aware and familiar of the wishes of the aboriginal people and the significance of this area to them and respected their wishes when they asked that the mountain bikers find somewhere else to ride which would not impact the site.

Now i learn that many years later under new direction the Aboriginal Land Council is no longer pushing for conservation but instead development??!!?!! Of what is supposed to be a sacred site with great cultural significance to their people?

This doesn't add up and would represent a tragic loss of crucial bushland. How does some foot traffic from mountain bikers cause distress to sacred land that must be preserved then turn into lets level it all and throw houses on top other than greed.

Under the liberal government Australia was clearing land at an astonishing rate equal with some of the worst in the world. I voted for Labor under the guise that you were not the same and were not pro-development anywhere and everywhere.

PROTECT OUR NATURAL AREAS BEFORE THERES NOTHING LEFT TO PROTECT!



**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Carlo

**Family name**

Silva

☐

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**

carlo@fusionplanet.com

**Suburb/ Town**

Belrose

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I oppose to destroying bush land. Further destroying the habitat of endangered fauna and flora species. This area is a beautiful part of the northern beaches.

Building living dwellings in this area is not supported by the larger community.

It's a high risk bushfire land. It will endanger families and increase traffic as well to the area.

Live the bush at lizard rock as is.

Carlo

**Submission Type**

I am making a personal submission

**Title**

Ms

**First Name**

Bobbie

**Family name**

Ferguson

☐ 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**

bobbiejemich@yahoo.com

**Suburb/ Town**

Palm Beach

**I have made a reportable political donation**

No

☒ I agree to the Privacy statement

**submission**

Dear Sir/Madam

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

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- Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll , and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- Some of the sites are at significant risk of bushfire events. This would mean we are building houses in places we know that people may not be safe in the future. Northern Beaches Council has obtained independent advice on bushfire risks at the Lizard Rock site, which identified that the site includes areas of Very High – Extreme risk. The report also identified concerns about the safety and viability of evacuation. This proposal will likely require significant asset protection zones, which would further erode the wildlife corridor.
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Thank you for your consideration

Sincerely,

Bobbie Ferguson

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Robyn

**Family name**

Hutchinson

☐ 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**

rjhutchinson48@gmail.com

**Suburb/ Town**

Narrabeen

**I have made a reportable political donation**

No

☒ I agree to the Privacy statement

**submission**

Dear Sir/Madam

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

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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.

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

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

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Thank you for your consideration

Sincerely,

Robyn Hutchinson

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Paul

**Family name**

Wirth

☐

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**

paul.wirth100@gmail.com

**Suburb/ Town**

Newport

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Don't be wankers, how about you think about what the Australian people want for once and don't be selfish twats.  
If you destroy the bushland, we will come destroy you!

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Marie

**Family name**

Coleman

☐

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**

colemanotherese@gmail.com

**Suburb/ Town**

Newport

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Please please please stop destroying the native bushland. This is not what WE want for this country

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Lisa

**Family name**

Robinson

☐

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**

robokenobi@gmail.com

**Suburb/ Town**

Narrabeen

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Dear Sir/Madam

I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock".

The Loss of habitat for iconic species of flora and fauna such as swamp wallabies alone should be reason enough. 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.

It will also Impact 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.

People actually need trees to breathe! Trees remove CO2 from the atmosphere and convert it to oxygen through the process of photosynthesis. Without them converting CO2 to oxygen, CO2 levels would begin to rise while oxygen levels would steadily fall. Trees are responsible for 35% of the oxygen we breathe. Trees are Sydney's Green lungs. They 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.

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.



Also don't forget the extra traffic and urban sprawl – this proposal will create 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 further contribute towards local traffic congestion on Forest Way, Wakehurst Parkway, and Warringah Road.

Once the bush is gone.. its lost forever!  
Leave something for future generations to enjoy.

Please don't decimate the homes of so many native animals and plants!

Thank you for your consideration.

Kind regards,

Name: Lisa Robinson

Signed: Lisa Robinson

Email: robokenobi@gmail.com

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Noah

**Family name**

Quinlan

☐

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**

lovetosurf2@gmail.com

**Suburb/ Town**

Bilgola

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Do I even have to say anything, just think about what your doing for a sec, don't destroy our native wildlife

**Submission Type**

I am making a personal submission

**Title**

Ms

**First Name**

Diane

**Family name**

Dromgold

☐

Name withheld

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**Email**

dianedromgold@gmail.com

**Suburb/ Town**

Church Point

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I agree to the Privacy statement

**submission**

Money. How much?

This about money. It's not about heritage, aboriginal sacred spaces, bush-fires, affordable homes, or any homes, etc.

It's certainly not in the spirit or intent of Land Councils.

The fact that it is up for discussion at all speaks to the good will and trust of the people who all those years ago negotiated, drafted, agreed and, passed into legislation, the Land Councils.

They collectively, and with the best of intentions, foresaw no time when we'd be here.

When the custodians wanted money more than their land.

Instead, they naively believed that once legislated it would never be considered for sale and development. The very thought undermines the reason, purpose and need for the land to be owned and protected by Aboriginal People. Land their ancestors walked and where emerging generations can achieve connection to Country. And where white fellas can share and experience connection to land. A place where everyone can claim and experience Country. Part of the story of walking together.

In recent times, there has clearly been a change of heart by the people in charge of the Land Council. That change puts money ahead of all arguments that gave rise to the Land Councils and their stewardship of the land.

The change of heart speaks to their preference for money over connection to land.

In which case, the only thing to debate is price. How sad for the elders and others who fought and won Land and the Councils to run them.

But, here we are. The only question is how much?

Let the people buy it and keep it as native bush. Let us buy it. Let us protect it. A special, local, place for everyone.

Reinstate trust, and reliance on goodwill.

## Money. How much?

This about money. It's not about heritage, aboriginal sacred spaces, bushfires, affordable homes, or any homes, etc.

It's certainly not in the spirit or intent of Land Councils.

The fact it is up for discussion at all speaks to the good will and trust of the people who all those years ago negotiated, drafted, agreed, and passed into legislation the Land Councils.

They collectively, and with the best of intentions, foresaw no time when we'd be here.

When the custodians wanted money more than their land. When custodians saw Developers as the good guys.

Instead, they naively believed that once legislated it would never be considered for sale and development. All parties believed the ancestors would rest easy on their Country. The very thought undermines the reason, purpose and need for the land to be owned and protected by Aboriginal People. Land their ancestors walked and where emerging generations can achieve connection to Country. And where white fellas can share and experience connection to land. A place where everyone can claim and experience Country. Part of the story of walking together.

In recent times, there has clearly been a change of heart by the people in charge of the Land Council. That change puts money ahead of all arguments that gave rise to the Land Councils and Aboriginal stewardship of the land.

The change of heart speaks to their preference for money over connection to land.

In which case, the only thing to debate is price. How sad for the elders and others who fought and won Land and the Councils to run them.

But here we are. The only question is how much?

Let the people buy it and keep it as native bush. Let us buy it. Let us protect it. A special, local, place for everyone.

Reinstate trust, and reliance on goodwill.

Oh, and review all Land Councils to ensure they are truly protected.

This debate heralds another sad day in Australia. Where the past is ignored in favour of greed and money.



Diane

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Luke

**Family name**

Murphy

☐

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**

lmurf@optusnet.com.au

**Suburb/ Town**

Frenchs Forest

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Please refer to the attached letter

November 7, 2023

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.

I believe that the Department has not acted impartially in relation to this developer. The MLALC are just a developer like any other developer, and they should not be supported in the way the Department is supporting them. On 22 February 2022 at the public information session, the Department's representative admitted that:

- The MLALC do not have the resources to develop this land on their own and would have to partner with another developer, and that there is nothing to stop a similar outcome to that which occurred last time the MLALC sold land to a developer, i.e., the development known as Bayview Close, Frenchs Forest.
- The Department also stated that the MLALC have never completed a development such as this. Admitting that the most likely outcome is the involvement of another more experienced developer.

In effect, the Department is supporting the commercial developer that the MLALC ultimately chooses to partner with which leads to questions of probity.

In addition to this the proposal must be refused for the following reasons:

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

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

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

Thank you for your consideration.

Sincerely,

Name: Luke Murphy

A handwritten signature in black ink, appearing to be 'LM', with a long horizontal stroke extending to the left.

Signed:

Email: [lmurf@optusnet.com.au](mailto:lmurf@optusnet.com.au)



**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Alexandra

**Family name**

May

☐

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**

alexmay@gmail.com

**Suburb/ Town**

Seaforth

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Conserving Lizard Rock Bushland on Morgan Road in Sydney is essential to protect biodiversity, maintain ecosystem health, and provide recreational and educational opportunities. The preservation of this natural area is not only valuable for the environment but also for the well-being and quality of life of the local community.

I go bushwalking from Morgan Road up the Slippery Dip trail all the time and I'm always amazed how much wildlife I encounter so close to Sydney. It would be terrible if we lost this area to development

**Submission Type**

I am making a personal submission

**Title**

Ms

**First Name**

Joanne

**Family name**

Tulau

☐

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**

jtulau@bigpond.com

**Suburb/ Town**

Avalon Beach

**I have made a reportable political donation**

No

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I agree to the Privacy statement

**submission**

I oppose the proposed Patyegarang development at Morgan Road, Belrose for many reasons including biodiversity loss, impacts on Narrabeen Lagoon Catchment and the intensification of inappropriate development on the northern beaches.

But, my principal objection and a reason for real concern, is that once again the issue of climate change is not addressed. This tells me that the planning for this proposal is inadequate in the extreme. One would expect that the so-called Strategic Bushfire Study would address this. But a search of the document reveals that the phrase 'climate change' only appears once (in the references section where a 2004 document was published by the Dept. of Environment and Climate Change.

I have been a resident on the Northern Beaches since 1983, and watched in horror as the 1994 bushfire swept through the area. It is clear from the science that global warming is accelerating, and the historical climate of the area is no longer a guide for the future.

This lack of attention to the issue of bushfire risk in the face of rapidly worsening climate change is the reason that the proposed development at Ingleside was refused in the end. Why is this same lack of concern for the lives of potential residents at Patyegarang being repeated.

This development has not been properly considered and should be refused.

**Submission Type**

I am submitting on behalf of my organisation

**Title**

Mrs

**First Name**

Jan

**Family name**

Robinson

☐ 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**

jetsettingjan@hotmail.com

**Suburb/ Town**

DAVIDSON

**I have made a reportable political donation**

No

☒ I agree to the Privacy statement

**submission**

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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

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

Thank you for your consideration  
Sincerely,  
Janette Robinson

Name: Janette Robinson  
Signed:  
Email: Jetsettingjan@hotasil.com

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

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**Email**

[REDACTED]

**Suburb/ Town**

Warriewood Beach

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No



I agree to the Privacy statement

**submission**

Please see attached submission "Objection to Patyegarang Planning Proposal (No. PP-2022-3802) - [REDACTED] Warriewood".

Department of Planning and Environment  
On-line submission

**Planning Proposal No. PP-2022-3802**  
**Patyegarang, Morgan Road, Belrose**

Dear Sirs,

I wish to register my objection to the planning proposal (No. PP-2022-3802) to permit the rezoning of approximately 72 hectares of bushland surrounding Morgan Road at Belrose for proposed residential development.

My primary concerns, and the basis of my objection, are as follows.

- Destruction of bushland, and consequent loss of habitat and biodiversity. The subject area is a reasonably intact, high quality, compact shaped, and very valuable area of urban bushland. The proposed concept plan sees most of this area developed for residential purposes or as managed (i.e. cleared/manicured) open space – with only residual areas flagged as possible conservation zones or narrow bands of retained vegetation along drainage lines (which are ineffectual, and unsustainable in the long term, as native vegetation retention and habitat areas). With nearly two-thirds of the site to be cleared (around 45 hectares or 62.5%) this will have significant, and in my view unacceptable, environmental impacts – and represent a loss of vegetation, habitat, and biodiversity that is significant at an LGA/regional scale. The subject area's environmental value is recognised by its recommendation as a "C3 Environmental Management Zone" for much of the site in Council's recent conservation zones reform project.
- Exposure to unacceptably high bushfire risks. The future residents, and built assets, of any residential development in this area would be exposed to an extreme – and unacceptable – bushfire risk. The proposed evacuation route west along Morgan Road is impractical and also high risk, due to the "run of fire" typically being west to east which would see residents being asked to drive towards an approaching fire front (which many may be very reluctant to do) as well as the winding and uphill nature of this road (making it more challenging to use under smoky conditions by possibly panicked drivers). The proposed residential development of the Ingleside area was rejected on the grounds of unacceptable bushfire risks, and in my view the Patyegarang Planning Proposal would present an even more hazardous bushfire situation.
- Inconsistency with higher order planning strategies/documents. The planning proposal is inconsistent with, and in many aspects not supported by, the planning directions contained in the State Government's and Northern Beaches Council's higher order plans and strategies – notably the *Greater Sydney - North District Plan, Towards 2040 - Northern Beaches Local Strategic Planning Statement*, and the adopted *Northern Beaches Local Housing Strategy*.

- Additional infrastructure demands. Around 450 new dwellings will place further stress on the surrounding, and wider, area's urban infrastructure (notably the arterial road network and peak hour traffic volumes – the proposal's Transport Assessment, September 2023 provides a very cursory assessment in this regard). The Northern Beaches LGA as a whole has only 14 lanes of traffic – 7 lanes in and 7 lanes out (at the Spit and Roseville Bridges and on Mona Vale Road) – connecting it with the rest of Sydney. A fact that developers and governments seem to overlook when promoting ever more, and ever denser, urban development in this area.

If the government is committed to the objectives of the *Aboriginal Land Rights Act 1983* a more desirable, and on-going long-term, beneficial outcome from an economic and social justice perspective for the MLALC and its members (as well as preferable from an environmental and land use viewpoint) would be a long-term lease of the subject site from the MLALC for possible addition to either of the nearby national parks (Ku-ring-gai Chase NP or Garigal NP) or to the Narrabeen Lagoon State Park.

Overall I feel the current proposal should be rejected on the basis of its significant planning, environmental and hazard issues and their numerous foreseeable unacceptable consequences.



**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Thomas

**Family name**

Baker

☐

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**

thomasrb28@gmail.com

**Suburb/ Town**

Killarney Heights

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I reject the this proposal due to the loss of habitat for flora and fauna and preserving the biodiversity of the area



**Submission Type**

I am submitting on behalf of my organisation

**Title**

Dr

**First Name**

Sophie

**Family name**

Scamps MP

☐

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**

sophie.scamps.mp@aph.gov.au

**Suburb/ Town**

Narrabeen

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No

☒

I agree to the Privacy statement

**submission**

Please see attached pdf submission from the Federal Member for Mackellar.



# DR SOPHIE SCAMPS MP

## FEDERAL MEMBER FOR MACKELLAR

### Submission by Dr Sophie Scamps, Federal Member for Mackellar

#### Patyegarang Planning Proposal PP-2022-3802

##### Summary

As the Federal Member for the Electorate of Mackellar I wholeheartedly support the intent of the Aboriginal Land Rights Act, but I cannot condone the Patyegarang Planning Proposal PP-2022-3802 - because of the extreme risks and adverse impacts this particular proposal presents for the community of Mackellar.

I note that the Patyegarang Planning Proposal PP-2022-3802 (Lizard Rock rezoning) is also strongly opposed by the local Northern Beaches Council and all the MPs of the relevant state electorates that are practically and geographically impacted by the proposal, including the Member for Wakehurst, the Member for Davidson, and the Member for Pittwater. There is also strong community opposition to this development proposal and there was minimal community involvement in the development of the plan.

The reason I oppose the proposal is because it goes against good planning principles and is inconsistent with key aspects of existing planning and affordable housing policies and strategies that apply to the area. It was not created with the community's needs in mind. The Northern Beaches Council's well thought-through plan for affordable housing, in contrast, was created in close consultation with the local community.

The main concern is that the Patyegarang Planning Proposal poses an unacceptable bushfire risk. In addition, because of the limited infrastructure in the vicinity it would condemn future residents to a car-dependent lifestyle, increase local traffic congestion, and exacerbate problems of access to services.

The proposal is environmentally devastating and would lead to the destruction of important pieces of bushland equivalent to 46 football fields and further loss of important local ecological habitats. It will also undermine efforts to provide green lungs for our city to ameliorate the impact of climate change.

##### Inconsistent with planning policies

The proposal does not demonstrate strategic merit and is inconsistent with key aspects of the Greater Sydney Region Plan, North District Plan, [Northern Beaches Local Strategic Planning Statement – Towards 2040](#), and Northern Beaches Local Housing Strategy.

The Patyegarang development proposal is a plan for low density housing and as such will not meet the diverse range of housing needs of our community either now or into the future. It is inconsistent with the council's plan to develop a diverse range of [affordable and sustainable housing](#) on the Northern Beaches of Sydney.

Northern Beaches Council spent many months consulting with our community about the local housing needs and their strategy to address this and takes into account access to public transport and walkability. Walkability is known to be one of the key factors affecting people's satisfaction with where they live and is essential to sustainability principles of planning.

A far more sensible approach is outlined in The Northern Beaches Council's comprehensive housing plan which aims to develop medium density, walkable neighbourhoods and increase the diversity homes available, including a higher proportion of affordable homes in strategic locations. A diverse range of housing is required to meet the needs of people of all stages of life – not just more low density housing. This is what the community wants, and this is the most sustainable, and fair way to tackle our housing crisis.

### **Fire risk**

The proposed development for 450 homes at Lizard Rock represents an unacceptable fire risk to the community.

Building properties in fire prone areas puts not only the lives of future home owners and their families at risk, but also increases the risk to our many volunteers and professionals in local fire services, who will be called to defend these properties when fire threatens.

Significant concerns about this site have been identified in the past, including by the former NSW Planning Assessment Commission which blocked development in 2009 in the Oxford Falls Valley, including this site, because of concerns about fire.

This current proposal was developed on the premise of evacuation being provided by Morgan Road, including a new slip lane onto Forest Way and a new emergency access onto Oates Place but the availability and utility of these aspects have not been demonstrated in the proposal.

It also depends on asset protection zones (APZs) and housing being built to resist ember attack. These measures, described in the proponent's Bushfire Risk Assessment, depend on high levels of maintenance by council and by homeowners to be effective.

They are also based on historical understandings of fire behaviour. As recent bushfire incidents in NSW have shown, past fire behaviour is no longer a guide to future risk as the climate changes. As [former New South Wales fire and rescue commissioner and Climate Council member Greg Mullins said](#): "We're going to have fires that I can't comprehend, and I've been in the game for nearly half a century."

### **Environmentally destructive, carbon intensifying**

The destruction of precious bushland adjacent to the National Park at a time when we are trying to reduce the impact of climate change and reverse the decline in threatened species is unacceptable.

State governments have multiple policies about greening the city, reducing the impacts of a heating environment and protecting our biodiversity.

This development also goes against treaties the federal government has committed to regarding preserving the natural environment and arresting the decline in threatened species. This includes the [Kunming-Montreal treaty on Biodiversity](#) which commits Australia to conserving 30% of all land by 2030. NSW currently has less than 10% under protection as national parks and reserves. In achieving this aim of conserving 30% of all land, it is crucial that a diverse range of natural environments are protected across the state, including in coastal and urban regions.

The proposal also would have significant adverse impacts on the state's carbon footprint. Work by [Sydney University](#) has found that the impact of deforestation of the Lizard Rock site would result in a surplus of 6,390 tonnes of CO2 being released into the atmosphere.

The cost of purchasing offsets or reforesting an equivalent area is likely to be significant and should be considered as part of the decision making about whether this development should proceed.

### **Pressure on infrastructure**

The clearing and developing of such a large area will exacerbate the already significant flooding issues on the Wakehurst Parkway. The Wakehurst Parkway is a major arterial road for residents of the Northern Beaches to access both the Northern Beaches Hospital and the city and its frequent flooding is one of the community's great local concerns.

The Northern Beaches Council has been allocated over \$30 million from the NSW State Government to dredge the river in the valley adjacent to the Wakehurst Parkway. Currently this road floods on average 6-7 times a year closing the road and thus cutting off the main access for thousands of residents to the Northern Beaches Hospital. This development will undoubtedly lead to further silting up of the river and exacerbate the flooding problems of the Wakehurst Parkway, which have been a major concern for Mackellar residents for decades.

Clearing of bushland upstream from the Parkway and replacing it with nonpermeable roads and other surfaces is also likely to exacerbate the flooding problem, requiring more state spending on drainage.

The proposal will also put further pressure on existing infrastructure, including requiring significant road upgrades to ensure safe and swift access and exit to the site.

### **An alternative plan**

The community and I accept and support the MLALC's mission to generate income to secure the financial future of First Nations peoples across Sydney.

There are alternative plans that could be considered. The State Government should step in and purchase the land or agree to a longer-term lease before transforming the land into an Aboriginal Owned National Park, as was originally suggested by the MLALC back in 2013.

The government should also explore compensation for the land being preserved as a carbon offset.

This would be a win-win-win situation: the MLALC secures a financial gain in addition to the long term jobs that are created for Indigenous people within the National Park, while the local community will benefit from additional valuable open space and recreational and cultural spaces.

While I understand the Metropolitan Local Aboriginal Land Council's (MLALC) desire to realise the potential profit in these land holdings, clearing high value bushland for low density housing is out of step with modern planning principles and condemns future residents to extreme bushfire risk and car dependency.

**Submission Type**

I am making a personal submission

**Title****First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

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

**Email**

[REDACTED]

**Suburb/ Town**

Umina Beach

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

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

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

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

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

I note the Metropolitan Local Aboriginal Land Council are the owners and the developers of this precious bushland. I also note they do not represent the actual Aboriginals from the area who are vehemently opposed to the destruction of cultural and environmentally important land. They have ignored the community, both Indigenous and non-Indigenous outcry to protect the area. This Land Council are being used to push through developments that should in no way be considered. This land should never have been considered for rezoning.

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

Terry Matthews  
Umina Beach

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Brett

**Family name**

Butler

☐

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**

phantombdb@optusnet.com.au

**Suburb/ Town**

Cromer

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

This proposal must be refused for the following reasons:

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



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

Thank you for your consideration

Sincerely,

Name: Brett Butler

Email: [phantombdb@optusnet.com.au](mailto:phantombdb@optusnet.com.au)

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Fergus

**Family name**

Bell

☐

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**

fergus.bell42@gmail.com

**Suburb/ Town**

sydney

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I do not support the proposed development due to the impact to the narrenbeen lagoon catchment. Event with erosion controls, there is always runoff that increases the turbidity of local waterways. This has a large impact on native fish populations.

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

David

**Family name**

Adcock

☐

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**

davidadcock86@gmail.com

**Suburb/ Town**

Belrose

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I would like to take my objections to the proposal at Lizard Rock.

The landscape earmarked for this development is amazing. I do a considerable amount of bush walking and mountain biking with my children in the surrounding areas and I enjoy it immensely.

I am well aware of this beautiful area and believe the flora and fauna needs to be preserved for future generations. I also believe this area is unique in Sydney being so close to the beaches and CBD so it is a huge tourist attraction.

I believe a development in this area is a huge fire risk. This remote location will be at risk from bushfire. Morgan road is not adequate to cope with increased congestion and will not be able to support adequate emergency services.

This area will not have sufficient infrastructure. There will be a lack of shopping and transport and thus will result in a massive increase in traffic and accidents.

To build required infrastructure will result in more environmental damage.

This will be a huge step back for the Northern beaches community as it will result in environmental destruction. The new residents will be at increased risk of bushfire and demand more infrastructure resulting in more environmental destruction.

With all the science telling us to preserve our natural habitat to slow global warming this development should be stopped. There are little to no positives from this development and the costs to the community and state will be catastrophic.

**Submission Type**

I am making a personal submission

**Title**

Mr

**First Name**

Nick

**Family name**

Freeman

☐

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**

nick.freeman8@gmail.com

**Suburb/ Town**

Belrose

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I am opposed to the 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 including my own young children who have a right to a healthy natural environment.

This proposal must be refused for the following reasons:

- **Deforestation.** Australia is the only developed country on the global list of deforestation hotspots, charities such as the Wilderness Society & Bush Heritage Australia provide a great resource highlighting what happens with deforestation and how this re-zoning is going to contribute to this problem.
- **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. Not aware of the repeated re-zoning attempts I was surprised to hear this land was not already part of the National Park.
- **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. As someone who still commutes 5 days a week to the city from Belrose through a combination of driving and public transport I can attest first hand to the worst part of the commute is within the

Northern Beaches, whether that be by Car or Bus. The transports links aren't there to support substantial new additions.

- **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.
- **Not a Priority Development Zone** The NSW Government has recently announced in the media 7 priority development zones. These zones are located near public transport, which this proposal is not. The zones are in existing areas and have existing connections to utilities, this proposal does not. It is cheaper to build in these zones than greenfield sites. One development within these zones could accommodate the 450 homes of this proposed rezoning and not require a bulldozer through bushland.
- **Negative precedent in the deferred lands** – The Northern Beaches Council is undertaking a strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an evidence based approach, the Council's draft plans are to zone private land in this area as Rural and C3 Environmental Management zoning. Approving the planning proposal would create an inappropriate precedent that other landowners in the MRA can also seek a spot rezoning, further eroding the remaining bushland on private land.

Thank you for your consideration, I encourage you to give mine and other opposing submission due consideration and process.

Sincerely,

Nick Freeman

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Simone

**Family name**

McDonald

☐

Name withheld

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

**Email**

simone\_cleary@telstra.com

**Suburb/ Town**

Frenchs Forest

**I have made a reportable political donation**

No

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I agree to the Privacy statement

**submission**

I am a resident in Frenchs Forest in the electorate of Wakehurst.

I am writing to oppose the Patyegarang Planning Proposal PP-2022-3802.

The clearing of large portions of bush land will heavily impact and cause extensive loss of flora and fauna.

The clearing of 45 football fields of bush land for up to 450 homes is excessive.

It would put many people and homes and businesses at an increased bush fire risk due to limited infrastructure in the immediate area.

And lastly it is not in the public interest and the is not aligned with the Northern Beaches Council strategic planning goals.

I oppose this proposal. I oppose this proposal.



**Submission Type**

I am making a personal submission

**Title****First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

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

**Email**

[REDACTED]

**Suburb/ Town**

Warriewood

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

Lizard rock 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 also write on behalf of those who cannot write a submission for themselves – the wildlife that live at Lizard Rock, and the future generations who have a right to a healthy natural environment. Our young children are devastated at the prospect of losing this unique, pristine and irreplaceable piece of Northern Beaches bushland and are begging me to ensure it is saved.

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. The site is entirely unsuited to development. The named intersections are already busy with local traffic and increased traffic volumes here would be incredibly dangerous, not to mention extremely impractical.
- 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,



**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Helen

**Family name**

Silk

☐

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**

thsilk@bigpond.com

**Suburb/ Town**

Longueville

**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 land has been given to the aboriginal people to be custodians of the land.

It is ironic that instead they propose to clear such an enormous amount of pristine bushland that is unique on the Northern Beaches of Sydney. It is inconceivable that this development could even be considered.

Australia is one of the top deforestation nations of the world. This has to stop. Australia also has mass fauna and flora extinction rates. This also contributes to Climate change.

The priority should be to preserve the bushland ecosystem. It is a once in a life time opportunity. Please preserve the bushland ecosystem and refuse this proposal.

This proposal must be refused for the following reasons:

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

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

Thank you for your consideration

Sincerely,  
Helen Silk

**Submission Type**

I am making a personal submission

**Title**

**First Name**

**Family name**

☒ Name withheld

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

**Email**

**Suburb/ Town**

Balgowlah

**I have made a reportable political donation**

☒ I agree to the Privacy statement

**submission**

Whilst I support the self-determination of Aboriginal peoples and the objectives of the Aboriginal Land Rights Act 1983 (NSW) (ALRA Act), this Planning Proposal should not proceed for a number of reasons:

- Inconsistency with the Planning for Bushfire Protection Guidelines 2019 and Local Planning Direction 4.3 through significantly risking the protection of future lives and property from bushfire hazards. The proposed evacuation including the
- Significant biodiversity concerns. The Preliminary BDAR prepared identifies a number of threatened and endangered ecological species on-site, however does not adequately consider the potential opportunities for the masterplan to respond to the location of species habitat.
- Lack of considered engagement with Traditional Owners of the land. Whilst the position of the Metro LALC has been established by the ALRA Act, further attempts to engage with Traditional Owners should be undertaken. This should include conversations on their support for the proposal, and opportunities to strengthen the Country-centred design of the proposal. As established under the United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), the free, prior and informed consent of the Traditional Owners should be respected. The Planning Proposal does not sufficiently consider the opinions of Traditional Owners.

Ultimately, I don't oppose to the redevelopment of sites granted under the ALRA Act to the Metro LALC, however this Planning Proposal does not represent a sound planning outcome and requires significant revision.

**Submission Type**

I am making a personal submission

**Title**

Dr

**First Name**

Hans

**Family name**

Perryck

☐

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**

hansperryck@yahoo.com

**Suburb/ Town**

Newport

**I have made a reportable political donation**

No

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I agree to the Privacy statement

**submission**

Hi,

I strongly object to turning this part of the State Reserve into urban development. To change the original destination of the reserve is a strategic blunder of the highest order. Every study, every research on development shows that Australia as a country and therefore it's states need to focus on fortify regional development and not big cities. Australian regions are crying for development, infrastructure, healthcare facilities, education facilities, industrial and economic stimulants. Increasing population in already crowded cities is asking for trouble in all sorts of fields. Secondly reserve type of areas are just the special areas that dense populated cities need. Further reasons to object are:

\*Bushfiterisk

\*Traffic congestion

\*Impacts on Narrabeen lake

\*Loss of habitat for flora and fauna

\*Trigger more local development

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

Jackie

**Family name**

Williams

☐

Name withheld

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

**Email**

jacqueline62@optusnet.com.au

**Suburb/ Town**

BELROSE

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

I am opposed to the proposed development for the below reasons.

The removal of our green space that is the home to flora and fauna. It is their habitat that will be lost and in time many species.

The green space is why we moved to this area and it is more important than ever to have this space for our mental and physical health for now and for our future generations and community.

Bush fire risk and increased flood potential.

The traffic congestion on Forestway, Mona Vale Rad Road at peak times will increase dramatically with increased vehicles in each proposed dwelling. This is already a problem.

The carbon impact of clearing Bushland.

We are the Forest area and want to keep Morgan Road the way it is.

Please reject this proposal.

Jackie Williams

**Submission Type**

I am making a personal submission

**Title****First Name**

S

**Family name**

MacDonald

☐

Name withheld

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

**Email**

info@eye2eye.com.au

**Suburb/ Town**

Frenchs Forest

**I have made a reportable political donation**

No

☒

I agree to the Privacy statement

**submission**

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

1. 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.
2. 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.
3. 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.
4. 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.

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

Sincerely, Mr S MacDonald  
Frenchs Forest

**Submission Type**

I am making a personal submission

**Title**

Mrs

**First Name**

[REDACTED]

**Family name**

[REDACTED]



Name withheld

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

**Email**

[REDACTED]

**Suburb/ Town**

Clareville N.S.W.

**I have made a reportable political donation**

No



I agree to the Privacy statement

**submission**

Please see attached

Dear Sir/Madam

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

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Thank you for your consideration

