

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5250

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mr

First Name

Stephen

Family name

Healey

☐ Name withheld

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

Email

stephen_n_h@outlook.com

Suburb/ Town

Neutral Bay

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

- Loss of habitat for flora & fauna.
- Traffic congestion and urban sprawl.
- Preserving biodiversity for future generations.
- Trigger more local unnecessary development.

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5251

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mr

First Name

Gary

Family name

Katzeff

☐ Name withheld

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

Email

garykatzeff@gmail.com

Suburb/ Town

ST IVES

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Pristine bush should not be converted to developed land.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mr

First Name

Anthony

Family name

Slater

☐

Name withheld

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

Email

antlater@gmail.com

Suburb/ Town

Warriewood

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I strongly feel that the proposed site is not appropriate for a development of the size being considered. Given the known concerns of the local council and the residents, I believe their input should be taken into account and prioritized when making such a significant decision.

One of the key issues in this area is the chronic flooding on Wakehurst Parkway. This is not merely a minor inconvenience; it poses genuine safety risks and disrupts daily life for those who reside and work in the community. Adding a large-scale development to this location would likely exacerbate the existing flooding issue, thereby compounding the challenges faced by emergency services, commuters, and local businesses.

Therefore, rather than proceeding with the development as planned, it would be prudent to conduct a comprehensive assessment of the potential environmental and infrastructural impact. Doing so will help to ensure that any future development is not only beneficial but also sustainable for the community at large.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mr

First Name

Gregory

Family name

Gudgeon

☐

Name withheld

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

Email

greg.gudgeon@outlook.com.au

Suburb/ Town

2094

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: Gregory Gudgeon

Signed: Dear Sir/Madam

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

This proposal must be refused for the following reasons:

- Loss of habitat for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor

connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.

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

Sincerely,

Name:

Signed:

Email: Greg.gudgeon@outlook.com.au

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]



Name withheld

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

Email

[Redacted]

Suburb/ Town

Dee Why

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Patyegarang is an area of significan cultural and environmental value.

The Northern Beaches Council, in consultation with the local community, developed and is in the process of implementing the Bushland and Biodiversity action plan which has strong targets around protection of the bush, biodiversity and wildlife corridors.

This Patyegarang planning proposal goes against everything that is on that plan and everything the local community wants. It will negatively affect wildlife habitat corridors and will significantly reduce the little remaining biodiversity we have in this area of the world. Moreover, the proposal goes against the state government's targets around biodiversity and environmental protection. Why have these plans in place if they will get dismissed by a decision-making body that has no understanding of environmental and social local issues?

Everyone knows the key role vegetation plays in cooling areas. This proposal will significantly reduce vegetation resulting in increased heat island effect and as a result increased health risk during heatwaves which particularly affect infants, children and elderly people.

Not to mention the high bushfire risk to the dwellings and lives of people already living in the area and people that might live there should the proposal go ahead. No matter what, the area will never have a low risk evacuation plan.

As you can see there are various reasons to reject the Patyegarang planning proposal. This proposal goes against all the strategies created by the Northern Beaches Council, Resilient Sydney and the NSW government plans in partnership with communities. It's also a proposal that puts lives at risk.

I rather see higher buildings in the northern beaches than this proposal going through.

I urge and hope the decision making body will make a sound and wise decision for the people that will be affected by this proposal.

Thank you,

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]



Name withheld

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

Email

[Redacted]

Suburb/ Town

Seaforth

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to this development proceeding. The area is a bushfire risk and development of the site will cause further water run off in the catchment making flooding and silt build up in Narrabeen Lake worse.

More importantly as a nation we have started to recognised the urgent threat of climate change.

How can we allow this development to proceed when the climate is at risk.

The detrimental clearing of trees and impact to wildlife must outweigh the need to develop this site.

Regardless of what the site has been used for it still has a lot of trees and vegetation it must be preserved as part of our commitment to reduce carbon pollution.

If this development proceeds then it would be evident you are not serious about stopping the earth warming and contributing our fair share to our our climate targets.

We have to start somewhere if we are to prevent the earth from warming.

We must set an example and not proceed with this development.

A better use of the land would be to rehabilitate the site back to the original bush land with native flora and fauna.

Overall this development cannot be allowed to proceed.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mr

First Name

Mark

Family name

Nisbet

☐

Name withheld

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

Email

mark@spitfirepaintball.com.au

Suburb/ Town

Hornsby Heights

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Against any development within this area.

Having grown up in the area and going to school in Oxford Falls, that area has always been a piece of bush in the over developed surrounding suburbs.

Areas like this close to suburban developments are rare and should remain untouched so bush areas remain accessible and prevalent in Sydney.

The bush and natural habitat should be maintained for residents to enjoy, nature lovers to explore and for the mental & physical health of residents and local wildlife.

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5257

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Davidson

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object because of the devastating loss of flora and fauna and the bushfire risk that it would cause.

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5258

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Miss

First Name

Lauren

Family name

Andronicos

☐ Name withheld

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

Email

lauren.andronicos@gmail.com

Suburb/ Town

Manly

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Loss of habitat for flora and fauna and preserving biodiversity

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5259

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Ms

First Name

Ashley

Family name

Davison

☐ Name withheld

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

Email

ashleyldavison@hotmail.co.uk

Suburb/ Town

2095

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Bush fire list

Traffic congestion

Lose of habitat for flora and fauna

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5261

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Ms

First Name

Rachael

Family name

Koch

☐ Name withheld

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

Email

rachaelkoch95@gmail.com

Suburb/ Town

Wollstonecraft

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the loss of habit for flora and fauna in this beautiful part of Sydney where nature is, unusually, allowed to flourish as it has for thousands of years.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

2093

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am against this development and destruction of natural land. In my opinion there are options fo build up on existing infrastructure to make room for residential capacity within the Northern Beaches Council area. I do not this this option has been sufficiently explored. It does require more broad spectrum plan.

We must protect all native natural and wildlife areas as they are precious and in comparison to % of population, ever decreasing with population growth. Current resident quality of life will diminish with the destruction of this area.

I am against this proposal.

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5263

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Dr

First Name

Marian

Family name

Vidal-Fernandez

☐ Name withheld

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

Email

marian.vidalfdez@gmail.com

Suburb/ Town

2075

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object because of its impacts on the Narrabeen Lagoon Catchment and loss of biodiversity.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No



I agree to the Privacy statement

submission

1. This development is completely excessive. It requires critical loss of flora and fauna over a huge area at a time when we are trying to protect the environment from overdevelopment and destruction. We need to preserve our land for future generations.

2. The development is in vast excess of the housing requirements on the Northern Beaches. Provision has been made for housing and development in the Frenchs Forest State Significant Site and there is no need for another 450 homes to be built over and above this.

3. This land is in a high bush fire risk area.

4. This development will pave the way for further development and destruction of our local area.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

FRenchs Forest

I have made a reportable political donation

No



I agree to the Privacy statement

submission

1. This development is excessive. It requires critical loss of flora and fauna over a huge area at a time when we are trying to protect the environment from overdevelopment and destruction. We need to preserve our virgin land for future generations.

2. The development proposed is in vast excess of the housing requirements on the Northern Beaches. Provision has been made for housing and development in the Frenchs Forest State Significant Site and there is no need for another 450 homes to be built.

3. The land is in a high bush fire risk area.

4. This development will pave the way for further development and destruction of our local area.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

— —

First Name

— —

Family name

— —



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Belrose

I have made a reportable political donation

No



I agree to the Privacy statement

submission

We are very concerned about the Patyegarang Proposal at Belrose. Our major reasons are as listed below.

1. In the centre of a bush fire prone area (completely surrounded by native bush). This would place all new residents under great risk'
2. There is no public transport in the immediate vicinity.
- 3 . The area is always prone to flooding and road closures after any heavy rain fall.
4. There is almost certainly a number of " sacred land sites" as has been previously determined.
- 5, Morgan Rd . is a minor road and would not cope with the expected traffic from such an extensive and inappropriate proposal.

[PP Online \(PP-2022-3802\)](#) > [Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5267 Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Belrose

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I really oppose this development as the run off will go into Narrabeen lagoon and cause more flooding issues. We need to protect our wonderful flora and fauna surrounding the lagoon, beaches and suburban areas. It helps keep the suburbs cooler in summer and it's so important for residents well being and mental health.

Case details**Documents****Action summary****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

Frenchs Forest

I have made a reportable political donation

No



I agree to the Privacy statement

submission

1. This development is completely excessive. It requires critical loss of flora and fauna over a huge area at a time when we are trying to protect the environment from overdevelopment and destruction. We need to preserve our land for future generations.

2. The development is in vast excess of the housing requirements on the Northern Beaches. Provision has been made for housing and development in the Frenchs Forest State Significant Site and there is no need for another 450 homes to be built over and above this.

3. This land is in a high bush fire risk area.

4. This development will pave the way for further development and destruction of our local area.

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5269

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mrs

First Name

Lynda

Family name

Wood

☐ Name withheld

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

Email

woodlongreef@gmail.com

Suburb/ Town

Collaroy

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Submission contained in attached document.

Dear Sir/Madam

I am a local resident of the Northern Beaches and I 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 living at Lizard Rock, and the future generations who have a right to a healthy natural environment. I also support the Northern Beaches Council in their rejection of this proposal.

This proposal must be refused for the following reasons:

- **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.
- 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.
- **Loss of habitat** for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.
 - **Impacts on the Narrabeen Lagoon Catchment** as stormwater from the development will flow downhill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species , 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 cool urban areas, and draw down carbon from the atmosphere to 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.
 - **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,

Lynda Wood

Case details**Documents****Action summary****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

Frenchs Forest

I have made a reportable political donation

No



I agree to the Privacy statement

submission

1. This development is excessive. It requires critical loss of flora and fauna over a huge area at a time when we are trying to protect the environment from overdevelopment and destruction. We need to preserve our land for future generations.

2. The development is in vast excess of the housing requirements on the Northern Beaches. Provision has been made for housing and development in the Frenchs Forest State Significant Site and there is no need for another 450 homes to be built.

3. This land is in a high bush fire risk area.

4. This development will pave the way for further development and destruction of our local area.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mrs

First Name

■

Family name

■



Name withheld

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

Email

■

Suburb/ Town

■

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Please reject this development. The proposed development at Lizard Rock is not appropriate for the land and area. It is proposed in a bush fire prone area which exposes any future occupants of the development to unacceptable risk to both life and property. The ongoing runoff across the concrete would go into Narrabeen catchment area (rather than be filtered across natural bush land as it does now. The density of development proposed is out of character with the area and inappropriate for the location. The roadway would not be unable to cope with the increase in traffic. Safety issue as very limited options to exit the area in a bushfire. Risk of bushfires increasing in both frequency and intensity in a warming climate. The proposed development would cause a loss of vital habitat, plants and animals. This bush land habitat must be protected. Please reject this development.

[PP Online \(PP-2022-3802\)](#) > [Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5272 Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mr

First Name

David

Family name

Compton

☐ Name withheld

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

Email

dvcompton@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I oppose this development due to the loss of habitat for flora and fauna, the destruction of biodiversity for future generations and the loss of Sydney's green lungs.

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Seaforth

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

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- Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are renowned for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts.
- 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.

I am at a loss how this could even be considered. It is a complete betrayal of government and all Australians.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mr

First Name

Nigel

Family name

Edgar

☐

Name withheld

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

Email

nigeledgar68@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

To the proper officer.

I am opposed to the Patyegarang Planning Proposal for the following reasons.

- clearing of bushfire impacted land is high risk.
- planning for houses in bushfire impacted areas is not appropriate.
- the area lacks adequate infrastructure
- the loss of critical fauna and flora habitats
- the rezoning is inconsistent with the strategic plan for the area and is opposed by the local council.

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5275

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

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

Killarney Heights

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am a resident in the electorate of Wakehurst and I oppose the Patyegarang Planning Proposal PP-2022-3802

area lacks sufficient infracstructure, loos of flora habitat, against clearing 45 football fields of bushland for 450 homes, there is enough traffic on our roads

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5276

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

manly vale

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am a resident in the electorate of Wakehurst and I oppose the Patyegarang Planning Proposal PP-2022-3802

area lacks sufficient infracstructure, loos of flora habitat, against clearing 45 football fields of bushland for 450 homes, there is enough traffic on our roads

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5277

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mrs

First Name

Rae

Family name

Thorneloe

☐ Name withheld

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

Email

raethorneloe@gmail.com

Suburb/ Town

St Ives

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

As a user of the area I'm very concerned about the bushfire risk, the loss of the natural flora & fauna and traffic congestion.

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mrs

First Name

Ruby

Family name

Glasson

☐ Name withheld

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

Email

glasson.porter@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I strongly oppose the development of Lizard Rock in Belrose due to a number of reasons.

1. We are local community members who bought a house here a few years ago. We were drawn to the natural surroundings of the area and the abundance of wildlife. Our house has beautiful views out over Lizard Rock, the lake and the valley around it. If development takes place and obstructs this view the price of our house would be significantly devalued. This is not a fair outcome for people who have purchased the house at a heightened cost because they had these unobstructed views out over the bush.
2. From our living room, we can hear the birds chirping in the trees, crickets buzzing and the frogs ribbeting. We often have bush turkeys or lizard visitors in our front yard. There is so much biodiversity in this area that use the thick bushland around lizard rock as their home. To destroy this would be to destroy hundreds of thousands of habitats and kill the animals in the process. This suburb once bustling with nature would become grey, barren and urban. How far are we willing to go in this world to keep up with human need? Are we just going to end up living in one mammoth ugly, concrete jungle with nothing green left on this earth? How could anyone be ok with destroying potentially millions of animal habitats and natural landscapes which has so much rich history? Haven't we obliterated enough of the natural resources the world over? We must cherish the ones we have left.
3. People use the bush land for leisure and recreation. There is history surrounding lizard rock that is significant to Aboriginal histories and cultures. Something that is so important for the next generation to be educated upon and aware of. I want to be able to walk through those paths with my future children and tell them of the natural significance of the area not tell them "oh look there is another duplex or townhouse, what a stunning brick colour". Developing this land affects current residents of the area and their access to walks and the sacred sites there. But it also takes that away from future generations. What are they meant to do, go for a bush walk through someone's front living room?
4. There is no water, electricity or phone towers in this area. This will cost the government more money to ensure this area is even able to be lived in. This money could be going to creating affordable housing in a different area which doesn't force the removal of bush lands or destroy an entire ecosystem. I understand there is a housing crisis in Sydney right now. Everyone I know is either fighting an uphill battle to pay a mortgage continuously being hit by interest rate rises or are struggling to find an affordable place to rent. But destroying thick bush land which is rich in biodiversity and has a sacred history is not the answer to this. Devaluing other people's houses is not acceptable. You cannot rob Peter to pay Paul. The government needs to find a way to solve the housing crisis that doesn't have dire affects for one part of the population and a mediocre outcome for a pocket of people potentially looking for a place the live.
5. Part of the reason many people live here is that having easy access to walks and views out towards bush land can have a positive impact on your mental health. Personally I suffer from anxiety and PTSD and being able to walk among nature and wake up every day and watch the sun rise from behind the trees has been an integral part of managing these conditions. Like I questioned earlier, are we trying to turn the whole world into a concrete jungle free from any colour or signs of natural life? If every suburb in Australia destroyed their bush land to build houses, there would be absolutely nothing natural left and the above dystopian imagery would become a reality. Then rates of mental health conditions like depression and anxiety would be at an all time high.

I implore you to stop the redevelopment of lizard rock. It devalues local people's housing prices, destroys local and native biodiversity, erases sites of significance for Aboriginal Australia, the land isn't even technically habitable until resources like water and electricity can be hooked up and the potential impact on mental health could be dire. These reasons show it isn't even an option to redevelop this land. It must stay as it destined too, as bushland.

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5279

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Ms

First Name

Camilla

Family name

Stevens

☐ Name withheld

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

Email

camandsteven@yahoo.com.au

Suburb/ Town

2259

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the rezoning of this environmentally fragile land

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mr

First Name

Andreas

Family name

Schneider

☐

Name withheld

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

Email

schneider1a@y7mail.com

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:

- 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,

Andreas Schneider

schneider1a@y7mail.com

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

Thank you for your consideration

Sincerely,

Name: Andreas Schneider

Signed:

A handwritten signature in black ink, appearing to be a stylized 'A' or 'S'.

Email:

schneider1a@y7mail.com

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mr

First Name

Ed

Family name

Wilson

☐

Name withheld

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

Email

tedstered@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I SUPPORT the housing development application , get on with it. People need homes it's located within a city and it's entirely appropriate that it be developed.

I decry the NIMBY mindless default.

Supporting the development proposal

Ed Wilson

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mrs

First Name

Kristane

Family name

Foxton

☐

Name withheld

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

Email

kjefoxton@me.com

Suburb/ Town

Sydney

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to the rezoning of The Patyegarang Planning proposal. The reason for my objection is that I am against the loss of habitat for many animal and plant species as well as the loss of green space in this time of environmental crisis and climate change impacts. Further there will be an increase in traffic congestion with more car spewing emissions into the atmosphere. It also seems hypocritical of the NSW Government to consider this proposal while they are planning to half Moore Park Golf Course to provide more public amenities for the public when if passed, this proposal will deliver public lands into the hands of private developers.

Case details**Documents****Action summary****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**

Waterloo

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Strongly against this proposal. We have repeatedly seen that sprawling low density residential development on the edges of cities is bad for physical health, bad for mental health, bad for children's independence, bad for the environment, worsens travel times. That we would knowingly enter into this and destroy hectares of pristine bush is complete madness. There is a need for more housing in Sydney but flattening some of Sydney's best and most accessible bush to put some single family dwellings on it is an extremely poor solution. We must preserve as much of this bush as we can for future generations.

Find an area within the northern beaches where we can build up rather than out. Preserve precious open space for future generations.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mr

First Name

Richard

Family name

Wassermeyer

☐

Name withheld

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

Email

Richard_636@yahoo.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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

Richard Wassermeyer

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mr

First Name

Ryan

Family name

Jones

☐

Name withheld

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

Email

ryanjones80@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I strongly oppose this development due to:

Loss of habitat for flora and fauna

Traffic congestion and urban sprawl

Preserving biodiversity for future generations.

I have lived in this area my entire life. My father took me to see lizard rock and the surrounding bushland when I was little. I now take my children and I hope they have the opportunity to take their children.

Once this bushland is developed, it is gone forever.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Freshwater

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to the proposed rezoning of the bushland for delivery of dwellings in Belrose for the reasons below

1. Loss of habitat for flora and fauna
2. loss of green space.
3. Traffic congestion
4. Impact on the Narrabeen Lagoon catchment

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5288

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mrs

First Name

Nellie

Family name

Polly

☐ Name withheld

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

Email

npolly@optusnet.com.au

Suburb/ Town

Davidson NSW 2085

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object strongly to the Patyegarang Planning Proposal as I believe that this will be a loss of habitat for flora and fauna, urban sprawl and traffic congestion having impact on the Narrabeen Lagoon Catchment

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5289

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Ms

First Name

Michele

Family name

Tantini

☐ Name withheld

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

Email

mtantini@hotmail.com

Suburb/ Town

Narrabeen

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Please do not proceed with the Lizard rock development proposal what makes the Northern Beaches so special is all the preserved habitats that are crucial to everyone well being all of ages.

There is plenty of cleared land sites that can be utilised instead

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mr

First Name

Bruce

Family name

Champion

☐

Name withheld

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

Email

brucechampion18@gmail.com

Suburb/ Town

Forestville

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose the development of Lizard Rock at Morgans Road Belrose for the following reasons:

- destruction of 50 hectares of native bushland for only 450 low density houses
- destruction of precious habitat (flora and fauna gone) and threat to Aboriginal heritage sites
- effects on quality of water flowing into Narrabeen Lagoon
- high bushfire risk to the proposed dwellings and their inhabitants
- does not comply with Council's Local Strategic Planning Statement and Local Housing strategy
- opposed by indigenous elders, the local community and Council

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

[REDACTED]

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Cromer 2099

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to this proposal due to:

The impact on the Narrabeen Lagoon Catchment
Bushfire risk

I once owned land in the "Blue Hatch" area of Ingleside which was refused development - why oh why would you grant this request - Ingleside was a much better location for this type of development.

I am hopeful this project will not go ahead.

[REDACTED]

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

— —

First Name

██████

Family name

██████



Name withheld

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

Email

██

Suburb/ Town

Belrose

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I totally object to this shameful proposal to destroy the natural bushland and allow 450 dwellings on the site.

How disgraceful that the "traditional custodians" seem to care so little for the environment.

This is a beautiful mostly natural area that should be carefully preserved.

There is no upside for the community (other than the money to be made by the current owners) and so much downside that the proposal is in fact quite shocking.

The negative impacts include loss of the current recreational access, extra traffic on Morgan Road and surrounds, runoff and pollution, increased demand on services and infrastructure.

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5294

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

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

Dee why 2099

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I oppose the planning formally known as lizard rock Morgan Rd belrose. I am strongly against rezone the bush land due to loss of habitat for flora and fauna , bushfire risk, and impact on large narrbeen lagoon catchment furtherit will cause traffic congestion and urban sprawl

Case details	Documents	Action summary
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Submission Type

I am making a personal submission

Title

--

First Name

Judith

Family name

Macpherson

☐ Name withheld

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

Email

jamacpherson1@gmail.com

Suburb/ Town

Duffys Zforest

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

This is probably the most significant submission I have ever needed to write, or indeed write into the future. If the zoning of the land at Patyegarang, Morgan Road Belrose, AKA Lizard Rock is approved it will certainly negatively impact all those who live on

the Northern Beaches and the countless visitors this area attracts, as well as indirectly the whole of Sydney, which is fast running out of green sites, not just now but into the future, where generations have a right to a healthy and natural environment. The loss of habitat for our iconic species of flora and fauna is a huge concern. This bushland forms part of a wildlife corridor connecting private land, Garigal National park and Narrabeen Lagoon State Park

We continue to advocate for our unique wildlife, yet we place continual pressure on them, that in time without help, will become untenable for our wildlife and flora to survive

The broader strategic planning implications of the he proposed housing is happening in isolation to the strategic planning being done by The Northern Beaches Council to meet housing and plans for issues such as traffic and services

I am concerned that if approved it could create a precedent that other land owners can also seek a “spot rezoning”, further eroding the remaining bush land on private land

If approved the increased traffic on Forest Way, Wakehurst Parkway and Warringah Road will increase congestion on barely adequate roads now

We are now increasingly aware of the dangers and unpredictably of bushfires, but here we are proposing to develop and sell land for housing that has independently been classified as “Very high/ extreme risk” bushfires area. Where is the sense in this You just need to look at the nightly news on television to see the devastating impact bushfires have on communities.

This whole development proposals seems to be driven by financial gain as opposed to community gain I urge you to reconsider this proposed rezoning of Lizard Rock

Judith Macpherson

PP Online (PP-2022-3802)

 >

Exhibition (EXH-6030)

Online Public Submission

Reference number: SUB-5296

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mr

First Name

Callum

Family name

Davey

☐

 Name withheld

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

Email

callumdavey@gmail.com

Suburb/ Town

Frenchs forest

I have made a reportable political donation

No

☒

 I agree to the Privacy statement

submission

I do not support the proposal due to destruction of wildlife habitat

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5297

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Ms

First Name

Vanessa

Family name

Pitt

☐ Name withheld

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

Email

vanessa.pitt@optusnet.com.au

Suburb/ Town

Brookvale

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I oppose further development in this area. There's no infrastructure and it's a fire risk area. We need to keep bushland where possible for the indigenous flora and fauna.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

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

Name withheld

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

Email**Suburb/ Town**

Belrose NSW

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am against developments at Lizard Rock.

For many reasons:

- * I live in Belrose and walks everyday in the Bushland end of Ralston Ave. I appreciate all the wild life & it will be a big LOSS of habitat for Flora and Fauna.
- * We need to preserve biodiversity for us now and for our future generations!
- * We do not want to loss Sydney's green lungs!
- * And we do not want to Trigger more Local Development. WE NEED OUR BUSHLAND AND WILD LIFE TO HELP US BREATHE MORE FRESH AIR! Mother Nature is already choking..

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mr

First Name

Martyn

Family name

Jeffer

☐

Name withheld

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

Email

martyyyy@gmail.com

Suburb/ Town

DEE WHY

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object for the following reasons.

Loss of habitat for flora and fauna
Bushfire risk.

Traffic congestion and urban sprawl.

Preserving biodiversity for future generations.

Impacts on the Narrabeen Lagoon Catchment.

Loss of Sydney's green lungs.

Trigger more local development.

Thanks

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mrs

First Name

Anne

Family name

Weeks

☐

Name withheld

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

Email

anneweeks@hotmail.net.au

Suburb/ Town

Dee Why

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Just reminding you that thousands of Northern Beaches residents are very very very upset that NSW Planning laws allow one land council (the MLALC), which does not even consult the traditional bloodline descendants, to turn a risky swathe of bushland

into at least 450 housing lots. No conservation order, just the weak R2 classification is sought.

Not good enough.

The MLALC wants money. The area they used to say was sacred, now is the same area they want to develop. I understand - they say they will use the money for the welfare of First Nations people. But where are the guarantees? Why "affordable" housing only for 5 years? That's not fair. Why build dwellings so far from railways lines that nobody who needs public or social housing could afford to live there and commute to work? We used to have cheaper bus fares to compensate for our lack of railways -but no more. The Bushland Guardians have proposed a land swap with places the Northern Beaches Council has already earmarked for urban infill -near transport hubs.

The MLALC assumes the NNB Council will cooperate with them to create a sliproad on their land to facilitate a development they have opposed over and over again in it various iterations. Tell the MLALC they are dreaming!

Please abandon your collective amnesia and see that we are not NIMBYs. I live in medium-high density flats in Dee Why and can just afford it. I downsized from Morgan Rd Belrose. Where are the plans for 2 bedroom accessible dwellings for Belrose, Terrey Hills and Frenchs Forest?

Thank you and I look forward to Planning resolving this issue before too much longer.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Brookvale

I have made a reportable political donation

No



I agree to the Privacy statement

submission

As a local resident who uses the Lizard Rock trails for mountain biking and walking with my family, this proposal is a threat to our wellbeing while also being simply bad planning.

The current proposal destroys habitat for endangered species and provides housing options that the Northern Beaches council has already confirmed is not needed to meet their housing obligations.

Given the owner of the site has other properties that are much easier to develop without raising large tracts of bushland it is impossible to support the proposal in its current form.

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5302

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mr

First Name

Michael

Family name

Mooney

☐ Name withheld

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

Email

mjmooney@tpg.com.au

Suburb/ Town

2101

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I oppose the lizard rock development because it is a extreme bush fire risk
And new and existing residents will become trapped in the event of an emergency

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Miss

First Name

Samantha

Family name

Truswell

☐

Name withheld

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

Email

sjtruswell@gmail.com

Suburb/ Town

Cromer

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

A development which ignores appropriate land use, climate change and healthy ecological management.

We need to desperately preserve the natural habitats, especially within our urban spaces, to ensure the health and balance of our existing communities.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mrs

First Name

Jen

Family name

Tate

☐

Name withheld

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

Email

jen@tateanimals.com

Suburb/ Town

Port macquarie

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I'm perplexed as to how developing this land has been given approval. At a vulnerable time when koalas, gang gang cockatoos and other iconic Australian animals have been listed as endangered.

At a time when natural disasters seem never ending and pandemics are locking everyone down/trapping everyone in. Where is the sense in removing more bush to make way for higher density living in an area that can't support the current infrastructure?!

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

— —

First Name

Tim

Family name

Blick

☐

Name withheld

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

Email

rabihutch@gmail.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Hello, The area of "Lizard Rock" is bush, pure and simple. I fear the new government will want to please the aboriginal community by bending over backwards to accommodate them, even potentially putting this proposed development into action. Well, the people of this great country have said NO to the referendum and this bush area in question is also not worth the risk it poses. Has the NSW Gov't minister for planning been out to personally inspect this spot?

I am encouraged to hear this minister say he will leave it up to the Bush Fire Dept. to give their (UNHINDERED) and (UNPERSUADED) opinion of this proposition. I would hate for the bush firemen and women to be influenced in any way. Don't we have an example somewhere in Australia where this sort of thing has actually gone through and drastic consequences followed?? Please consider very, very carefully. It really is a no brainer. Thank you for this opportunity. Regards, Tim Blick

.

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Ms

First Name

Sarah

Family name

Mercer

☐

Name withheld

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

Email

jasacmercer@gmail.com

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:

- 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: Sarah Mercer

Signed: SMercer (digital)

Email: Jasacmercerc@gmail.com

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5307

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mr

First Name

David

Family name

Cansdell

☐ Name withheld

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

Email

dave.cansdell@gmail.com

Suburb/ Town

North Manly

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I oppose this development due to its immediate impact on the bush land. It's clear there will be large scale habitat loss and as a result encroachment on other nearby habitats by fleeing animals.

Case details	Documents	Action summary
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Submission Type

I am making a personal submission

Title

Mr

First Name

Tim

Family name

Maguire

☐ Name withheld

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

Email

tpsmaguire@gmail.com

Suburb/ Town

Cromer

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I strongly object to the proposed housing development and wholesale destruction of bushland at Morgan Rd Belrose, variously going under different names, such as Patyegarang, Lizard Rock etc. This is a precious biodiversity hotspot, with connecting

corridors to other natural areas, and ultimately our national parks.

We cannot survive as a species if we keep wiping out the environment that ultimately supports us. At this site there are dozens of endangered species, such as the glossy black cockatoo, as well as soon-to-be-endangered species such as wallabies, goannas, echidnas, various species of bats, birds, reptiles etc. Not to mention the flora that will also have no habitat.

We have to stop destroying our precious natural heritage to build yet more urban sprawl. When is enough enough? Are we going to destroy every piece of remnant bushland that is not actually a national park? If we do, the national parks themselves will become islands, where various species are trapped and may not have enough habitat to survive.

As it is, once the bulldozers move in, all the native species in this area will ultimately just die. If they survive the tree felling, they will be crushed under the tracks of heavy equipment, run over on the roads, trying to escape – or when they have no habitat, they won't be able to move, because of the carrying capacity of the surrounds are already at capacity, thanks to the previous destruction of bushland around the northern beaches – such as Red Hill at Beacon Hill and the end of Bantry Bay Rd at Frenchs Forest – where the worst behaviour of land clearing and building rubbish dumping was seen.

How is it, that one day, this land is too precious to the Metropolitan Aboriginal Land Council to allow mountain bike riders in it – and the next to be sold off to the highest bidder? How is this looking after the cultural and natural aspects of the land? Someone wants to make a lot of money out of this, so blinded by greed they want to just sell it off, without consideration for the greater good, which is, of course, to preserve our natural areas.

We don't do developments that clear urban bushland without destroying them! Don't do it! Once an original piece of natural bushland is gone – it can never be restored. Once we lose it it's gone forever.

There are a few things to think about here – we are at a time in human history, where our burning of fossil fuels is threatening our future and the lives of all other creatures on the planet. If climate change is not enough, we are also suffering an extinction crisis – partly driven by climate change, but mainly driven by land clearing – depriving our native animals and plants of their habitat.

There are shocking figures of the amount of land clearing that goes on in Australia each year – 2045 hectares per day! (746,000 ha per year. 14,200 square metres every minute!) – it is madness and is ensuring that our environment will be in terminal decline – and us along with our global life support system. Australia also leads the world in species extinction – 100 animals species and counting, 27 of these extinctions since the 1960s.

How is Narrabeen Lagoon going to handle yet more runoff from hard surfaces – roads, driveways, paving, rooftops etc? It will be further threatened by having no slowing of the intensifying rainfall (courtesy of climate change for example) by natural vegetation. For that matter – how will the Wakehurst Parkway handle yet more flood events – it is already closed multiple times a year in anything more than moderate rainfall.

Did you think about the bushfire risk? Low density housing in an area that people won't be able to escape from in catastrophic fire conditions – and we are due for a dangerous bush fire future – thanks to increasing temperatures, “flash droughts”, lower humidity. Why would we place our firefighters at even greater risk than they are already?

Can you imagine all the private cars trying to escape the area during a catastrophic fire event? People will lose their lives – both the unfortunate residents and our firefighters, police and emergency services personnel.

Affordable housing? This is a sick joke, none of this will be affordable – average land prices will be in the multiple millions – even before a foundation slab is poured. This is not the sort of housing we need in Sydney – we need housing close to transport and services – schools, shops and public transport. Lizard Rock – or it's fancy new development name – is not the place for this. It will also cost the taxpayer to put in power, water, sewerage and drainage as no infrastructure exists here.

Loss of trees will drive the urban heat island effect –yes, driven by climate change, as temperature rise and fewer trees exist – will make life just that little bit harder for what is left of our native species –and will make survival more difficult for future generations.

Traffic congestion and yet more single residences with multiple 4wd utes parked out the front will be the ultimate result of development away from any transport or services. How is peak hour going to look on the Forest Way or Wakehurst Parkway? We already have major traffic issues with its associated air pollution –we don't want more of this!

Let's preserve our natural habitat –let's not incur costs to destroy our environment, so someone can make a windfall gain –at the expense of our future.

Yours Sincerely

Tim Maguire

Northern Beaches resident for many decades.

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5309

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mr

First Name

Amish

Family name

Somaiya

☐ Name withheld

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

Email

amish.somaiya@gmail.com

Suburb/ Town

Narrabeen

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to development submitted where there have been koala sightings not too long ago. Leave this out

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5310

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mr

First Name

Tagan

Family name

Wright OAM

☐ Name withheld

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

Email

tagan351@optusnet.com.au

Suburb/ Town

2086

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I support the building of homes wherever possible to give our younger generations an opportunity to buy and live on the northern beaches. The ALC has endorsed it and it will provide valuable resources to their people and the northern beaches.

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5311

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

Submission Type

I am making a personal submission

Title

Mr

First Name

Baki

Family name

Gokmen

☐ Name withheld

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

Email

baki_gokmen@hotmail.com

Suburb/ Town

Auburn 2144

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Leave the parklands /recreational areas alone , not fair on all the animals and everyone that enjoys

[PP Online \(PP-2022-3802\)](#)

>

[Exhibition \(EXH-6030\)](#)

Online Public Submission

Reference number: SUB-5312

Submission-Received

Actions ▾

Close and home

✓ Submission

Case details

Documents

Action summary

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

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I'm aboriginal love my land

Case details**Documents****Action summary****Submission Type**

I am making a personal submission

Title

Mr

First Name

Scott

Family name

Woodley

☐

Name withheld

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

Email

sbwoodley@optusnet.com.au

Suburb/ Town

Wheeler Heights

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

We are losing so much natural bushland on the Northern Beaches
This is part of a Corridor for Garigal and Ku-ring-Gai Chase National Parks and will
have a major impact on the native fauna in the area
Once it's gone it's lost forever
Just to make developer's richer
This isn't to help the under privileged
It's only for the rich

Submission Type

I am making a personal submission

Title

Mrs

First Name

Ann

Family name

Lambin

☐ Name withheld

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

Email

annlambin@gmail.com

Suburb/ Town

Dee Why

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am a resident in the electorate of Wakehurst and I oppose Patyegarang planning proposal PP-2022-3802 because:

- clearing the equivalent of 45 football fields of bushland for up to 450 homes is excessive.
- placing homes and people in a high bushfire risk area is dangerous
- The area lacks sufficient infrastructure
- The loss of critical fauna and flora habitat
- The rezoning is inconsistent with strategic planning goals, and is opposed by Northern Beaches Council

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Sydney

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

24th October 2023

Submission Re: Patyegarang, Morgan Road, Belrose – Proposed residential development and cultural centre

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, flora and fauna that live at Lizard Rock, the inherent ecosystem services that they provide, as well as 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, and all other flora and fauna existing in the area. This bushland forms part of a hugely important and irreplaceable wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable. Once it is cleared or impacted, it will never be the same again.

- Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow downhill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon. The negative impacts on Narrabeen Lagoon are already at threshold level. Further development impacting this fragile ecosystem could be the straw that breaks the camel's back.

- 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. Additionally, the Northern Beaches community prides itself and resides in the area due to the proportionately high canopy cover in comparison to other Sydney suburbs. Clearing pristine bushland for development in situations where there is more suitable land, or significant issues with developing in the bushland area, detrimentally alters the local landscape, and the community's relationship with it.

- 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. Pressure on resources is another issue to consider – upkeep and maintenance of APZ costs money, time, reduces bushland areas, and in the process emits further CO2 into the atmosphere.

- 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 strongly encourage the NSW Government to work with the owners of the land, Metropolitan Local Aboriginal Land Council, to find an alternative means of realising a fair and timely income from their landholdings, while retaining the bushland at those locations. This could

take the form, for example, of:

- leasing or purchasing the land as a new National Park, which would create new places for activities like bushwalking,
- assisting to create a new eco-tourism business at the land, so that an income could be derived from tourism and education at the site,
- compensating MLALC for the loss of development potential,
- a land swap for a developable site elsewhere that has no conservation value.

Thank you for your consideration.



24th October 2023

Submission Re: Patyegarang, Morgan Road, Belrose – Proposed residential development and cultural centre

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, flora and fauna that live at Lizard Rock, the inherent ecosystem services that they provide, as well as the future generations who have a right to a healthy natural environment.

This proposal must be refused for the following reasons:

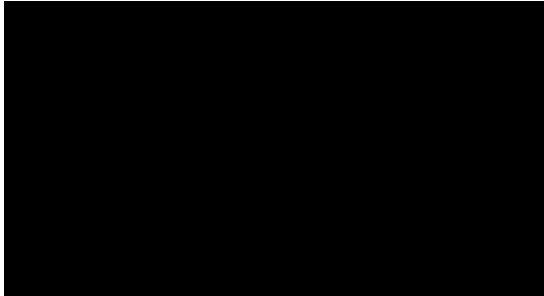
- Loss of habitat for iconic species of flora and fauna such as swamp wallabies, and all other flora and fauna existing in the area. This bushland forms part of a hugely important and irreplaceable wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable. Once it is cleared or impacted, it will never be the same again.
- Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow downhill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon. The negative impacts on Narrabeen Lagoon are already at threshold level. Further development impacting this fragile ecosystem could be the straw that breaks the camel’s back.
- 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. Additionally, the Northern Beaches community prides itself and resides in the area due to the proportionately high canopy cover in comparison to other Sydney suburbs. Clearing pristine bushland for development in situations where there is more suitable land, or significant issues with developing in the bushland area, detrimentally alters the local landscape, and the community’s relationship with it.
- 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. Pressure on resources is another issue to consider - upkeep and maintenance of APZ costs money, time, reduces bushland areas, and in the process emits further CO2 into the atmosphere.
- 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 strongly encourage the NSW Government to work with the owners of the land, Metropolitan Local Aboriginal Land Council, to find an alternative means of realising a fair and timely income from their landholdings, while retaining the bushland at those locations. This could take the form, for example, of:

- leasing or purchasing the land as a new National Park, which would create new places for activities like bushwalking,
- assisting to create a new eco-tourism business at the land, so that an income could be derived from tourism and education at the site,
- compensating MLALC for the loss of development potential,
- a land swap for a developable site elsewhere that has no conservation value.

Thank you for your consideration.



Submission Type

I am making a personal submission

Title

Mr

First Name

Adam

Family name

Joyce

☐ Name withheld

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

Email

adamhjoyce@gmail.com

Suburb/ Town

Elanora Heights

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

To: Sydney North Planning Panel

I am a resident of of the Northern Beaches of Sydney for over 50 years and own property in the Wakehurst electorate

I oppose the the proposal of Patyegarang, Morgan Road, Belrose development PP-2022-3802 it should not proceed

It would see the destruction of large areas of bushland and place homes and people in the area with high bushfire risk and limited infrastructure.

Also the loss of critical fauna and flora habitat.

Regards
Adam Joyce

Submission Type

I am making a personal submission

Title

Mr

First Name

David

Family name

Gibbs

☐ Name withheld

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

Email

dg810324@bigpond.net.au

Suburb/ Town

FRENCHS FOREST

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No

☒ I agree to the Privacy statement

submission

We would like to support the submission which is detailed in the flyer which was distributed in our area by our local MP Michael Regan. I would like to add that Morgan Road seems to be the access to the area at present which would be detrimental in the case of emergencies such as bushfires.

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

Cromer

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

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.
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Thank you for your consideration

Submission Type

I am making a personal submission

Title

Mrs

First Name

Jenny

Family name

Pack

☐ Name withheld

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

Email

jenniferpack8@gmail.com

Suburb/ Town

North Manly

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am against the proposed development of Lizard Rock due to the loss of habitat for flora and fauna.
The beauty and diversity of flora in this area is unparalleled and should be preserved for future generations

Submission Type

I am making a personal submission

Title

Mr

First Name

David

Family name

Stuart

☐

Name withheld

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

Email

ds@dsconstructions.com.au

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am absolutely opposed to this proposal. The land was given to the Metropolitan Local Aboriginal Land Council on the understanding that it sacred land to be protected. I suggest you read the MLALCs on own sign at Red Hill (picture attached).

It says 'MLALC in undertaking the Protecting our Places grant to protect and preserve Aboriginal cultural sites & preserving, protecting and promoting the importance of maintaining local & native vegetation including vulnerable & endangered flora.' It goes on, 'This is the story, an unbroken story that has been passed down for thousands of years through Aboriginal wisdom and knowledge. This is the story of the importance of listening to the ancient heart of the Land, to really hear what she is saying.'

I think the MLALC has put forward there exactly the reasons why this proposal to develop the land at Lizard Rock should be rejected. And why all the land owned by the MLALC on the Northern Beaches should be protected from development. Once is bulldozed it's gone. There is no getting it back. It is of extreme importance to us all as native bushland!

The proposal is absolutely opposed by the Northern Beaches council including the current mayor, Sue Heins and the previous mayor, now MP for Wakehurst, Michael Regan. Their concerns, along so many others, not only include the loss of virgin bushland in a highly populated area but also the fact that these houses, to be built on the virgin bushland, are not in any way required to meet the strategic housing plan. The plan to meet these housing targets has been done and approved and does not require this development.

Even if these houses were required to meet the strategic plan the Lizard Rock site would be highly unsuitable. The area of clearing required just to meet the APZ (Asset Protection Zone) highlights the unsuitability of the site. The issues include not only bushfire but downstream flooding and loss of crucial wildlife corridors.

This proposal for some reason has been allowed to sidestep key development processes. As far as I am aware no Biodiversity Certification has been done and neither is there any Voluntary Planning Agreement or Environmental Impact Statement.

I recommend this proposal be rejected and steps be taken to really protect and preserve this precious bushland for the benefit of us all and future generations.

Metropolitan Local Aboriginal Land Council

GARIGAL LAND - RED HILLS

The land in most of the catchment of Middle Creek has been returned to Aboriginal management by the Metropolitan Local Aboriginal Land Council (MLALC) who is managing the land for the benefit of Aboriginal people and to

The Metropolitan Local Aboriginal Land Council and its members would like to acknowledge the traditional owners of the lands within our boundaries, the 29 clan groups of the Eora Nation. We would like to pay our respects to our elders both past and present, and all Aboriginal people within our boundaries from whatever Aboriginal nation you may come from.

Metropolitan Local Aboriginal Land Council (MLALC) is legislated under NSW Aboriginal Land Rights Act 1983 as the representative body established for all Aboriginal people and the body responsible for the protection, preservation and promotion of Aboriginal Culture & Heritage within its proclaimed boundaries.

MLALC works in conjunction with Office Environment & Heritage as the NSW legislated agency responsible for Culture & Heritage Legislation.

MLALC in undertaking the Protecting Our Places grant to protect & preserve Aboriginal cultural sites & preserving, protecting and promoting the importance of maintaining local & native vegetation including vulnerable & endangered flora have discovered these sites being damaged & desecrated as a result of illegal access by third parties.

MLALC hope that as an outcome of the POP grant these cultural sites will be protected through establishment of protective barriers and displaying of interpretive signage to promote a greater understanding of the importance of protection, preservation and promotion of Aboriginal Culture & Heritage as well as preserving, protecting and promoting the importance of maintaining local & native vegetation and vulnerable & endangered flora.

Land, the Core of Belief and Sustaining the Continuum

Land is fundamental to the wellbeing of Aboriginal people. Aboriginal cultural heritage is viewed as the total ways of living built up by Aboriginal people for thousands of generations. Cultural heritage has been passed from one generation to the next, given by reason of birth and connection.

Affinity to the Land sustains and is sustained by Aboriginal people and their culture. This Land that you are welcomed onto has been the core of all spirituality, knowledge, language, cultural materials, sacred and significant sites since the beginning.

For Aboriginal people all that is sacred is of the Land. The ancestral spirits of the Dreaming came to earth in human form and as they moved across the land, all animals, plants, waterways, rocks and other forms were created.

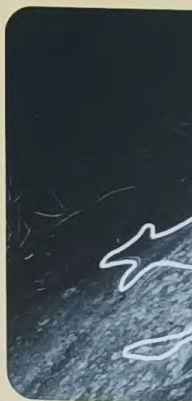
The inter relationships between people, animals and plants to the Land followed. When all had been created, the ancestral beings changed into trees, stars, rocks, waterholes and other objects, these are the sacred, significant and special places of Aboriginal culture, heritage and being today. The ancestral beings didn't disappear; they remained taking their place in the continuum, linking the past, present, future and people to the Land.

This is the story, an unbroken story that has been passed down for thousands of years through Aboriginal wisdom and knowledge. This is the story of the importance of listening to the ancient heart of the Land, to really hear what she is saying.

We welcome you. In welcoming you we ask that you walk, sit, watch, listen and hear respectively this unbroken story, the story that values and sustains the ancient heart of the Land.



Red Line
MLALC



Submission Type

I am making a personal submission

Title

Mrs

First Name

Susan

Family name

Fox

☐ Name withheld

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

Email

nicki_fox@hotmail.com

Suburb/ Town

Beacon Hill

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

This location is vital to the wellbeing and survival of the flora and fauna of the Northern Beaches and is one of the few remaining significant areas of unspoiled bushland. The road in and out of the area is not large enough to support the addition of 450 dwellings, let alone the amount of construction traffic. It is bad enough seeing the chaos on Oxford Falls Road where another unsuitable development has been forced through. Perish the thought there is ever a bush fire in the Lizard Rock area as there is only the one, inadequate, road in and out. Likewise, the road can be cut off by flood waters. Is seems this is just a money grabbing exercise by the MLAC as little thought is being given to the heritage or biodiversity of the area. A development of this magnitude is wholly inappropriate and would simply ruin the character of the area.

Submission Type

I am making a personal submission

Title

Miss

First Name

Sasha

Family name

Condon

☐ Name withheld

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

Email

csasha265@gmail.com

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 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.
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Thank you for your consideration
Sincerely,

Name: Sasha Condon

Email: csasha265@gmail.com

Submission Type

I am making a personal submission

Title

Mr

First Name

Daniel

Family name

Condon

☐ Name withheld

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

Email

danielcondon2002@gmail.com

Suburb/ Town

FRENCHS FOREST

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Dear Sir/Madam

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

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Parkway, and Warringah Road.

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Thank you for your consideration
Sincerely,

Name: Daniel Condon

Email: danielcondon2002@gmail.com

Submission Type

I am making a personal submission

Title

First Name

Helen

Family name

Turrall

☐ Name withheld

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

Email

helenandcliff@bigpond.com

Suburb/ Town

Belrose NSW 2085

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

My concerns are for any development within the Oxford Falls and Belrose North Valley in which this proposed development is situated. Any development will disturb further, the habitat of native animals and birds, have an awful effect to native grasses, trees and bushland, together with extra storm water run- off, caused by such a development affecting the already threatened Narrabeen Lagoon.

I object to this development.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Balgowlah

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Hi

I objekt to the development of our bushland and the loss of Sydney green lungs. Is anyone thinking of our future ?
Me and my Family use this sanctuary each week for walking / biking to give us some relief from the daily life of our busy suburban living.
Thank you
[REDACTED]

Submission Type

I am making a personal submission

Title

Mrs

First Name

Amanda

Family name

Pearson

☐ Name withheld

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

Email

amandapearson233@gmail.com

Suburb/ Town

Beacon Hill

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I deeply oppose the Patyegarang Planning Proposal due to the loss of habitat for flora and fauna in that area. The fact that all of those animals will die as a result of the proposal is a travesty. The development will also substantially increase the traffic congestion and urban sprawl, making life on the roads more challenging and dangerous for local commuters. The loss of Sydney’s precious and sacred virgin bush land seems criminal, especially considering climate specialists claim temperatures will increase dramatically, especially in areas where bush and vegetation has been cleared. Please, listen to reason, and do what is ethically and environmentally correct, and change the development proposal to happening in an area that will not negatively impact so many. Kind regards, Amanda Pearson

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Beacon Hill

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I oppose the Patyegarang planning proposal, reasons including the destruction of native bushland which results in more carbon dioxide and planet warming. There is inadequate bushfire evacuation. There will be massive stormwater runoff into the local creeks which flow to Narrabeen lagoon which in turn affects Wakhurst Parkway flooding episodes.

This area along Morgan Road is a unique bushland area. To drive along it is to recharge ones spirit.

Humans need green spaces. The urgent need for more dwellings is best done in areas where infrastructure already exists

Submission Type

I am making a personal submission

Title

First Name

Geraldine

Family name

Brooks

☐ Name withheld

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

Email

ozbrooks@aol.com

Suburb/ Town

Avalon Beach

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I strongly oppose the development of this precious bushland for a housing development on the grounds of massive loss of biodiversity and habitat destruction, extreme bushfire risk, insufficient infrastructure/public transport to support this population.

At this moment in our history it is unconscionable to sacrifice more of our common asset, precious bushland, especially high-value habitat such as the Lizard Rock area.

It is also irresponsible to build in a high-risk bushfire area at a time when these risks are becoming ever more acute.

This region already faces vast challenges with transport and the impacts of climate change. Adding 400+ more dwellings is irresponsible planning that will devastate the immediate environment and also put lives at risk.

I support our local council in strongly opposing the proposed development.

Submission Type

I am making a personal submission

Title

Miss

First Name

Lila

Family name

Garcia

☐ Name withheld

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

Email

lilamirandag@yahoo.com.mx

Suburb/ Town

2086

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Please do t further develop this area

Submission Type

I am making a personal submission

Title

Mr

First Name

Piero

Family name

Aramini

☐ Name withheld

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

Email

Pieroaramini@gmail.com

Suburb/ Town

Collaroy

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Template submission to planning proposal

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

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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

Sincerely,

Piero Aramini

Submission Type

I am making a personal submission

Title

Mrs

First Name

Sonia

Family name

Jenner

☐ Name withheld

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

Email

sonia.jenner@gmail.com

Suburb/ Town

2087

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am against the development of lizard rock. It is aboriginal land of significance and not suitable for building anyway. Haven you taken enough?
Thank you for considering my petition.
Kind regards,
Sonia Jenner

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Dee Why

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I strongly oppose the Planning Proposal at Lizard Rock due to

- * the loss of habitat for local fauna
- * traffic congestion
- * bushfire risk
- * loss of so many trees = loss of our green lungs

This will be devastating if it is allowed to go ahead

Submission Type

I am making a personal submission

Title

Ms

First Name

Fiona

Family name

Dick

☐ Name withheld

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

Email

fi1905@gmail.com

Suburb/ Town

North Balgowlah

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Dear Sir/Madam

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

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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.
- 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,

Fiona Dick

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

2102

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the building of houses at Lizard Rock ,Morgan Rd Belrose, New South Wales the grounds that it is a disastrous move for the environment and a shameful way to teeat an indigenous site of importance.
New housing should only be built on brownfield sites where an exisiting building has been demolished if it can't be reused.
We must stop destroying natural habitats and indigenous sites to build houses , roads etc

Submission Type

I am making a personal submission

Title

Ms

First Name

Laura

Family name

Henschke

☐ Name withheld

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

Email

llhenschke@gmail.com

Suburb/ Town

Belrose

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No

☒ I agree to the Privacy statement

submission

I object to the Lizard Rock (Patyegatang) planning proposal because of its impact on traffic congestion , loss of habitat for flora and fauna , preserving bio diversity for future generations, bushfire risk and loss of zSydney green lungs.

Submission Type

I am making a personal submission

Title

Mr

First Name

Nathan

Family name

Ward

☐ Name withheld

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

Email

nathanbward@bigpond.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I would like to make a submission OBJECTING to the project for the Lizard Rock (Patyegarang Planning Proposal) area.

I can see no reasonable argument to develop this land. The only change to this lands zoning would be from its current to National Park status. This area can not support development for a multitude of reasons.

High bushfire risk area - If and when a fire comes through the valley south of Mona Vale Road it will be very hard to control or stop. If there is development a fire has the capacity to destroy everything in its path and potentially lives.

Natural bushland - provides animal habitat, and is the engine room to our local ecosystem. There are rare Black Cockatoo colonies in this valley that must be protected. The whole culture of the Aboriginal people is to look after, respect and be one with the land. This project goes against everything that Their thousands of years of culture has built up to today. This is an exercise in making money.

Wildlife corridor - the area allows our native animals space to graze and move from one seasonal feeding area to another without being impacted by development.

Riparian land - is a natural area consisting of unpolluted water courses. Adding development will introduce runoff, silt and possibly pollution. If development were allowed in this area the water has the potential to flood (flash flood in a storm) low lying areas downstream including The Wakehurst Parkway causing further road closures environmental damage and potential damage to existing houses.

Local infrastructure - will not cope with development. Morgan Road will not cope with the larger traffic volumes. When Oxford Falls road is closed Morgan Road is the sole access point to the area. If there is the perfect storm of fire and the road is closed then risks are greater. Will the developer pay for the upgrade to the roads? The bridge at Oxford Creek and Oxford Falls Road and the waterway crossing at Oxford Falls or will the Northern Beaches Council and rate payers have to fit the bill just for a developer to make some money.

Emergency services - they are already stretched in the the area. Having further development of this size will stretch then even further with potentially longer response times.

Landcare - local groups and residents take pride in keeping and maintaining this area for future generations. It would be beneficial to all to save our bushland for many generations to come.

This development at Lizard Rock (Patyegarang Planning Proposal) should NOT go-ahead and the area should be rezoned National Park.

Thank you

Nathan Ward

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

Beacon Hill

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am a resident in the electorate of Wakehurst and I oppose this development proposal as this will destroy bush land, flora, fauna and aboriginal heritage and will cause environmental harm. There is a high bushfire risk and no infrastructure and this proposal has been opposed already by residents and the Northern Beaches council. Instead it would be good to have bush walks through this area so everyone can enjoy as more developments are taking bush land away.

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

BROOKVALE, NSW 2100

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No

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submission

clearing 45 football fields of bushland for up to 450 homes is EXCESSIVE.
the area definitely lacks sufficient infrastructure.
more loss of critical fauna and flora habitat
putting homes and people in a high bushfire risk area is dangerous.
also the rezoning is inconsistent with strategic planning goals and is opposed by Northern beaches council.

Submission Type

I am making a personal submission

Title

Mr

First Name

Alex

Family name

Catto

☐ Name withheld

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

Email

zandercatto@gmail.com

Suburb/ Town

Frecnchs Forest

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Proposed Lizard Rock Development

9 Peppercorn Drive

FRENCHS FOREST 2086

23 October 2023

Department of Planning

Dear Sir/Madam

PROPOSED LIZARD ROCK DEVELOPMENT

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:

The Northern Beaches Bushland Guardians have received 12,000 signatures to save the Land at Lizard Rock. There is a strong community support to find a conversation-based solution that works for everyone, and we ask the State Governments support and assistance to find a solution.

There is a very high fire risk in this area, far too dangerous for development of this land.

This land is enjoyed by many people, walking, running, mountain biking, horse riding. It would be a great loss to develop this amazing bush land. The community has a significant connection to nature in this area. This would cause a great negative impact on people’s wellbeing and mental health. Wildlife would be devastated.

The paper roads are not surplus land, they are constantly used by wildlife and the community. Two of the most frequently used bush tracks in the Northern

Beaches are the Slippery Dip track and Five-mile creek going into Garigal National Park. Residents should be able to continue to explore this land, seeing rock formations, animals, rivers and creeks. These paper roads create a broader wildlife corridor and habitat for native animals, connecting with bushland across private land, Garigal National Park and Narrabeen Lagoon State Park.

Loss of habitat such as special species of flora and fauna like swamp wallabies. Storm water from the development will flow downhill affecting Narrabeen lagoon catchment, impacting threatened species in bushland and marine animals in the lagoon.

Trees improve air quality, take away carbon from the atmosphere and cool down urban areas

The Northern Beaches Council is looking at reviewing land use in the metropolitan 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.

Thank you very much



Yours Sincerely

Alex Catto

Submission Type

I am making a personal submission

Title

Mrs

First Name

Lorraine

Family name

Whybrow

☐ Name withheld

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

Email

lorraine@paulwhybrow.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the Patyegarang planning proposal on many grounds including loss of habitat for flora and fauna; bushfire risk; and traffic congestion and urban sprawl.

Submission Type

I am making a personal submission

Title

Mr

First Name

Brian

Family name

Tillotson

☐ Name withheld

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

Email

brian.tillotson@auspost.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

- Loss of habitat for 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 buses for transport. 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,

Brian Tillotson
brian.tillotson@auspost.com.au

Submission Type

I am making a personal submission

Title

Mr

First Name

Marco

Family name

Bordieri

☐ Name withheld

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

Email

stिकासale@gmail.com

Suburb/ Town

Dee Why

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Grotesque proposal submitted by whom claims cultural rights on it. Even the name has been changed “to better reflect the cultural significance of the site to the local Aboriginal community.”

Does asphaltting and concreting land preserve significance?! Good to know, let’s remove the cultural objections anywhere then

Submission Type

I am making a personal submission

Title

Mr

First Name

Dominic

Family name

Behrens

☐ Name withheld

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

Email

dbehrens508@gmail.com

Suburb/ Town

Camperdown

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No

☒ I agree to the Privacy statement

submission

I support this proposal. This site is similar to almost all of the metropolitan land council's land rights holdings, and denying development here would effectively ban the ALC from developing at all.

It is frankly absurd that land councils are forced to go through the planning system at all- and the 450 dwelling cap imposed by the planning panel means that the clearance of bushland won't be able to be made the most of. While I support the proposal in its current form, I strongly prefer a development with more dense built form and more dwellings.

This development will help alleviate housing shortage on the northern beaches as well as provide income and opportunities to the local community.

The panel should approve whatever the land council wants to build- it's their land, and we have no right to tell them what to do with it.

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

Sydney

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I support this proposal. Sydney plainly needs more housing. The proposal should be modest medium density not low density given it is clearing bushland. Please do not allow a vocal minority who I'm sure are feverishly organising and whipping themselves into a frenzy about this development sway your decision.

Sydney is not owned by a few local residents. The people that need and support this new housing don't always have the means or organisational structure to advocate for their interests like local residents do, and the wider community who have no opposition to this don't jump onto online submission portals to voice their views. Do the right thing and approve the proposal.

Thanks for your time

Submission Type

I am making a personal submission

Title

Mrs

First Name

Diane

Family name

Rowe

☐ Name withheld

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

Email

dianesrowe4@gmail.com

Suburb/ Town

Wheeler Heights

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

The Hon. Penny Sharpe, MLC
Minister for Climate Change, Minister for the Environment
GPO Box 5341
SYDNEY NSW 2001

Dear Minister
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 am calling on you as Minister for the Environment to join me by standing up for nature.
I have joined the Northern Beaches Bushland Guardians campaign to protect 220ha of local bushland under threat by the Development Delivery Plan approved by the former NSW Government, including the 71ha site at Lizard Rock. You can read more about the campaign at www.envirolink.net.au.

The impacts of the proposal on the Environment are:
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. The NSW Bionet Atlas maps within a 10km radius species listed as vulnerable, endangered, critically endangered, and other species which are protected under treaties with China, Japan and Korea to protect migratory birds. This includes the Gang-Gang Cockatoo, Giant Burrowing Frog, and there have been past sightings of species including the Spotted Tail Quoll and Koalas. As Environment Minister, please ensure that these species and their habitat are protected.
Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow down hill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll in the bushland, and on marine animals that live in the lagoon.
Loss of Sydney's Green lungs as trees are renown for their ability to improve air quality, help to cool urban areas, and draw down carbon from the atmosphere into the ground. With the threat of climate change, every tree plays an important role in drawing down carbon, and helping to mitigate urban heat impacts. The University of Sydney has quantified the value of Lizard Rock at contributing towards controlling carbon emissions: <https://www.sydney.edu.au/business/news->

and-events/news/2023/03/08/it-s-called-frenchs-forest-for-a-reason-and-why-it-is-important-.html

Impacts on local mental health and wellbeing, as people enjoy living amongst nature. Our community has a strong connection to nature and our wellbeing is tied to the health of our local environment.

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

The Northern Beaches Bushland Guardians recently tabled their petition which received 12,000 signatures to save the land at Lizard Rock and other bushland identified in the Development Delivery Plan from development. There is strong community support to find a conservation based solution that works for everyone, and we ask for the State Government’s support and assistance to find a solution.

Thank you,

Submission Type

I am making a personal submission

Title

Mr

First Name

Antony

Family name

Rowe

☐ Name withheld

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

Email

adrowe@bigpond.com

Suburb/ Town

Wheeler heights

I have made a reportable political donation

☒ I agree to the Privacy statement

submission

The Hon. Penny Sharpe, MLC
Minister for Climate Change, Minister for the Environment
GPO Box 5341
SYDNEY NSW 2001

Dear Minister
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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. The University of Sydney has quantified the value of Lizard Rock at contributing towards controlling carbon emissions: <https://www.sydney.edu.au/business/news->

and-events/news/2023/03/08/it-s-called-frenchs-forest-for-a-reason-and-why-it-is-important-.html
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Negative precedent in the deferred lands – The Northern Beaches Council is undertaking a strategic review of land use in the Metropolitan Rural Area in Oxford Falls and Belrose. Using an evidence based approach, the Council's draft plans are to zone private land in this area as Rural and C3 Environmental Management zoning. Approving the planning proposal would create an inappropriate precedent that other landowners in the MRA can also seek a spot rezoning, further eroding the remaining bushland on private land.

The Northern Beaches Bushland Guardians recently tabled their petition which received 12,000 signatures to save the land at Lizard Rock and other bushland identified in the Development Delivery Plan from development. There is strong community support to find a conservation based solution that works for everyone, and we ask for the State Government’s support and assistance to find a solution.

Thank you,

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

North Balgowlah

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

This application should be rejected for the following reasons:

Bushfire risks – Significant concerns exist regarding the bushfire hazard that applies to the site. Further, the 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.

Inconsistency with planning strategies – 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.

Inconsistency with Conservation Zones reform – The reform recommends applying a C3 Environmental Management Zone to most of the site due to its high environmental value and the hazards impacting the site

Enormous loss of high biodiversity habitat – With 44.7 hectares of bushland to be cleared (equivalent to the size of around 45 rugby fields) the proposal and new development will have significant environmental impact.

Council has already rejected this application as should the NSW Planning Dept.

Submission Type

I am making a personal submission

Title

Mr

First Name

Murray

Family name

Sharp

☐ Name withheld

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

Email

sharp1@bigpond.net.au

Suburb/ Town

Balgowlah

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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

No doubt this land was originally given to the Aboriginal Land Council to conserve in its original pristine state.

Thank you for your consideration

Sincerely,

Name: Murray Sharp

Signed:

Email: sharp1@bigpond.net.au

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

Terrey Hills

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Dear Sir

Objection to the Planning Proposal for Lizard Rock (Patyegarang)

I am writing to express my deep concern and objection to the planning proposal for Lizard Rock, now known as Patyegarang, located on Morgan Road, Belrose. The proposal seeks to rezone this pristine area to accommodate up to 450 dwellings and a cultural center, along with new open spaces and conservation areas. I firmly believe that this development poses a grave threat to the environment and community in the Northern Beaches region.

The Northern Beaches are home to precious bushland, vital for the survival of iconic native animals and serving as the green lungs of Sydney. This development would have severe consequences for the environment, including:

1. Loss of Habitat: The proposed development will lead to the loss of crucial habitat for iconic flora and fauna, such as swamp wallabies, and other endangered species. Furthermore, it would threaten Aboriginal culturally significant sites and waterways that flow into the Narrabeen Lagoon catchment.
2. Impacts on Water Quality: The flow of stormwater from the development, with decreased bushland to filter it, would negatively affect the Narrabeen Lagoon Catchment. This poses a significant threat to the red-crowned toadlet, spotted-tail quoll, and marine life in the lagoon.
3. Loss of Green Lungs: The removal of trees, renowned for their capacity to improve air quality and mitigate climate change by sequestering carbon, would be detrimental to the environment. With the growing threat of climate change, every tree plays a vital role in carbon sequestration.

In addition to the environmental concerns, there are serious community-related issues with this proposal:

1. Bushfire Risk: Certain areas of the proposed development site are at high risk of bushfires, endangering the safety of future residents.
2. Urban Sprawl: The development would contribute to urban sprawl, requiring residents to rely heavily on cars for daily commuting, exacerbating traffic

congestion.

3. Lack of Holistic Planning: The housing development appears to be isolated from broader strategic planning efforts by the Northern Beaches Council, hindering comprehensive urban development.

While I understand the Metropolitan Local Aboriginal Land Council's desire to improve their financial situation, I firmly believe that the current plans do not represent a favourable outcome for the environment or the broader community. I call upon the NSW Government to work collaboratively with the landowners, the Metropolitan Local Aboriginal Land Council, to explore alternative means of generating income while preserving the invaluable bushland, such as:

- Leasing or purchasing the land for the establishment of a new National Park, encouraging activities like bushwalking.
- Supporting the creation of an eco-tourism venture on the land to generate income through tourism and education.
- Compensating MLALC for the loss of development potential.
- Exploring a land swap for a developable site elsewhere that holds no conservation value.

It is essential that any discussions involving the land's future consider the input of Aboriginal people living on the Northern Beaches, even if they are not members of the Land Council.

Given the significant environmental and community concerns surrounding the Patyegarang Planning Proposal, I respectfully urge you to reconsider this development and prioritize the preservation of the natural heritage and cultural significance of this region. Moreover, the apparent link between the planning department's website and a private party promoting the development raises questions about the independence of the planning process. I strongly believe that the custodians of the land are right in opposing this proposal, and I stand with the Northern Beaches Council in their objection.

Thank you for considering these concerns. I trust that you will make the right decision in safeguarding the environment and the community's well-being.

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

Allambie Heights

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am a resident in the electorate of Wakehurst and I strongly oppose the Patyegarang Planning Proposal PP-2022-3802 because:

Clearing 45 football fields of bushland for up to 450 homes is excessive.
Placing homes and people in high bushfire risk area is dangerous.
The area lacks sufficient infrastructure.
The loss of critical fauna and flora habitat would put more pressure on our existing bushland areas.
The rezoning is inconsistent with strategic planning goals and is opposed by the Northern Beaches Council.
My husband and I have lived on the Northern Beaches since 1982 and raised our family here.

Submission Type

I am making a personal submission

Title

Ms

First Name

Nell

Family name

Cantrill

☐ Name withheld

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

Email

nell@gmail.com

Suburb/ Town

Dee Why

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Subject: Supporting the Development Plan for the Patyegarang Site

To whom it concern,

I am writing to present a compelling case in support of the development plan for the Patyegarang site, a vision that reflects the objectives and aspirations of the Metropolitan Local Aboriginal Land Council (MLALC). This development plan seeks to transform this land asset into a source of economic, social, and cultural opportunities for Aboriginal people while upholding the principles of sustainability, resilience, affordability, and environmental stewardship.

Vision and Objectives:

MLALC envisions the Patyegarang site as an opportunity to empower Aboriginal communities and advance self-determination. The core objectives of this development plan are:

1. Economic Empowerment: The plan seeks to create sustainable economic opportunities for Aboriginal people, including housing, job creation, and revenue generation, thereby contributing to community self-reliance.
2. Cultural Preservation: Recognizing the cultural significance of the land, the plan prioritizes the conservation and preservation of significant Aboriginal rock carvings, ensuring that the rich cultural heritage is respected and celebrated.
3. Environmental Stewardship: A commitment to the natural environment is at the heart of the plan. It includes the restoration of natural habitats, watercourses, and ecological corridors, reinforcing MLALC's commitment to Caring for Country.
4. Affordable Housing: The plan aims to design a resilient and affordable community with diverse lot sizes that allow for the retention of rocky outcrops, existing trees, and other landscape features, creating a harmonious integration with the environment.

Challenges and Historical Context:

It is crucial to acknowledge the challenges faced by MLALC in realizing this vision. The Patyegarang site's development has been hindered by bureaucratic obstacles, including the decade-long suspension of planning proposals in the local government area by the former Warringah Council.

However, it is essential to emphasize that the Patyegarang site's development aligns with the principles and intentions of the Aboriginal Land Rights Act 1983. This legislation is designed to empower Aboriginal landholders with the ability to utilize their land for the betterment of their communities, fostering self-determination.

Setting the Bar for Development:

It is our firm belief that setting the bar for MLALC's developments at "no land clearing on the urban fringe" is overly restrictive and could potentially undermine the purpose of the Land Rights Act. A more balanced approach would recognize the importance of sustainable development while respecting cultural and environmental heritage. Allowing MLALC to determine the best use of their land ensures self-determination, enabling the delivery of housing for the Aboriginal community and the generation of economic and cultural benefits.

In conclusion, I urge your support for the development plan of the Patyegarang site, understanding that this initiative aligns with the fundamental principles of empowerment, sustainability, cultural preservation, and self-determination. By working collaboratively and finding a path forward that respects both the unique characteristics of the site and the rights of the MLALC, we can achieve a model of development that serves as a source of pride and prosperity for all involved.

Thank you for your time and consideration.

Sincerely,

Nell Cantrill

Submission Type

I am making a personal submission

Title

Mr

First Name

Ian

Family name

Brands

☐ Name withheld

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

Email

ian.brands@brandsbuilt.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I do not wish those development to go ahead as it will bring to many people into the National Park area and destroy the lizard rock ecosystem

Submission Type

I am making a personal submission

Title

Mr

First Name

Brian

Family name

Thomas

☐ Name withheld

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

Email

rainabuild@icloud.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

The development don't need to go ahead we need to keep it green.

Submission Type

I am making a personal submission

Title

Mr

First Name

Mitchell

Family name

Appleby

☐ Name withheld

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

Email

mitchya68@gmail.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I would not like the development of this area due to the destroying of natural habitat and aboriginal land

Fire hazard

Submission Type

I am making a personal submission

Title

Mr

First Name

Ron

Family name

Briggs

☐ Name withheld

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

Email

ronbriggs@optusnet.com.au

Suburb/ Town

Wheeler Heights

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Save Lizard rock! Should never have been given away in the first place to people that dont live in the area.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Samantha

Family name

Katsoulis

☐ Name withheld

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

Email

sjkatsoulis@gmail.com

Suburb/ Town

FRENCHS FOREST

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am against the development of Patyegarang formerly known as Lizard Rock, Morgan’s Rd, Belrose for the following reasons -

- Preserving biodiversity for future generations
- The loss of habitat for flora & fauna
- The negative impact on our climate through the loss of trees

I strongly oppose this development and urge you to scrap it for the sake of future generations.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Leah

Family name

Mooney

☐ Name withheld

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

Email

tim.mooney1@outlook.com

Suburb/ Town

Ingleside

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am against the development at lizard rock Morgan Rd belrose I don't think it would be the right thing to do because of the bushfire risk also it is a very special place that is home to much wildlife which would not survive if this bush was cleared . Leah mooney

Submission Type

I am making a personal submission

Title

Miss

First Name

Elleni

Family name

Turkovic

☐ Name withheld

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

Email

lenimtb@hotmail.com

Suburb/ Town

Dauidsob

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I love this area. My parents take me bushwalking there and it leads down into the National park which is beautiful. I am worried about the black cockatoos and all the animals that may die as they no longer have a home. Please do not destroy my area by putting more housing in. I have many more years to grow older and the planet is warming... so not clear the lungs of the area. I implore you to listen. For all the animals future and mine.

Submission Type

I am making a personal submission

Title

Mr

First Name

Daniel

Family name

Turkovic

☐ Name withheld

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

Email

juniorpromtb@hotmail.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I live in Davidson and most weekends I ride my bike in this area. I love the natural beauty of it. I am 14 years old and do not want the bush to be destroyed. In 2019 I went on a family holiday and we had to evacuate as fires were destroying the area. Many houses were lost. Now I might be young but I know that if you build that close to the National park, people will die in fires and their houses may be destroyed. Come on, make the right decision and stop this madness.

Submission Type

I am making a personal submission

Title

Ms

First Name

Simone

Family name

Polly

☐ Name withheld

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

Email

turkeys_school@hotmail.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the development of Lizard rock-450 houses R2 development is too generous. R2 allows no protection of environmental heritage and the area will be cleared

The fire reports are indicating a 100m buffer zone. This bushland has topography that is too steep to clear. It will choke Narrabeen lagoon and the associated catchment.

The roads in and out are not adequate for increased traffic. Try driving near Morgan road during peak hour. It doesn't have the infrastructure to allow this development.

Negotiations should be in place for a land swap deal instead of the under the table liberal vs labour electorate political undertakings that are going in.

The proposal - It must be declined in every possible scenario. The highest level of conservation should be given to protect people, flora and fauna and keep the environment clean.

Submission Type

I am making a personal submission

Title

Mr

First Name

Daniel

Family name

Mendes

☐ Name withheld

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

Email

mendesdaniel@protonmail.ch

Suburb/ Town

Chatswood

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I fully support the Metropolitan Local Aboriginal Land Council (MLALC) proposal to develop 450 homes on some bushland in Belrose on the Northern Beaches. I would also suggest adding some shops and other businesses in that precinct as well as a bus route.

Local MPs Sophie Scamps and Michael Regan have admitted that there is a severe shortage of housing in the area. Since 2011, Belrose have only added 46 new homes. Considering that Australia is cuurently in a housing and rental crisis, I feel that this development is a no brainer and would really go a long way to improving housing stock on the Northern Beaches.

Furthermore, I ask that the Metropolitan Local Aboriginal Land Council (MLALC) receive a fair and open hearing in this proposal.

Submission Type

I am making a personal submission

Title

First Name

Marija

Family name

Turkovic

☐ Name withheld

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

Email

maria.turkovic@hotmail.com

Suburb/ Town

Beralla

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

This proposal must stop. It is dangerous if a fire comes and the firefighters may die. There are too many houses in this proposal. There are no roads in or out and this is dangerous in a fire.

This proposal is a corrupt plan and needs to be stoppped.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Nelloe

Family name

Polly

☐ Name withheld

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

Email

nelliepolly2605@gmail.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

This must be prevented. As a life long resident of this area I am disappointed that it went through at Christmas.
The local LEP has adequate housing and has met its future targets.
This housing is in addition to requirements and is excessive.

400 houses is too many. They will clear the area and the congestion is already too bad.

Please stop this development nonsense.

Submission Type

I am making a personal submission

Title

Mr

First Name

Shaun

Family name

Pearson

☐ Name withheld

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

Email

savsolplumbing@gmail.com

Suburb/ Town

Beacon Hill

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object the Patyegarang Planning Proposal for the following reasons:

- The loss of habitat for flora and fauna. The fact that there are 44 endangered species living in the proposed land is disturbing. These animals are supposed to be protected, not destroyed.
- The bushfire risk.
- The increased traffic congestion and urban sprawl.
- the preservation of the unique and precious biodiversity for future generations
- The detrimental impacts on Narrabeen Lagoon Catchment
- the loss of Sydney’s green lungs

Please stop the development!

Kind regards,
Shaun Pearson

Submission Type

I am making a personal submission

Title

Ms

First Name

Eva

Family name

Tatrai

☐ Name withheld

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

Email

etatrai@tpg.com.au

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Lizard Rock is an important cultural site for the indigenous people of the area. Stopping development on this site is also vital for the preservation of native flora and fauna.

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

Forestville

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

This proposed development is completely unnecessary and will destroy much needed bushland that supports many species of wildlife and diversity. Instead, you should increase diversity and housing density in existing northern beaches suburbs. A 950m2 block in Forestville that is a stone's throw from express city bus can't even support dual occupancy with current planning rules. What's being done about the 'missing middle' of housing and why is it taking sooo long!

Submission Type

I am making a personal submission

Title

Mr

First Name

Noel

Family name

McDermott

☐ Name withheld

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

Email

noelmcdermott@me.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

As a local resident, I do not support this proposal on the grounds that it is environmentally reckless and will place unreasonable demands on already stressed local economic and social infrastructure.

Submission Type

I am making a personal submission

Title

Mr

First Name

Noel

Family name

McDermott

☐ Name withheld

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

Email

noelmcdermott@me.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

As a local resident, I do not support this proposal on the grounds that it is environmentally reckless and will place unreasonable demands on already stressed local economic and social infrastructure.

Submission Type

I am making a personal submission

Title

Ms

First Name

Marita

Family name

Macrae

☐ Name withheld

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

Email

marita.macrae@gmail.com

Suburb/ Town

Avalon Beach

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to this proposal. The claim by some that it is on land formerly cleared for farming is false. It covers many hectares of bushland in good condition with high biodiversity value. Endangered species such as Eastern Pygmy Possum, Heath Monitor, Giant Burrowing Frog there. Coastal Upland Swamp, a Federally listed threatened Ecological Community occurs there.

Clearing and development of the site would damage water quality in Narrabeen Lagoon, causing siltation from eroding soil and nutrient pollution.

The risk of bushfire to any urban residential development here is very high, demanding there should be NO development. If Ingleside development was stopped because of bushfire risk, this must also not proceed.

Submission Type

I am making a personal submission

Title

Mr

First Name

Benjamin

Family name

Cullen

☐ Name withheld

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

Email

ben@bencullen.me

Suburb/ Town

Stanmore

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

To whom it may concern,

I am writing to express my strong support for the Patyegarang Development planning proposal by the Metropolitan Local Aboriginal Land Council (MLALC). The development seeks to create 450 homes in Belrose on a site of significant historical and cultural importance, a proposal that not only honors the rights returned to the Aboriginal community under the Aboriginal Land Rights Act 1983 but also addresses a clear shortage of housing in the area.

Key Points of Support:

1. Recognition of Aboriginal Land Rights: The MLALC rightfully obtained this land under the Aboriginal Land Rights Act 1983. It is their prerogative to use this land to benefit the Aboriginal community both culturally and economically. The development does just that by providing housing and preserving culturally significant rock carvings.
2. Housing Supply: The pressing need for housing in the Belrose area is evident. With a mere addition of 46 new homes since 2011, this proposal would bring a significant increase in housing stock, addressing an obvious shortage.
3. Mixed-use Development Potential: While the current proposal is for low-density housing due to constraints from the Sydney North Planning Panel, it is important to acknowledge that a mixed-use development with shops and a bus route would have been ideal. However, it's commendable that the MLALC has adapted to these constraints to still deliver on housing.
4. Comparison to International Standards: Taking inspiration from examples like the Squamish Nation in North America, it is evident that indigenous communities, when allowed, can create developments that benefit both their community and the larger populace.

Addressing Opposition Points:

1. Strategic Merit: Contrary to the Northern Beaches Council's claim, the development aligns with the broader goal of housing provision and cultural preservation. Dismissing it on the grounds of inconsistency with certain planning documents overlooks the broader societal and cultural benefits.
2. Conservation Zones: While conservation is crucial, it is vital to strike a balance. The MLALC proposal already incorporates conservation measures, preserving 30% of the site as bushland and ensuring the protection of cultural landmarks.

3. Housing Targets: To deem the houses as “surplus to housing targets” undermines the pressing need for housing in Belrose and the broader goal of self-determination for the Aboriginal community.

I implore the Planning Department to give this proposal the consideration it rightly deserves. It is crucial to acknowledge the importance of developments by Aboriginal Land Councils and ensure that they are held to fair and equitable standards. This development is not just about housing; it’s about recognizing and respecting the rights, history, and future of the Aboriginal community in the region.

Thank you for your time and consideration.

Sincerely,
Benjamin

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Forestville

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 is unconscionable, and is a real climate change threat. It must be refused for the following reasons:

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

rezoning, further eroding the remaining bushland on private land.
Thank you for your consideration

Submission Type

I am making a personal submission

Title

Mr

First Name

Erryn

Family name

Blacklock

☐ Name withheld

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

Email

erryn_b@live.com

Suburb/ Town

Naremburn

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to this project, this stretch of high quality Bushland is too important to the health and value of our city. Homes can be built elsewhere, remnant bushland cannot be planted elsewhere.

Submission Type

I am making a personal submission

Title

Mr

First Name

Philip

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

suzannehelenbell@gmail.com

Suburb/ Town

Bilgola Plateau

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Dear Sir/Madam

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

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Thank you for your consideration
Sincerely,

Philip Bell

Submission Type

I am making a personal submission

Title

Mrs

First Name

Suzanne

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

suzannehelenbell@gmail.com

Suburb/ Town

Bilgola Plateau

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Dear Sir/Madam

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

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Thank you for your consideration
Sincerely,

Suzanne Bell

Submission Type

I am making a personal submission

Title

Ms

First Name

Jacqueline

Family name

Langley

☐ Name withheld

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

Email

j_katel@yahoo.com

Suburb/ Town

2099

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object due to risk of triggering more local development

Submission Type

I am making a personal submission

Title

Dr

First Name

Anna

Family name

Tungusova

☐ Name withheld

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

Email

tungusovaa@icloud.com

Suburb/ Town

Surry Hills

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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

Thank you for your consideration
Sincerely,

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Belrose

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Dear Sir/Madam,

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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.

6) 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.

7) 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.

Thank you for your consideration.

Submission Type

I am making a personal submission

Title

First Name

Family name

☒ Name withheld

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

Email

[Redacted email address]

Suburb/ Town

Allambie Heights

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

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Thank you for your consideration.

Submission Type

I am making a personal submission

Title

Mr

First Name

Brian

Family name

Trevarton

☐ Name withheld

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

Email

brian.trevarton@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am against this proposal to rezone the bushland around Morgan Rd area. This will create traffic congestion and urban sprawl. Both the Wakehust Parkway and Forest way are congested enough now without adding further vehicles to the mix. The infrastructure can't cope with the current developments let alone more.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Narrabeen

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I stand firmly against the proposal for development at Patyegarang and the surrounding area.

The plans in the proposal post significant threats to community safety in the event of a bushfire, with evacuation routes from the area posing a serious problem. The Northern Beaches area already has a considerable problem with evacuation routes, and we do not need this issue further exacerbated.

I agree that the NSW Government and local council must work towards additional housing availability in the area as there is not enough supply, however I believe that this proposal to develop at and around Patyegarang does not suit the community's needs.

It would irresponsible to develop on Morgan Road between Wakehurst Parkway and Forest Way; two roads that are in need of greater attention and upgrades by state government even without the Patyegarang development plans.

This proposal does not address community safety and environmental concerns and should not be approved.

Submission Type

I am making a personal submission

Title

Mr

First Name

Christer

Family name

Liden

☐ Name withheld

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

Email

christer.u.liden@gmail.com

Suburb/ Town

Balagowlah Hts

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the proposal.
We need to keep the few green and wild spots we have left. Traffic congestion is a big issue as it is but most of all our kids will look back at this and wonder how could we destroy this beautiful place by building even more houses.

Christer Liden

Submission Type

I am making a personal submission

Title

Mrs

First Name

Jackie

Family name

Maguire

☐ Name withheld

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

Email

jackiemaguire@gmail.com

Suburb/ Town

Cromer

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I strongly object to the proposed development of the area around Lizard Rock!
This area should be protected at all costs.
There are numerous reasons why this land should NOT be cleared.
Globally- the earth is heating up much faster than scientists have predicted. Building more houses will exacerbate this.
We need to protect the wildlife and fauna that inhabit this region-especially the endangered black cockatoo that use this area seasonally
Bushfire prone area-even the firefighters are against this ludicrous idea as there is only one road out of there which would make egress and exiting hazardous.
Runoff into narrabeen lagoon has to be considered- many communities use this area for recreational pleasure. Who will be responsible for the cleanup? This
would impact the wildlife in adjoining areas to the proposed development
This is a money grabbing exercise by the Aboriginal Land Council and it absolutely SHOULD NOT be approved!

Submission Type

I am making a personal submission

Title

First Name

Maria

Family name

Trussell

☐ Name withheld

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

Email

trussellmaria@gmail.com

Suburb/ Town

Collaroy

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Nil to report

Submission Type

I am making a personal submission

Title

Mrs

First Name

Berenice

Family name

Smith

☐ Name withheld

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

Email

hilma48@optus.com.au

Suburb/ Town

Collaroy Plateau

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Please accept this message of strong opposition to the Patyegarang Planning Proposal (Lizard Rock).

The development would result in an extremely bad outcome for numerous native species. We do not need more dense housing at the direct and completely obvious cost to the natural environment.

While a few senior Indigenous people will gain a financial benefit, future generations of Indigenous people will lose their heritage. This will be recognised widely as an opportunistic land sell-off, clearly negating Indigenous claims to unalienable links to Country.

The fire risk for such an intense development is obvious, not only to property, but to our volunteer RFS and SES teams.

The motive appears to be all about money, with total disregard for the value of our bushland. It is NOT about the best outcome for the whole community. Over 12,000 petitioners and I believe that this development should not be permitted to proceed!

Submission Type

I am making a personal submission

Title

Mr

First Name

Craig

Family name

Atkinson

☐ Name withheld

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

Email

craig.atkinson.ca2@gmail.com

Suburb/ Town

Wheeler Heights

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am writing to strongly object to the development proposal at Patyegarang, Morgan Road, Belrose, for several compelling reasons that are of great concern to our community and the environment. The proposed development not only contradicts the principles set forth in Council's Local Strategic Planning Statement and Local Housing Strategy but also poses significant risks to both human life and the fragile ecosystem of the area.

Non-Compliance with Planning Statements:
The proposed development blatantly disregards Council's Local Strategic Planning Statement and Local Housing Strategy. These documents represent the collective vision and planning for our community's future, and the proposed project fails to align with these important guidelines, which have been established for the benefit of the entire region.

Incompatible Land Uses in Bushfire-Prone Areas:
The location of the development falls within an area exposed to a high risk of bushfires. Introducing residential properties in such a zone would substantially increase the risks to both life and property. This action is a clear violation of safety measures meant to protect our community.

Destruction of Core Habitats:
The area targeted for development is a vital habitat for numerous threatened species of flora and fauna, as well as Threatened Ecological Communities. The destruction of these habitats would have long-lasting and devastating consequences for biodiversity, placing countless species at risk of extinction.

Impact on Watercourses and Ecosystems:
The proposed development would undoubtedly lead to significant impacts on watercourses, wetlands, water-dependent ecosystems, and the quality and quantity of overland flow entering local and downstream waterways, including Narrabeen Lagoon. This would result in the degradation of water quality and put additional pressure on local aquatic ecosystems.

Proximity to Aboriginal Sites:
Bringing the urban fringe closer to Aboriginal sites places these culturally significant areas at greater risk of damage from visitation, graffiti, and vandalism. It is our responsibility to protect and respect the heritage and culture of our Indigenous communities.

Destruction of Bushland:

The bushland in the Patyegarang area is cherished by residents of the Northern Beaches for cycling and hiking. Its destruction would deprive the community of a valuable recreational resource and have a profound impact on the local quality of life.

Benefit to a Select Few:

It is evident that the primary beneficiaries of this development would be a handful of wealthy developers and those who can afford high-priced housing. This development proposal prioritizes profit over the well-being and interests of the broader community.

In light of these concerns, I urge you to reconsider this development proposal and work towards a solution that respects the environment, complies with Council's planning strategies, and serves the interests of the wider community. It is essential to prioritize the long-term sustainability and well-being of our local ecosystem and the residents of the Northern Beaches.

I kindly request that you take these objections seriously and engage in a constructive dialogue with the community to find a more sustainable and environmentally responsible way forward. Our collective future depends on responsible development that respects the needs and values of the local community and the environment.

Submission Type

I am making a personal submission

Title

Mr

First Name

John

Family name

Bridekirk

☐ Name withheld

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

Email

bridekirkj@bridekirk.com.au

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

To whom it may concern.
I wish to voice my concern regarding the application and stand to object to it based upon many criteria.
The application does not address the lack of infrastructure available. It also takes no account of the dangers from fire and weather events that would endanger life.
The area is still a very well preserved piece of bush. Many people use the area recreation wise for walking, riding etc.
there are many more areas without such a pedigree for preservation.
Please ensure the area is maintained as is for future generations to enjoy.
Thank you
John Bridekirk

Submission Type

I am making a personal submission

Title

Mr

First Name

Robert

Family name

Wiles

☐

Name withheld

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

Email

robwiles@optusnet.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Please refer to the attached letter dated 26 October 2023

Department of Planning and Environment
Locked Bag 5022
Parramatta NSW 2124.

Dear Sir/Madam

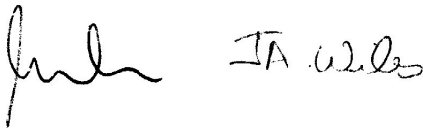
We are local residents of the Northern Beaches and are writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or "Lizard Rock" (PP-2022-3802). We write on behalf of those who cannot write a submission for themselves – the wildlife that live at Lizard Rock, and the future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

This proposal must be refused for the following reasons:

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Rob & Jen Wiles', written in a cursive style.

Robert and Jennifer Wiles

Email: robwiles@optusnet.com.au

Submission Type

I am making a personal submission

Title

Mr

First Name

Gary

Family name

Collins

☐ Name withheld

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

Email

gazeasy@gmail.com

Suburb/ Town

WHEELER HEIGHTS

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I oppose Lizard Rock redevelopment

Submission Type

I am making a personal submission

Title

Mr

First Name

Timothy

Family name

Mooney

☐ Name withheld

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

Email

tim.money@outlook.com

Suburb/ Town

Ingleside

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I wholly object to the development of Lizard Rock. The loss of habitat for flora and fauna would be enormous .having lived through bush fires at ingleside I believe it would be a great Risk to people’s lives. Impacts on the narrabeen lagoon catchment are a problem-. We need to keep Sydney’s lungs green . Tim mooney

Submission Type

I am making a personal submission

Title

Mrs

First Name

Lynda

Family name

BONNEY

☐ Name withheld

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

Email

lyndabonney@hotmail.com

Suburb/ Town

ALLAMBIE HEIGHTS

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I oppose the development of Patyegarang (Lizard Rock) for the following reasons:

1. Loss of habitat of unique local flora and fauna, the destruction of this local bushland will also reduce Sydney's green lungs. Which will increase global warming and pollution.
2. Increased Bush fire risk. The roads around Morgan rd Belrose are already highly congested hence it would make very difficult to evacuate 450 households in the event of a bush fire.
3. The Northen Beaches has some of the most heavily congested roads in the state. There are basically two main roads in and out of the Northern Beaches (Warringah rd and The Spit Bridge). Additionally, the area has very poor public transportation leaving residence no options but to rely on their cars. Adding another 450 dwellings in the area will only make the traffic congestion worse.
4. Lizzard Rock is an area of important cultural significance for both indigenous and non indigenous residence of the Northern Beaches, therefore it should be preserved for future generations.

Submission Type

I am making a personal submission

Title

Mr

First Name

David

Family name

Colahan

☐ Name withheld

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

Email

davidcolahan@hotmail.com

Suburb/ Town

Elanora Hgts

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I would like to make 2 points

1-if this development proceeds there needs to be major improvements to the road infrastructure to ensure traffic does not bottleneck during bushfires. Also who would fund this. Surely not the taxpayer.

2- I am under the impression that this land was given to indigenous people on the basis that it had significant cultural importance. If this is the case how can they then devastate this land for housing. This strikes me as just a cash grab.

Submission Type

I am making a personal submission

Title

Mr

First Name

Chris

Family name

Marriott

☐ Name withheld

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

Email

chrisjmarriott@hotmail.com

Suburb/ Town

Terrey Hills

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am strongly against the destruction of the bushland at Lizard rock/Patyegarang due to so many reasons!
The loss of this bushland that needs to be protected at all costs. Once it's gone it's gone...
The loss of all that natural habitat for flora and fauna would be heartbreaking.
Not to mention the bush fire risk and all associated dramas with getting people in and out of that area if full of houses.
We need people to enjoy the bush we are lucky to have in our backyard not to be building houses on it in a risky bushfire area.
Please I don't want my kids to grow up with the loss of this area enjoyed by so many.
There is NO gain by wiping out this area what so ever.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Katie

Family name

Marriott

☐ Name withheld

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

Email

ktjis@hotmail.com

Suburb/ Town

Terrey Hills

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Submission Type

I am making a personal submission

Title

Mr

First Name

Andrew

Family name

Dyson Smith

☐ Name withheld

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

Email

sales@koalamedical.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

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Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Brookvale

I have made a reportable political donation

No



I agree to the Privacy statement

submission

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rezoning, further eroding the remaining bushland on private land.
Thank you for your consideration
Sincerely,

[Redacted Signature]

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Warriewood

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am against this, traffic congestion and urban sprawl will run out of control, you're destroying the character of Morgan road and destroying habitat of flora and fauna

Submission Type

I am making a personal submission

Title

Mr

First Name

Phil

Family name

Beresford

☐ Name withheld

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

Email

phil@philberesford.com

Suburb/ Town

Leichhardt and Manly Vale

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I oppose this development wholeheartedly. The loss of natural native habitat is immeasurable. Urban green space must be protected. Once it's gone, it's gone forever and future generations will suffer as a result.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

narrabeen north

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I wish to object to the proceeding of the Patyegarang Planning Proposal PP-2022-3082 on the basis that it is environmentally reckless and would see the destruction of large swathes of bushland and place many homes and people in an area with high bushfire risk and limited infrastructure. Not to mention the obvious loss of critical fauna and flora habitat.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

Family name

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Manly

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I strongly object to this development

Submission Type

I am making a personal submission

Title

Ms

First Name

Vanessa Victoria

Family name

Lewer

☐ Name withheld

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

Email

vanessalewer@hotmail.com

Suburb/ Town

FRENCHS FOREST

I have made a reportable political donation

☒ I agree to the Privacy statement

submission

Dear Sir/Madam

☐ I am a local resident on the Northern Beaches and am writing to oppose the proposed rezoning of land at Patyegarang, Morgan Road, Belrose, or “Lizard Rock” (PP-2022-3802

This proposal must be refused for the following reasons:

- 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. Turning right onto Wakehurst Parkway from Oxford Falls Rd is not easy now due to the traffic on Wakehurst Parkway. The road from the proposed development is narrow and windy and although the council is upgrading the bridge at Oxford Falls it is for 1 lane in each direct not 2 as incorrectly stated in the report. I consider that residents would be more likely to exit the development via Morgan Rd and Forest Way also leading to congestion on Forest Way. I think the assumption that 30% of the car trips will be by way of Oxford Falls Rd and Wakehurst Parkway is unfounded. In addition Wakehurst Parkway floods on a regular basis which means all traffic in and out will be by way of Morgan Rd to Forest Way. Currently there is serious congestion on Forestway in the morning which will increase when the planned development on the current Forest High School site is completed with the additional vehicles entering Forestway from Frenchs Forest Rd which will happen then. The traffic assessment seems to refer to work being carried on land which the MLALC does not own.
- Bus service - The site is not “adjacent” to bus stops – they would be at least a 30 minute walk away with no footpaths along Morgan Rd. Observations in the Traffic Assessment that 50% of seats in the buses are unoccupied take no account that Morgan Rd is close to the start of the bus routes in Terrey Hills and the buses are not half empty when the buses have passed through Frenchs Forest and Forestville. In early 2022 there was still a high percentage of people working from home which is changing.
- Planned development in the area – There are provisions for 2000 new residential units in the planned redevelopment of the current Forest High School site. The new site for the school is already being cleared ready for the building. When completed there will be increased traffic on Forest Way, Warringah Rd and Wakehurst Parkway whether by public transport or private cars. The redevelopment of the Forest High School site will mean residential units are provided with easy access to shops, public transport etc unlike this site. This proposal will cause additions to this especially as there are no proposals for any public transport meaning the residents will be totally dependent on private cars for travel.
- Loss of habitat for iconic species of flora and fauna such as swamp wallabies. This bushland forms part of a wildlife corridor connecting private land, Garigal National Park, and Narrabeen Lagoon State Park. This area has high biodiversity value and is irreplaceable.

- Impacts on the Narrabeen Lagoon Catchment as stormwater from the development will flow downhill, with less bushland to filter the water before it enters the estuary. This will impact on threatened species including the red-crowned toadlet and spotted-tail quoll, and on marine animals that live in the lagoon.
- Loss of Sydney's Green lungs as trees are known 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. There would be limited escape routes with only one route in and out in each direction towards Forest Way or Wakehurst Parkway.
- 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

Yours Sincerely,

Vanessa Lewer

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Ingleside

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the proposed destruction of bushland in the fire prone area at Patyegarang, Morgan Road Belrose, for the purpose of constructing a residential developement.

It seems that the State Government is willing to allow this housing developement in a known fire risk area, and cause the loss of many hectares of precious bushland which also includes several vulnerable species.

At the time of writing, NSW is already facing threat of fire in several areas, and to consider that the Government is willing to place a further 450 households in a metropolitan area, at a similar risk is unbelievable. Add to this the risk to firefighters lives and costs associated with preventing and controlling fire.

Stop this foolhardy proposal, which is inconsistent with planning strategy and Council Conservation Zones, now before it is too late.

Submission Type

I am making a personal submission

Title

Mr

First Name

David

Family name

Sternberg

☐ Name withheld

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

Email

joel.sternberg@macquarie.com

Suburb/ Town

Manly Vale

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Dear Sir/Madam

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

This proposal must be refused for the following reasons:

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

rezoning, further eroding the remaining bushland on private land.
Thank you for your consideration
Sincerely,

Name: David Sternberg

Email: joel.sternberg@macquarie.com

Submission Type

I am making a personal submission

Title

Mr

First Name

Brad

Family name

Bannister

☐ Name withheld

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

Email

brad.bannister@outlook.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Please save this bushland for our future generations to enjoy.

There must be a better location for a development like this.

Submission Type

I am making a personal submission

Title

Mr

First Name

Greg

Family name

Spicer

☐ Name withheld

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

Email

gregspicer1948@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I n am against the development of Lizard Rock I don't think it is appropriate for the area. Greg spicer

Submission Type

I am making a personal submission

Title

Mr

First Name

Mark

Family name

Ayoub

☐ Name withheld

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

Email

james_iddbot@hotmail.com

Suburb/ Town

Brookvale

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

The plan to increase Sydney's population is reckless and misguided. I despise the Premiers remarks that people opposed to development are considered 'nimby's'. No-one deserves too lose their standard of living because of misguided population growth and lobbying from property developers. This applies to all of Sydney, not just the affluent suburbs.

Last census showed there were 1 MILLION empty homes in the country. How about limiting property investment purchases and banning all foreign home ownership for all countries as was done in Canada?

In this case it is a sensitive environment that will suffer rather than residents. This submission is to defend that environment. Lizard Rock is one of the few pristine bushlands remaining in the Sydney basin that hasn't been cut up for grubby development. It is home to critical flora and fauna, there is no public transport infrastructure, no schools and such growth will increase traffic for the already congested Mona Vale road which is also plagued with roadside litter that no-one wants to accept responsibility for.

Though I am opposed to this proposal I want to be clear I am not opposed to development or immigration. My parents are immigrants and I live in a unit. A benchmark for population should be set with immigration meeting that benchmark. It should not be higher than what it is now. Focus for development in our region should be on rezoning old and tired shop-fronts and warehouses and replacing them with units no higher than 3 storeys in line with long time Northern Beaches policy.

Thank you.

Submission Type

I am making a personal submission

Title

Mr

First Name

Greg

Family name

Palmer

☐ Name withheld

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

Email

gjpal22@gmail.com

Suburb/ Town

2087

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

To whom it may concern. I wanted to voice my concern and signal my strong objection to the Patyegarang Planning Proposal.

Such incredibly beautiful and significant bushland should be preserved to retain the wildlife and maintain the health of the natural ecosystem.

My concern would also be considerable fire related risks and unintended environmental consequences from such a prolonged and sizeable construction. The contamination risks would be very high.

In these times, where we are entering an unprecedented period of climate risk and need to redress years of imbalance and ill treatment of our indigenous people it seems unfathomable that we would consider such a proposal to plunder the natural ecosystem for the gain of yet another ill conceived short sighted cookie cutter housing estate.

Submission Type

I am making a personal submission

Title

First Name

Maria

Family name

Trussell

☐ Name withheld

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

Email

trussellmaria@gmail.com

Suburb/ Town

Collaroy

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Rezoning of Patyegarang/Lizard Rock is unacceptable.
Northern Beaches Council has opposed this rezoning for a number of valid reasons, with which I agree.
I have previously lived for more than 20 years in Belrose and Davidson and have already witnessed significant urban spread to unsuitable locales across the Forest Area.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Forestville

I have made a reportable political donation

No



I agree to the Privacy statement

submission

It is my understanding that the appropriate level of surveying, from a bushfire, ecological and hydrological requirement has not been undertaken for this site.

This is pristine bushland that provides protection for a wide variety of native plants and animals including highly endangered species of both plant and fauna.

To my knowledge there has been no nocturnal studies on the site for endangered animals.

There is a massive fire risk and there is no planning for the required infrastructure to support the development.

The Northern Beaches Council does not require developments destroying native bushland to meet their LEP housing targets.

The propopent states that the land was previously a quarry and farm land. I doubt that he could have possibly visited the site if that is his and the MLALC's belief.

Members from the MLALC protested about the continuation of native logging, which I also attended, but here the MLALC is talking about permanent destruction of native bushland. Although I don't agree with native logging, at least there is a chance for the bushland to regenerate after logging. Housing is a permanent unecessary blight on pristine bushland.

The bushland that will be destroyed by this development protects the inflows into Narrabeen Lake and also assists in reducing flooding of Wakehurst Parkway. Houses would exacerbate the stormwater flows into the creek and cause even more closures of Wakehurst Parkway.

This is a horrendous proposal which is not aligned to the aboriginal culture to protect and manag country. This is all out destruction of land that contains the spirits of the Gadigal Nation evidenced by the aboriginal rock carvings in the site.

No one will want to visit the proposed aboriginal centre that sits amongst housing that is out of place for the area.

Please stop this development!

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Mona Vale

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I feel that the destruction of bushland in this proposal unacceptable. The fire risk is too high to suggest a housing development would be safe. This proposal would also impact the general congestion of the local roads and infrastructure.

Please don't allow this project to proceed.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Newport

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

(I don't know if my submission worked - I didn't receive any confirmation on the website. I'll try resubmitting...)

As a local Northern Beaches resident, I strongly object to this proposal for several reasons:

- It involves the loss of tree canopy and bushland, which is inappropriate in our age of twin crises of climate and biodiversity. For a site that is "rich in biodiversity" (to quote the Urban Design Report) with sensitive species recorded in this habitat, it is intolerable for this land to be developed. How far can we push our native species when we destroy their ecosystems before they vanish altogether?
- It will disturb land in the Narrabeen Lake catchment, increasing run-off, pollution, and silt in this waterway. How will we enjoy this lake when it is full of garbage and mud?
- It will disturb Aboriginal sites' relationships with their immediate context by replacing bushland with urban sprawl. How will a precious rock carving remain relevant when it is surrounded on all sides by McMansions?
- The location is completely unsuitable for residential development, with no public transport available and nowhere for people to walk or cycle to any local attractions or amenities - no shops, no schools, no community facilities. (While there are several schools on the west side of Forest Way, if you were a parent, would you permit your children to walk or cycle along an 80km/h main road?) This means that the development will force all residents to be extremely car reliant, which will reduce their health, social connectivity, and their children's independence. It will also worsen traffic congestion in this area. What sort of life will people in this suburb have when they a forced to use cars for every single daily activity (or otherwise stay home)?
- The whole site is a bushfire risk, and in a heating climate with increasingly volatile weather, the APZs proposed are no longer fit for purpose, because they will fail to protect property in the event of fire while exposing residents to urban heat on all non-bushfire days. What is the point of being only slightly protected from a bushfire if it leaves people permanently exposed to heatstroke?
- While I recognise Aboriginal peoples' ownership of this land and that their sovereignty was never ceded, I fundamentally disagree with the idea that they

would claim ownership - while citing the land's cultural value - and then flog the land off for residential sprawl development. Why have the Aboriginal people become the vectors for the plundering of unspoilt bushland for developer riches?

Alternative solutions:

- In recognition for the Aboriginal peoples' needs to support their community - a community who endures poorer experiences and opportunities than non-Aboriginal people - I urge the NSW government to purchase this land and incorporate it into the Garigal National Park.

- In recognition of the need for modest, sustainable, and human-scaled housing development, I call for a maximum of 5 storeys of DIVERSE dwelling types (including public housing, Nightingale housing, and communal housing) in areas close to high quality public transport. The only parts of the Northern Beaches that meet this requirement are those along the B-Line. Furthermore, I urge the NSW Government to legislate the proposed Design and Place SEPP. Only a strong design policy is capable of enabling communities and councils to trust that infill development will meet the community's expectations for fit with local character and context.

In conclusion, I have zero confidence that the proposed development will be anything other than downright awful, and I urge the NSW Government to reject this application and to collaborate with the proponents for an alternative solution that returns this land to public ownership.

Submission Type

I am submitting on behalf of my organisation

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

Mona Vale

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Submission from Coastal Environment Association attached



CEA Coastal Environment Association

Northern Beaches

To: NSW Planning and Environment Department
Re: Submission to Pategarang Planning Proposal
(Metro LALC)

We object to the planning proposal on the following grounds:

1. Increased catastrophic bushfire risk from climate change hasn't been adequately considered.
2. Evacuation would be difficult in a catastrophic bushfire event.
3. The significant loss of unique natural bushland and biodiversity that are irreplaceable and that would constitute unacceptable environmental impacts.
4. Inconsistent with adopted strategic planning objectives and strategies including District Plan, LHS and LSPS.
5. Insufficient buffer areas protecting aboriginal cultural sites and landscapes.
6. Natural conservation areas in relation to asset protection zones appear poorly conceived and somewhat contradictory.
7. Inconsistent with Narrabeen Lagoon catchment area management. Development will increase siltation of water courses catchment area and lagoon itself thus increasing flood risk.
8. The additional high cost of urban infrastructure and services and who pays.



CEA Northern Beaches

Blank

Submission Type

I am making a personal submission

Title

Mrs

First Name

Helen

Family name

Davies

☐ Name withheld

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

Email

helene.davies@optusnet.com.au

Suburb/ Town

Neeport

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to development of this pristine bush land that aborigines called home and lose all the aboriginal art and endangered species. If it is their home why are they selling it to house non aborigines?

Submission Type

I am making a personal submission

Title

Mr

First Name

Matt

Family name

Mauro

☐ Name withheld

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

Email

mattmauro76@gmail.com

Suburb/ Town

DAVIDSON

I have made a reportable political donation

☒ I agree to the Privacy statement

submission

I am writing to express my strong opposition to the proposed Patyegarang Planning Proposal . As a concerned resident and stakeholder in this community, I firmly believe that this development is not in the best interest of our community for several reasons.

- * Environmental Concerns: The Lizard Rock area is ecologically sensitive, home to diverse flora and fauna. Clearing this land for an extensive housing project would irreversibly harm the local environment, including the destruction of natural habitats and potential disruption to critical ecosystems.
- * Overcrowding: Introducing 450 new houses would significantly increase population density in the area, leading to more traffic congestion, strain on existing infrastructure, and potential overcrowding in schools and public services.
- * Impact on Property Values: There is a concern that such a large development would negatively affect property values in the vicinity. It could also lead to potential flooding and erosion issues that would have detrimental consequences for current homeowners.
- * Infrastructure Strain: The existing roads, utilities, and public services in Belrose are not adequately equipped to handle the substantial increase in population that this development would bring. This could lead to infrastructure overload and a decline in the overall quality of life for existing residents.
- * Community Character: Belrose has a unique and cherished community character that would be compromised by the introduction of a massive housing development. Preserving this character is vital for maintaining the sense of identity and pride that residents have in our town.

In light of these concerns, I respectfully request that the Development Review Board reject the Patyegarang Planning Development proposal. I urge you to consider the long-term well-being of Belrose and its residents and protect the natural beauty and charm that make our town a special place to live. Thank you for your attention to this matter, and I hope that the interests and wishes of the local community are taken into account in your decision-making process.

Sincerely,
Matt Mauro

Submission Type

I am making a personal submission

Title

Mrs

First Name

Kylie

Family name

Ashton

☐ Name withheld

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

Email

skcashton@gmail.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am a resident in the electorate of Wakehurst and I oppose the Patyegarang Planning Proposal PP-2022-3802.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☒ Name withheld

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

Email

[Redacted]

Suburb/ Town

Narrabeen

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am against this planning procedure on a number of grounds:

- 1. Bush fire prone land : self evident.
- 2. Infrastructure not at all adequate to support the development and would mean more strain on already overburdened northern beaches in terms of road corridors, hospitals, schools etc
- 3. Destruction of natural bushland which is currently the habitat of animal and plant species and also enjoyed by bushwalkers on the trails in the area.
- 4. Destruction of one of the Sydney Green Corridors which were designed back in the 1970s or earlier to keep Sydney healthy in terms of green space and proximity to wilderness.

Submission Type

I am making a personal submission

Title

Mr

First Name

Evan

Family name

Baxter

☐ Name withheld

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

Email

evanbaxter@gmail.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the development due to the lack of infrastructure to support additional residential buildings. Roads already beyond capacity and the loss of native bush lands used by all locals.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Hazel

Family name

Shepherd

☐ Name withheld

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

Email

hazel.shepherd@quantshop.com

Suburb/ Town

Queenscliff

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I agree with the Northern Beaches Council decision to not support this development.

The recent decision by the NSW State Government to convert 50% of Moore Park Golf Course into green space due to the need for open space resulting from an increase in inner city residents from dense new building projects in Sydney (with I feel inadequate State planning to recognise the importance of green spaces), demonstrates the need for green open spaces to be available to all residents of Sydney and to convert bushland into a built up area – is going down the road of making the same mistake on the Northen Beaches.

Furthermore, native animals, birds and flora will be impacted by the loss of habitat resulting from this development. The State Government and Land and Environment Court needs to take into consideration the needs of flora and fauna habitats in urban areas and provide and retain green corridors to support this.

Prior, to development on bushland the State Government should be identifying other building sites that are already developed and provide more appropriate developments for the community as a whole without impacting on green space. Such as elderly single households, young people and young families that have jobs but cannot afford to buy or rent in the area. This development is more of the same with a token 10% offering as Social housing rather than looking beyond this type of model and looking at the needs of those with jobs that can't afford to buy or get long term rentals. Appropriate planning legislation to provide for renters to transform potentially to owner occupiers over time could offer such a pathway. Singapore and Denmark provide such models.

I understand the need for housing, but I feel that State Governments should be lobbying the Federal Government to reduce the number of people currently immigrating to Australia until the current population can be accommodated and our native flora and fauna not impacted by the loss of habitat.

I do not support the loss of this bush land for the reasons above. I believe it will have a negative impact on the environment and peoples health, and does not address a lack of housing in the best manner possible.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Belrose

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I cannot see how Morgan road and oxford falls can accommodate this.

Submission Type

I am making a personal submission

Title

Mr

First Name

Benoît

Family name

Tremauville

☐ Name withheld

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

Email

quimiac44@tpg.com.au

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object the development application for loss of habitat and flora’s and faunas.
I object the development application for the increase road traffic on Forest Way and around the Hospital and road noise.

Submission Type

I am making a personal submission

Title

Mr

First Name

Michael

Family name

Perry

☐ Name withheld

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

Email

mick.perry669@gmail.com

Suburb/ Town

Bilgola Plateau

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Hi reject the following proposal of Patyegarang planning, or Morgan Rd., Belrose, because of the following reasons, loss of habitat for flora and fauna, traffic, congestion in urban sprawl loss of biodiversity for future generations, and primarily the impact it will have on wildlife that live there already, and there's no reason for more dwellings to go in there

Submission Type

I am making a personal submission

Title

Mr

First Name

Richard

Family name

Tilden

☐ Name withheld

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

Email

rtilden2@gmail.com

Suburb/ Town

Kellyville

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the proposal as it is inappropriate for this location due to environmental impact, bushfire risk, overdevelopment and increased traffic congestion.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

To whom it may concern

I am greatly concerned by and oppose the plan to destroy 71ha (45 football fields) of bushland in Belrose for several reasons:

1) I have lived in Belrose for much of my 52 years and in this time have noticed a great reduction in rainfall - I put this down to the loss of vast areas of bushland around Belrose and Frenchs Forest over the years. Moisture bearing ocean breezes are no longer met with warmer air generated by vast bushland causing a reduction in rainfall in our area. The plan to destroy even more bushland will increase the risk of bushfire in our area further. and for those who buy into these housing developments will be living in a high risk bush fire zone. This cannot be allowed to happen.

2) The destruction of vital bushland will alter the ecosystem, removing a wildlife corridor where more native animals/birds will lose their homes driving them further into residential areas.

3) I do not drive and rely on public transport to get to work in St Leonards each day - if I want to get to work in an hour I need to catch two buses and a train every day there and back. Often trips can take 1.25 - 1.5hrs. The general increase in traffic to date has meant it can take 20mins just to get down forest way from Glen st to Forest way shops where I change buses. Adding more cars from 450 new dwellings will clog forest way further adding significant travel time. It surprises me that planning reports suggest the roads can handle the increase - they will not.

4) I understand the land was given to the Metropolitan Aboriginal Land Council to preserve and protect - I am unsure how selling this land will achieve that and what it will mean for future generations of aboriginal people in our community. I was unable to find this assessment in the planning documents. Who financially benefits from the sale of the land, how does this help economic self determination and what guarantees are there that aboriginal people will be recipients of jobs that the sale of this land will generate? Have the local aboriginal community been consulted on this decision? Media reports quoting local aboriginal elders suggests they have not. There must be other ways to support the Aboriginal people of our community while protecting this land.

5) It is also unclear if a thorough archeological review of the entire site has been undertaken to determine if there are any other aboriginal sites to be preserved.

I call on NSW Government to be an active partner in finding a solution to this problem. This plan is not welcome by the Northern Beaches Council, the SES,

some Aboriginal elders of our community and local residents and community group as demonstrated by a petition with 12,000 signatures. Please do not allow the destruction of this land and redevelopment have the to go ahead.

Submission Type

I am making a personal submission

Title

First Name

Geoffrey

Family name

Bentley

☐ Name 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_bentley@bigpond.com

Suburb/ Town

Bensville

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I oppose this proposed development for the following reasons
There will be a loss of habitat for flora and fauna.
Increased Bushfire risk.
Increased Traffic congestion on urban sprawl.
Detrimental Impacts on the Narrabeen Lagoon catchment.
It will trigger increased local development

Submission Type

I am making a personal submission

Title

Mr

First Name

Paul

Family name

Haran

☐ Name 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.k.haran@gmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I oppose the planning submission as it will result in a huge loss of habitat for the many animals in the area as well as create significant traffic congestion.. the area is already blocked with traffic in the mornings.. The area also floods with any rain.. The local fauna is already being forced into local properties and houses due to the reduction of trees and habitat.. Clearly this amount of land for more houses will only make the matter worse for the already struggling species... Our local road ways and schools cannot cope.. Thank you

Submission Type

I am making a personal submission

Title

Mr

First Name

Andrej

Family name

Sadlon

☐ Name withheld

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

Email

sadland@gmail.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I oppose Proposed residential development and cultural centre located near Morgan Road, Belrose due to loss of habitat for fauna and flora.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Sandra

Family name

Young

☐ Name withheld

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

Email

sandraeyoung@hotmail.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am totally against the building of residential properties at this location.

Submission Type

I am making a personal submission

Title

Mr

First Name

Geoffrey

Family name

Young

☐ Name withheld

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

Email

rhett1139@gmail.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am totally against the building of any residential buildings in this location.

Submission Type

I am making a personal submission

Title

First Name

Matt

Family name

Sumner

☐ Name withheld

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

Email

mattsumner1@gmail.com

Suburb/ Town

Terrey Hills

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Object to lizard rock development

Submission Type

I am making a personal submission

Title

Mr

First Name

Chris

Family name

Taylor

☐ Name withheld

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

Email

chrisjtaylor42@gmail.com

Suburb/ Town

Lakemba

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I support this proposal.

Submission Type

I am making a personal submission

Title

Mr

First Name

Elijah-jay

Family name

Bridle

☐ Name withheld

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

Email

bridejay1@gmail.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the patyegarang planning proposal formally known as lizard rock. Development over this bushland will endanger the local species of plants and animals who of wich are already at risk. The unnecessary and inhumane destruction of our loved bushland will destroy our community for our future generations and disrespect the indigenous community. So please, stop this proposal

Submission Type

I am making a personal submission

Title

Mr

First Name

Glen

Family name

Mccarthy

☐ Name withheld

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

Email

gmc61@ozemail.com.au

Suburb/ Town

forestville

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Global warming is a irreversible exponential function . Clearing remnant native bushland is only exacerbating this dilemma . I strongly oppose the lizard rock housing development.

Submission Type

I am making a personal submission

Title

Mr

First Name

Heath

Family name

Peterson

☐ Name withheld

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

Email

heath.peterson@novartis.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to this ridiculous proposal! From the destruction of local habitat to the pressure on infrastructure - speaking of which.... There is none!
No no no. My entire family and neighbourhood is 100% against this!

Submission Type

I am making a personal submission

Title

Mr

First Name

Family name

Gautrey

☐ Name withheld

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

Email

peter.gautrey1@optusnet.com.au

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am against this development propossl for the following reasons;

Loss of habitat for flora and fauna

Increased bushfire risk

Traffic congestion

Increases flooding potential

Submission Type

I am making a personal submission

Title

Mr

First Name

Rod

Family name

Mountford

☐ Name withheld

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

Email

rodkmountford@gmail.com

Suburb/ Town

Forestville

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

As an Archaeologist who has grown up and lived in the area for many years I am extremely concerned about this development. My concerns include: too many residential dwellings in such a sensitive ecological area would have a significant impact on the environment. The run off from so many dwellings would impact all the flows into the nearby creeks and alter them drastically. The impact on the heritage and bush land would also be significant and detract from its cultural and historical significance. If any development occurs it needs to be in sympathy with all these considerations. 450 homes is simply too many and a compromise needs to be considered.

Submission Type

I am making a personal submission

Title

Mr

First Name

Samuel

Family name

Johnston

☐ Name withheld

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

Email

sammyjohnston160@gmail.com

Suburb/ Town

2085

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Keep our bushland as bush

Submission Type

I am making a personal submission

Title

Mrs

First Name

Violet

Family name

Wilkinson

☐ Name withheld

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

Email

johviole@bigpond.net.au

Suburb/ Town

Belrose nsw

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object, oppose reject and am against any development of the area known as Lizard Rock off Morgan Road in Belrose. I have lived in this area for more than 50 years and the development of the area would be a bushfire risk zone and the traffic congestion on Forest Way and surrounding streets would be detrimental in more ways than one.

The area even now is congested in peak hours and traffic would be using narrow urban streets as a means of diverting off Forest Way.

This development would trigger more development over the years with increased potential of floods and a tremendous loss of habitat for flora and fauna.

This area is very narrow and the infrastructure required would be more than local and state bodies could afford to develop and the fire risk would be tremendous when evacuation's are required.

Please STOP and look at this area for future environmental carbon and impact of clearing bush land.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]

☒ Name withheld

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

Email

[Redacted]

Suburb/ Town

Collaroy

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

Earlier this year I became aware of the Lizard Rock planning proposal, recently renamed as the Patyegarang Project. Due to the site containing artefacts of Aboriginal significance, current zoning restrictions, the severe bush fire risk, the inadequate public transport on the northern beaches & the excessive clearance of native bushland, I signed a partition to oppose the development. Just over a week ago I was astonished to find out that the applicant for this proposal was the MLALC, one of the very groups that I would have expected would want to protect the native bushland and Aboriginal significant sites and would be opposing, instead of applying for rezoning/development that would result in the bulldozing of an area of natural bushland the size of 45 football fields. This is a total turn-around from the 2013 ALC proposal to turn the site into an Aboriginal-owned national park.

The plan is not only opposed by local non-indigenous residents, but also by local indigenous residents, Aboriginal elders (Uncle Neil Evers, Aunty Clair Jackson & Uncle Bruce Shillingsworth), the Aboriginal Support Group Manly Warringah Pittwater, the SES & Northern Beaches Council.

Aboriginal significant sites

The Aboriginal Archaeological Assessment accompanying the proposal states: "Further Aboriginal archaeological sites may remain undetected on the land ... There is the possibility that other engravings occur within the vicinity of the Morgan Road sites that are obscured by vegetation cover. Any vegetation clearance on the sandstone exposures containing the rock engravings or which may be considered in the future for the specific purposes of locating engravings in other parts of the site should be undertaken with care and completed according to the terms of an Aboriginal Heritage Impact Permit issued for the activity under the National Parks and Wildlife Act 1974 ".

Bulldozing the majority of the land at this site appears to go against the recommendation "should be undertaken with care and completed according to the terms of an Aboriginal Heritage Impact Permit...".

Slope Assessment

The Slope Assessment states: "These risk analyses were based on high level observations, with limited geological mapping undertaken. As such it should be noted that there may be other active or potential slope mechanisms that were not identified. On this basis, it is recommended that for any site development a specific slope stability assessment should be undertaken to assess the slope risk based on a detailed site assessment including investigation... Any future detailed evaluations of particular sites may change the quantification of the hazard risk... Based on the findings of the risk assessment, as presented in Section 4.3.5, it has been established that the tolerable risk to future development for the identified failure mechanisms has not been met as the risk is classed as moderate to high. According to the AGS suggested tolerable levels for loss of property for the above conceptualised mechanisms do not yield acceptable levels. As noted in the AGS Guidelines, the implications for risk to loss of property of moderate and high levels are outlined in Table 5-2 below."

"The assessments are considered to be preliminary because comprehensive and detailed geological mapping of the site was not possible under the prescribed

scope of work and the limitations of being able to access all areas of the sites.”.

It is a preliminary assessment based on high level observations made during a limited site visit. The report cannot be considered conclusive.

Severe Bushfire Risk

The site is classified as Vegetation Category 1, the highest risk for bush fires. The steep slope further increases the high fire risk. The Strategic Bushfire Study states: “The Sydney Water network capacity report for the Warringah water distribution area (30 June 2021) identifies the Belrose water supply zone as having limited capacity... The Sydney Water Growth Servicing Plan 2020 – 2025 does not specifically identify the Belrose area as a priority for supply upgrades. The surrounding area is one of significant fire potential... Past fires in the wider area have resulted in significant threat to life and property. It is recognised that many aspects of fire control, passive and active, have improved since those past fires but a relatively high residual risk remains.”

A subdivision of 450 dwellings would increase the population in the Belrose area by around 25%, making it more difficult for the evacuation of residents during a bushfire emergency. The steep slope on the parcel of land could lead to the acceleration of a bushfire front, placing members of the RFS & SES at risk.

Endangered or Vulnerable Native Species

Several native species listed as endangered or vulnerable under the NSW Threatened Species Conservation Act 1995 can be found in the area including Eastern pygmy possums, powerful owls, heath monitors, glossy black cockatoos, square-tailed kites & others.

This development would destroy the natural habitat & breeding grounds of these already endangered species.

Infrastructure

The site is not connected to essential services and infrastructure.

The area is not currently connected to the Sydney Water wastewater network. The Infrastructure Delivery Plan states: “To service the precinct, it will be necessary to install new wastewater infrastructure as well as upgrade existing infrastructure.... The site is currently restricted from connecting to nearby wastewater pressure mains along Morgan Road by Sydney Water, as these mains do not have the capacity to receive additional flows from the development.”

The site is not connected to Potable Water. The Infrastructure Delivery Plan states that “the existing DN100 infrastructure (on Morgan Road) lacks sufficient capacity to service the precinct” and that the additional connection will be identified as part of the detailed planning phase.

“The existing electrical infrastructure within the Precinct would not have sufficient capacity to service the proposed development of the Precinct.” There “is no gas infrastructure in the immediate Precinct.”

The site is not in close proximity to the main Northern Beaches public transport route along Pittwater Road. Buses are the only form of public transport on the Northern Beaches. The development would place strain on the limited bus services in the area. There is currently a shortage of bus drivers, leading to chronic cancellations, delays & overcrowding of bus services particularly on the Northern Beaches.

The Transport Assessment states: “Observations around the occupancy of bus services in the area, carried out in early 2022, indicated buses had more than 50% of seats unoccupied.” The assessment also states: “Based on a conservative estimate of up to 450 dwellings ultimately delivered on the site, this mode share may result in a demand of approximately 200 additional bus trips once the site is fully completed.”

Both statements require reviewing.

Firstly, the reliance on public transport has increased dramatically since 2022 as more office workers return to workplaces & covid lockdowns are no longer in place.

Secondly, the chronic shortage of bus drivers over the past year has resulted in the cancellation/reduction on many bus routes. Thirdly, 450 new dwellings, as well as a proposed Aboriginal cultural Centre, would not result in 200 additional bus trips. The assessment does not consider the impact on school buses, increased traffic flows due to the proposed Cultural Centre, the fact that this large development site is not located close to a main transport hub, or the impact on hospital routes etc.

Affordable Housing

The affordable housing targets are not met.

Mr Moran's 18/8/23 letter to the Sydney North Planning Panel estimates the improved average lot value excluding physical dwellings and improvements as \$800,000 & estimates this would provide 20 affordable houses.

- this estimate is well below the current vacant land prices in the Northern Beaches. Based on the VG Land Value site, adjacent residential property land values (2022) are approx \$1.7M
- \$800K would not cover the cost of land let alone the cost of building
- the estimate of 20 houses (20/450 or 4.44%) is well below the 10% target as required by the NBC Affordable Housing Scheme.
- it does not conform to the required 10% of total floor space which could increase considerably based on development applications
- it fails to nominate the location of the affordable housing dwellings
- Finally Mr Moran puts conditions and time limits (2) (3) & (4) on the housing affordability undertaking

Conclusion

I am deeply concerned by the Patyegarang Project proposal & the fact that should it be approved, it would set a precedent for all the other large parcels of native bushland on the Northern Beaches & elsewhere in NSW that have been acquired by the MLALC, other LALCs, & also non-indigenous developers. The Sydney region, in fact any region in NSW, cannot afford for the destruction of large parcels native bushland that are home to many endangered species of flora & fauna.

Furthermore, I do not understand the proposal for an Aboriginal Cultural Centre in the middle of a large housing development that the MLALC will sell off once rezoned.

“LALCs are unique and significant landowners with cultural, social and economic interests and responsibilities. They operate under different rules and have different responsibilities than others who seek to develop their land. Despite this, they are subject to the same planning processes and assessment criteria as any other landowner, in addition to processes required under the ALR Act”

I strongly hope and plead that the NSW Government abides by it's own rules that state "LALC development proposals will continue to be subject to the same environmental assessment criteria and legislative requirements as any other proposal at the planning proposal and develop application stages".

Patyegarang Project Objection

Earlier this year I became aware of the Lizard Rock planning proposal, recently renamed as the **Patyegarang Project**. Due to the site containing artefacts of Aboriginal significance, current zoning restrictions, the severe bush fire risk, the inadequate public transport on the northern beaches & the excessive clearance of native bushland, I signed a petition to oppose the development. Just over a week ago I was astonished to find out that the applicant for this proposal was the MLALC, one of the very groups that I would have expected would want to protect the native bushland and Aboriginal significant sites and would be opposing, instead of applying for rezoning/development that would result in the bulldozing of an area of natural bushland the size of 45 football fields. This is a total turn-around from the 2013 ALC proposal to turn the site into an Aboriginal-owned national park.

The plan is not only opposed by local non-indigenous residents, but also by local indigenous residents, Aboriginal elders (Uncle Neil Evers, Aunty Clair Jackson & Uncle Bruce Shillingsworth), the Aboriginal Support Group Manly Warringah Pittwater, the SES & Northern Beaches Council.

I elaborate on my objections below.

Aboriginal significant sites

The **Aboriginal Archaeological Assessment** accompanying the proposal states: "Further Aboriginal archaeological sites may remain undetected on the land ... There is the possibility that other engravings occur within the vicinity of the Morgan Road sites that are obscured by vegetation cover. Any vegetation clearance on the sandstone exposures containing the rock engravings or which may be considered in the future for the specific purposes of locating engravings in other parts of the site should be undertaken with care and completed according to the terms of an Aboriginal Heritage Impact Permit issued for the activity under the National Parks and Wildlife Act 1974 ".

Bulldozing the majority of the land at this site appears to go against the recommendation "should be undertaken with care and completed according to the terms of an Aboriginal Heritage Impact Permit...".

Slope Assessment

The **Slope Assessment** states: "These risk analyses were based on high level observations, with limited geological mapping undertaken. As such it should be noted that there may be other active or potential slope mechanisms that were not identified. On this basis, it is recommended that for any site development a specific slope stability assessment should be undertaken to assess the slope risk based on a detailed site assessment including investigation... Any future detailed evaluations of particular sites may change the quantification of the hazard risk... Based on the findings of the risk assessment, as presented in Section 4.3.5, it has been established that the tolerable risk to future development for the identified failure mechanisms has not been met as the risk is classed as moderate to high. According to the AGS suggested tolerable levels for loss of property for the above conceptualised mechanisms do not yield acceptable levels. As noted in the AGS Guidelines, the implications for risk to loss of property of moderate and high levels are outlined in Table 5-2 below."

"The assessments are considered to be preliminary because comprehensive and detailed geological mapping of the site was not possible under the prescribed scope of work and the limitations of being able to access all areas of the sites."

It is a preliminary assessment based on high level observations made during a limited site visit. The report cannot be considered conclusive.

Severe Bushfire Risk

The site is classified as Vegetation Category 1, the highest risk for bush fires. The steep slope further increases the high fire risk. The **Strategic Bushfire Study** states: “The Sydney Water network capacity report for the Warringah water distribution area (30 June 2021) identifies the Belrose water supply zone as having limited capacity...The Sydney Water Growth Servicing Plan 2020 – 2025 does not specifically identify the Belrose area as a priority for supply upgrades. The surrounding area is one of significant fire potential... Past fires in the wider area have resulted in significant threat to life and property. It is recognised that many aspects of fire control, passive and active, have improved since those past fires but a relatively high residual risk remains.”

A subdivision of 450 dwellings would increase the population in the Belrose area by around 25%, making it more difficult for the evacuation of residents during a bushfire emergency. The steep slope on the parcel of land could lead to the acceleration of a bushfire front, placing members of the RFS & SES at risk.

Endangered or Vulnerable Native Species

Several native species listed as endangered or vulnerable under the NSW Threatened Species Conservation Act 1995 can be found in the area including Eastern pygmy possums, powerful owls, heath monitors, glossy black cockatoos, square-tailed kites & others.

This development would destroy the natural habitat & breeding grounds of these already endangered species.

Infrastructure

The site is not connected to essential services and infrastructure.

The area is not currently connected to the Sydney Water wastewater network. The **Infrastructure Delivery Plan** states: “To service the precinct, it will be necessary to install new wastewater infrastructure as well as upgrade existing infrastructure.... The site is currently restricted from connecting to nearby wastewater pressure mains along Morgan Road by Sydney Water, as these mains do not have the capacity to receive additional flows from the development.”

The site is not connected to Potable Water. The **Infrastructure Delivery Plan** states that “the existing DN100 infrastructure (on Morgan Road) lacks sufficient capacity to service the precinct” and that the additional connection will be identified as part of the detailed planning phase.

“The existing electrical infrastructure within the Precinct would not have sufficient capacity to service the proposed development of the Precinct.” There “is no gas infrastructure in the immediate Precinct.”

The site is not in close proximity to the main Northern Beaches public transport route along Pittwater Road. Buses are the only form of public transport on the Northern Beaches. The development would place strain on the limited bus services in the area. There is currently a shortage of bus drivers, leading to chronic cancellations, delays & overcrowding of bus services particularly on the Northern Beaches.

The **Transport Assessment** states: “Observations around the occupancy of bus services in the area, carried out in early 2022, indicated buses had more than 50% of seats unoccupied.” The assessment also states: “Based on a conservative estimate of up to 450 dwellings ultimately delivered on the site,

this mode share may result in a demand of approximately 200 additional bus trips once the site is fully completed.”

Both statements require reviewing.

Firstly, the reliance on public transport has increased dramatically since 2022 as more office workers return to workplaces & covid lockdowns are no longer in place.

Secondly, the chronic shortage of bus drivers over the past year has resulted in the cancellation/reduction on many bus routes. Thirdly, 450 new dwellings, as well as a proposed Aboriginal cultural Centre, would not result in 200 additional bus trips. The assessment does not consider the impact on school buses, increased traffic flows due to the proposed Cultural Centre, the fact that this large development site is not located close to a main transport hub, or the impact on hospital routes etc.

Affordable Housing

The affordable housing targets are not met.

Mr Moran’s 18/8/23 letter to the Sydney North Planning Panel estimates the improved average lot value excluding physical dwellings and improvements as \$800,000 & estimates this would provide 20 affordable houses.

- this estimate is well below the current vacant land prices in the Northern Beaches. Based on the VG Land Value site, adjacent residential property land values (2022) are approx \$1.7M
- \$800K would not cover the cost of land let alone the cost of building
- the estimate of 20 houses (20/450 or **4.44%**) is well below the 10% target as required by the NBC Affordable Housing Scheme.
- it does not conform to the required 10% of total floor space which could increase considerably based on development applications
- it fails to nominate the location of the affordable housing dwellings
- Finally Mr Moran puts conditions and time limits (2) (3) & (4) on the housing affordability undertaking

Conclusion

I am deeply concerned by the **Patyegarang Project** proposal & the fact that should it be approved, it would set a precedent for all the other large parcels of native bushland on the Northern Beaches & elsewhere in NSW that have been acquired by the MLALC, other LALCs, & also non-indigenous developers. The Sydney region, in fact any region in NSW, cannot afford for the destruction of large parcels native bushland that are home to many endangered species of flora & fauna.

Furthermore, I do not understand the proposal for an Aboriginal Cultural Centre in the middle of a large housing development that the MLALC will sell off once rezoned.

“LALCs are unique and significant landowners with cultural, social and economic interests and responsibilities. They operate under different rules and have different responsibilities than others who seek to develop their land. Despite this, they are subject to the same planning processes and assessment criteria as any other landowner, in addition to processes required under the ALR Act”

I strongly hope and plead that the NSW Government abides by it’s own rules that state “LALC development proposals will continue to be subject to the same environmental assessment criteria

and legislative requirements as any other proposal at the planning proposal and development application stages”.



Submission Type

I am making a personal submission

Title

Mrs

First Name

Belinda

Family name

Burgess

☐ Name withheld

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

Email

belindab01@yahoo.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I strongly object to the Patyegarang Planning Proposal (Lizard Rock) as it will cause even further loss of habitat for the local native animals. We are already seeing these beautiful animals trying desperately to live in places that are not suitable for them, so please leave this remaining bush land alone. I am also extremely concerned about the level of traffic congestion we already have on Forestway - 25 minutes to get from Hews Pde to Warringah Rd is not acceptable at any time & building more houses will only make this worse. Please leave Lizard Rock alone !!!

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

Freshwater

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the planning proposal for Lizard Rock. This will increase bushfire risk and is a loss of Sydney’s green lungs. Please do not approve this.

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

Freshwater

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I object to the proposal for Lizard Rock. This is an unacceptable loss of habitat for flora and fauna. It also has a terrible impact on Narrabeen Lagoon Catchment

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

Dee Why

I have made a reportable political donation

No

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submission

I am against the proposal for Lizard Rock. This area needs to preserve biodiversity for future generations and this proposal risks triggering more local development.

Submission Type

I am making a personal submission

Title

First Name

Family name

☒ Name withheld

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

Email

[Redacted email address]

Suburb/ Town

Beacon Hill

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I’m against we will no area for the animals

Submission Type

I am making a personal submission

Title

Mr

First Name

David

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

dave@descom.com.au

Suburb/ Town

Davidson NSW 2085

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submission

I wish to add my voice to those that are opposed to the development at what for years had been known as Lizard Rock. How can this catastrophe possibly be approved when there is nothing but opposition from everyone living anywhere near where this is proposed? Any one of the reasons - loss of habitat for flora and fauna, bushfire risk, traffic congestion, impact of clearing even more bush land should be enough to have this overruled but when they're all added together surely there's no question about it - reject this madness before it's too late!

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Belrose

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submission

The proposal represents significant over development in an area with limited public transport, schools and infrastructure. It also will impact flooding zones near wakehurst parkway which threatens safety for existing community residents. It also would severely impact environmentally with reduction of habits for native species. The area is also prone to bushfires and the development proposal presents a safety risk as the roads in and out of the area would not allow quick exit for the significant number of households contained in the proposal. The development proposal has also not gone through local council approval processes which is not appropriate and it should be subject to the same processes as other development proposals. The project is out of step with the councils planning strategy and would result in ineffective local community acceptance.

Submission Type

I am making a personal submission

Title

[Redacted]

First Name

[Redacted]

Family name

[Redacted]



Name withheld

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

Email

[Redacted]

Suburb/ Town

Belrose

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to the Patyegarang Planning Proposal due to the fact that it will lead to the loss of habitat for a large number of flora and fauna in the area, as well as result in irreversible loss of biodiversity for generations. Furthermore, this proposal will not only devastate the natural environment but it will also destroy the character of Morgan road and create traffic congestion. Furthermore, the deforestation of this area will lead to more carbon emissions as well as simultaneously reduce the amount of plants that are absorbing carbon dioxide from the atmosphere through photosynthesis.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

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submission

I don't believe that threatening local habitats, nor moving ahead with a planning proposal that is not supported by local Aboriginal elders is prudent.

Why would we want to threaten habitat of native flora and fauna?

I do not support the development.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I am strongly against the removal of the bush near lizard rock. This will only cause more problems with biodiversity, habitat loss and bushfires. DO NOT DO IT!

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

Frenchs Forest

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I oppose loss of habitat for flora and fauna.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Chantal

Family name

Dray

☐ Name withheld

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

Email

cmdray77@gmail.com

Suburb/ Town

Bilgola Plateau

I have made a reportable political donation

No

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submission

Re the proposed Patyegarang (Lizard Rock) Planning Proposal

Like so many other residents, i have serious concerns about this proposal and object to the proposed 450 dwellings on what is currently bushland . I think it is an environmental vandalism . I also think it's absolutely incoherent in times when we are told that we are in a climate emergency, that we continue to destroy green spaces and trees which absorb green house gases and cool down our cities and the planet ,

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Forestville

I have made a reportable political donation

No

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submission

I object to the proposal to develop Lizard Rock primarily due to destruction of the biodiversity of the environment. It will I believe have a huge impact on Narrabeen Lagoon catchment destroying the area for future generations not to mention the impact on flora & fauna of the area.

Submission Type

I am making a personal submission

Title

First Name

Jana

Family name

Sadlonova

☐ Name withheld

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

Email

jahavet@hotmail.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

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submission

I'm strongly against the rezoning. I'm concerned about loss of nature, increased traffic and impact on climate.

Submission Type

I am making a personal submission

Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]

☒ Name withheld

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

Email

[REDACTED]

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒ I agree to the Privacy statement

submission

I am strongly opposed to the planning proposal at Lizard Rock for a number of reasons. Firstly, and most importantly for me, our world is in crisis, with only years left to address the massive carbon emissions that humans have created before we reach a tipping point and climate emergency becomes inevitable. This is no time for clearing bushland, we should be focussed on rewilding to increase carbon storage and sequestration. There is plenty of clear land around Belrose and the northern beaches where housing can be built without destroying native bushland. Housing density can be increased along major thoroughfares and in key areas like near shopping centres, there is no need to clear bushland to increase the number of available houses. There is currently infussicient infrastructure on Morgan road to support 450 houses. The road would need fixing, widening, guttering. This would impact even more bushland and native wildlife. Given the massive risk of fires and the inability for NSW fire service to keep up with backburning due to weather, building houses in the middle of the bush doesn't make sense for the safety of the residents either. Similarly, Belrose is quite flood prone, and building over more land will increase the flood risk fo the immediate area, also putting the new homes at risk. It makes so sense to clear bushland to build in a high fire and flood risk area when there is already clear land available. And finally, the amalgamated Northern beaches council can barely maintain the current roads, footpaths and infrastructure to an acceptable level, I don't think adding more residential land to their area makes any sense. Please do not allow clearing of any bushland for building of homes. Instead, please increase housing density in safe and appropriate places and rewild as much land as possible.