

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

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

First Name

Wendy

Family name

MacAlpine

☐

Name withheld

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

Email

wendyc@socialinsights.com.au

Suburb/ Town

nth Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose the rezoning of the Bushland here that will allow the development of up to 450 dwellings. it would be a tragic loss of habitat for flora and fauna and such a loss of biodiversity for future generations. We cannot keep taking Bushland and turning it into residential developments!

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 am against the proposed residential development at Morgan Road Belrose for the below reason.

Loss of habitat for flora and Fauna

Traffic congestion and urban sprawl

Loss of biodiversity for future generation

Trigger more local development

Submission Type

I am making a personal submission

Title

Mrs

First Name

Gillian

Family name

gorrick

☐

Name withheld

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

Email

gorrickg@gmail.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against the destruction of the beautiful pristine area around Lizard Rock for housing . We've seen enough of it at the end of Bantry bay rd . Ralston etc etc. Morgan road won't be able to cope with the added traffic from 450 houses plus trucks etc etc and will destroy the character of Morgan rd. I was under the assumption wrongly that it was aboriginal sacred land and shouldn't be built on!!

Submission Type

I am making a personal submission

Title**First Name**

Yvette

Family name

Eunson

☐

Name withheld

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

Email

eunsonyvette1@gmail.com

Suburb/ Town

Dee why

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I have lived on the Northern Beaches for over 30 years and strongly oppose the Patyegarang Planning Proposal for numerous reasons.

The first being the Land was sacred and was supposed to be protected for generations to come protecting green spaces and biodiversity

It is stunning pristine native bush which provides habitat for over 47 species many of them threatened it is also a wild life corridor from Garigal National Park and Narrabeen Lagoon State park

The development will be catastrophic for the flora a fauna as well as the surrounding Narrabeen catchment Lagoon as run off will kill other threatened species

The development will be a severe bushfire risk

And much more destruction will have to be done to make it safe

The area is geographically unsuitable for a development featuring many huge rock formations cliffs and steep gullies

Currently there is no infrastructure to support this development and sewerage roads and other amenities will require huge financial input and catastrophic destruction

The traffic congestion will be significant as there are no services and it is isolated from main roads

There are plenty of other options for housing and this development is outside the broader strategic planning being done by NBC

If this development is allowed to proceed on this pristine bushland it sets a shocking precedent for all who value the bush Australian wildlife and the green lungs of the Northern Beaches as it will contravene the NBC zoning of theres areas as Conservation and Rural further destroying the border bush areas of our National parks and bush on private land

I have attached a number of images which will be very common as we destroy the last remaking habitat of our threatened species



Roadkill

Submission Type

I am making a personal submission

Title

Mr

First Name

David

Family name

Bizzaca

☐

Name withheld

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

Email

david.bizzaca@gmail.com

Suburb/ Town

Frenchs Forest

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

Pierce

Family name

Bizzaca

☐

Name withheld

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

Email

pierce.bizzaca@outlook.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

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

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Thank you for your consideration

Submission Type

I am making a personal submission

Title

Mrs

First Name

Gabby

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

gabbywassermeyer@yahoo.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Loss of habitat for flora and fauna and native animals and insects

Traffic congestion and urban sprawl

Carbon impact of clearing bush land

Trigger more urban development

Loss of biodiversity for future generations

Destroying the character of Belrose and surrounding area

Bushfire risk

People move here to be close to nature and greenery not to live in a concrete overcrowded suburb

Leave the area alone , enough development!!!

Submission Type

I am making a personal submission

Title

Mrs

First Name

Toni

Family name

Evans

☐

Name withheld

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

Email

toni.f.evans@gmail.com

Suburb/ Town

Collaroy

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I strongly objection to the destruction of the beautiful land that is so important to our heritage and that of the future for our children... 450 houses is massive overdevelopment and seems to have no regard for the natural beauty of this area... just money... I am absolutely disappointed that the developers have displayed their true intentions... this land cannot possibly be sacred... if it was it would be held on more previous regard

Submission Type

I am making a personal submission

Title

Mr

First Name

Peter

Family name

Scott

☐

Name withheld

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

Email

peters66@screenaust.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against the proposed development in Morgan Road (Lizard Rock) due to the following reasons: loss of habitat, flora and fauna, traffic congestion, and urban sprawl plus loss of biodiversity for future generations.

Regards

Peter Scott

Submission Type

I am making a personal submission

Title

Mrs

First Name

Wendy

Family name

Smallwood

☐

Name withheld

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

Email

wendysmallwood51@gmail.com

Suburb/ Town

TERREY HILLS

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Subject: DA PP- 2022-3802 Patyegarang, Morgan Road, Oxford Falls / Belrose objection to the proposed development.

Dear [Recipient's Name],

I want to express my strong objection to the above development PP- 2022-3802, which is under consideration by Council. My main concerns are that there appears to be inadequate infrastructure in the proposed Lizard Rock area, potential bushfire risks and the destruction of valuable bushland. This leads me to say that I have serious concerns regarding the integrity and transparency of the assessment process, when the Department of Planning is evaluating the proposal at the same time directing Council to provide increased housing.

Bushfire Risk: As a member of the Duffys Forest Rural Fire Service but no longer actively involved in hazard reduction and bushfire fighting, I have witnessed the escalating bushfire risk associated with proposed inappropriate developments in our suburb alone. Proposed DAs had been rejected by both Council and the Land & Environment Court on the basis that it was an unacceptable bush fire risk. My RFS participation has been one of Community Engagement and building capacity in the Community Firefighting Units in Duffys Forest, Northern Beaches region. Proposed new buildings in flame zones in the Lizard Rock areas will be fraught with tragedy in the future. Only one main traffic access point in and out to major connecting roads in the event of emergency evacuations. Just look at the Duffys Forest experience where blocks are limited to 5 acres for this reason, and we will still be at high risk if we do not leave the area early when bushfires are approaching. Only one road out of Duffys Forest being Booralie Rd as there will be from the proposed development. Developing in high-risk bushfire areas is irresponsible and poses a severe threat to the community.

Destruction of Bushland: The recent Voice referendum demonstrated overwhelming support for our First Nations people in the Northern Beaches. However, this support does not justify the wholesale destruction of a substantial parcel of bushland. This is First Nations Peoples Bushland and as such should be cherished and secured for current and emerging generations. I agree with the creation of an Aboriginal Culture Centre for First Nations People to operate and generate income but not the land sale and housing development proposed for the surrounding bushland. The Department of Planning and Environment needs to carefully evaluate the potential consequences of such a development given the cost to this Northern Beaches Community for the installation of essential services required for the Cultural Centre let alone the number of houses proposed on the site.

Inadequate Infrastructure: There is very limited essential service infrastructure near the Lizard Rock proposed development. The Lizard Rock area lacks sufficient road networks and

essential services, which would substantially increase costs to the community as necessary infrastructure is developed. Alternative well-serviced areas in the Northern Beaches have been identified for development, making it both shortsighted and imprudent to proceed with this development in an underserviced bushland area.

Environmental Impact: The peri-urban bushland of Sydney, especially in the Northern Beaches, is a valuable and iconic asset. Sacrificing this pristine environment for yet another ill-considered development would lead to the loss of invaluable bushland with high biodiversity and habitat value for native species. It would also negatively impact the Narrabeen Lagoon Catchment.

Please consider my concerns in your deliberations, as I strongly urge you to reconsider this development proposal. I strongly object to this development application PP 2022-3802

Sincerely,
Wendy Smallwood
Terrey Hills NSW

Subject: DA PP- 2022-3802 Patyegarang, Morgan Road, Oxford Falls / Belrose objection to the proposed development.

Dear [Recipient's Name],

I want to express my strong objection to the above development PP- 2022-3802, which is under consideration by Council. My main concerns are that there appears to be inadequate infrastructure in the proposed Lizard Rock area, potential bushfire risks and the destruction of valuable bushland. This leads me to say that I have serious concerns regarding the integrity and transparency of the assessment process, when the Department of Planning is evaluating the proposal at the same time directing Council to provide increased housing.

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Please consider my concerns in your deliberations, as I strongly urge you to reconsider this development proposal. I strongly object to this development application PP 2022-3802

Sincerely,

Wendy Smallwood

Terrey Hills NSW

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@radarnmanagement.com.au

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Sir/Madam

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

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Thank you for your consideration

Sincerely,

Name

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

Belrose

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object because of

Increased flooding potential

Bushfire risk

Traffic congestion

Carbon impact of clearing bushland

Loss of habitat for flora and fauna

Destroy the character of Morgan Road

Submission Type

I am making a personal submission

Title

Mr

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

2097

I have made a reportable political donation

No



I agree to the Privacy statement

submission

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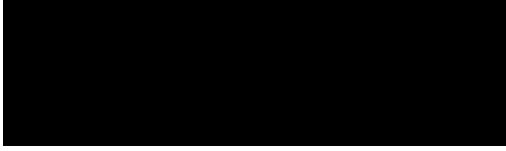
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Sincerely,



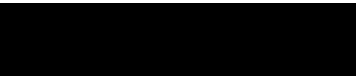
Submission Type

I am submitting on behalf of my organisation

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**

Frenchs Forest

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

Miss

First Name

Nicole K

Family name

McMahon

☐

Name withheld

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

Email

nicole@luksea.com

Suburb/ Town

Double Bay

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to the Loss of habitat for flora and fauna

Submission Type

I am making a personal submission

Title

Mr

First Name

Guy

Family name

Poliselli

☐

Name withheld

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

Email

guyrucci@optusnet.com.au

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose the Patyegarang planning proposal for the reasons as follows.

1. Loss of habitat for flora and fauna.
2. Traffic congestion and urban sprawl.
3. Destroying the character of Morgan road.
4. Loss of biodiversity for future generations.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Brydie

Family name

Delaney

☐

Name withheld

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

Email

brydie_delaney@hotmail.com

Suburb/ Town

Curl Curl

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I am against and oppose to this development for the following reasons

Destroying the character of Morgan road as well as loss of habitat continuing to loss of biodiversity for the future generations of the northern beaches community.

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

To say the land involved is culturally significant in one breath and then propose to cover it in bricks, concrete and tarmac in the next ably demonstrates the way in which the aims leading to Mabo judgement have been overtaken by self interest and enrichment by a select few to the detriment of the many whether they be aboriginal or not!

If we accept the claims on the land made in the recent past we must then rule out its development as incompatible with its cultural significance. If we don't then the land must be returned to the crown as it was claimed under false pretences. There is no middle ground nor moral dilemma to consider.

Submission Type

I am making a personal submission

Title

Ms

First Name

Rebecca

Family name

Woods

☐

Name withheld

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

Email

bec.woods1@exemail.com.au

Suburb/ Town

Mona 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,
Bec

Submission Type

I am making a personal submission

Title

Mr

First Name

Darren Lee

Family name

Maddock

☐

Name withheld

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

Email

dmaddog66@gmail.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I reject the Patyegarang Planning Proposal on the grounds that,

- (1) The development would put substantial pressure on Forest Way, Warringah road and Mona Vale roads which during peak hours, and most hours of the day are at capacity.
- (2) Morgan road to the west and Oxford Falls road to the east (Wakehurst Parkway) is the only road in or out of this area. In times of emergency, for example bushfire, this would make evacuation of homes difficult and risky.
- (3) The bushland in the area of the proposed development is largely in its natural state, so more destruction of the natural habitat for native fauna and flora would be a travesty.
- (4) Once development in this area has begun, more development will follow as it won't stop with one submission. The pressure for more development will continue.
- (5) This part of Sydney is special and treasured by all that live in this area due to the natural surroundings. We love the green open space and choose to live here for this very reason.

Submission Type

I am making a personal submission

Title

Mr

First Name

Andrew

Family name

Berry

☐

Name withheld

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

Email

andrewberry888@gmail.com

Suburb/ Town

BELROSE

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I whole heartedly reject the proposal to develop this land for housing.

There are many other locations in the Belrose / Fremchs Forest region that could be developed for housing.

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

Belrose

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I strongly oppose the Patyegarang, Morgan Road, Belrose proposal. The destruction of the bush land will ruin the local environment. It will endanger wildlife and make many animals homeless.

There is also not enough infrastructure to handle all these additional houses. The roads are not wide enough and there aren't enough schools to handle all the additional people.

Stop thinking with your wallets like a bunch of greedy douchebags and start thinking with your heart like a good moral citizen.

Submission Type

I am making a personal submission

Title**First Name**

Ian

Family name

Myers

☐

Name withheld

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

Email

im@paragonfilms.com.au

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Please do not expand housing in this area the bush land and its indigenous history is far more important than squeezing more people into the Northern Beaches, namely, Lizard Rock, Morgan Road and snake Creek. I have lived in this area for 44 years played as a kid enjoyed the safe open space with its natural unique home to many animals and rare metro habitat the roads and infrastructure in the area won't cope I feel and hope you can find a more appropriate site. Please consider how important this is to locals and the environment in the area to keep the bush land in Belrose please do not rip apart this beautiful area.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Natalie

Family name

Andersen

☐

Name withheld

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

Email

natalie@lookdesigngroup.com.au

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

As a local resident I wish to object very strongly to this proposal, for the following key reasons:

- The proposal will result in unacceptable habitat loss for already stressed and threatened species of flora and fauna, such as swamp wallabies. We cannot continue to remove natural habitat reserves for the sake of providing housing, especially when infill housing opportunities exist in abundance that don't require the destruction of natural habitats.
- The proposal will also result in unacceptable impacts upon natural watercourses, wetlands, water dependant ecosystems, associated biodiversity and the quality and quantity of overland flows to surrounding local and downstream waterways, including Narrabeen Lagoon.
- The proposal will result in an unacceptable risk of bush fire attack. This risk will not only be for new occupants but also for surrounding areas due to the limited escape routes and available firefighting resources.
- The proposal is reliant upon the implementation of additional infrastructure, rather than being appropriately located within walking distance of existing infrastructure, resulting in unnecessary urban sprawl.
- The proposal will result in unnecessary impacts with relation to noise, pollution, excessive excavated material, soil erosion, drainage conditions, waterborne sediment, increased loads on Council infrastructure and landfill contributions as a result of the proposed construction works.
- The proposed R2 zoning is not considered appropriate for the site given the sites high ecological contribution and should be zoned C2 Environmental Conservation.
- If the site is zoned R2 this will enable Complying Development to be undertaken on the lots which will result in reduced landscaping commitments and over-development such as granny flats.
- The proposal in the manner proposed is not considered to be in the broader public interest as seeks to only benefit a select few.

Submission Type

I am making a personal submission

Title

Mr

First Name

Justin

Family name

Greig

☐

Name withheld

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

Email

justindgreig@hotmail.com

Suburb/ Town

Elanora Heights

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

We used to live on the fringes of this area and we now drive along Morgan Rd daily. This is a zone that forms part of the green corridors used by wildlife to navigate already over-developed and over-populated areas. Without these green corridors, the dwindling pockets of bush will become fragmented and the only way wildlife will be able to move around for breeding purposes and to improve genetics will be by crossing arterial roads. We all know how that ends...

The area is also home to a multitude of fauna and flora species, many of which are on the threatened species list. We have seen Rosenberg's monitors, black cockatoos, red-crowned toadlets and giant burrowing frogs as well as diamond pythons, lace monitors, swamp wallabies and every type of bird. We also saw a bandicoot one night which we identified as a southern brown bandicoot.

Even if the welfare of wildlife isn't considered a priority, it should be noted that the area will not be safe for human habitation if there is a fire. This has been well-documented by the RFS.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Alison

Family name

Batt

☐

Name withheld

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

Email

alison.batt@gmail.com

Suburb/ Town

Beacon hill

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to the residential development. I am concerned for the loss of habitat for the animals and nature. The grevillas and sandstone in this area are spectacular. I am sure there is great bio diversity there that an average resident isn't even aware of and how vital it is for our health and wellbeing for generations to come. Once it's gone, it can never be rebuilt the same. This area is vital for the health of surrounding areas. Like the local marine areas, wetlands, catchments and nature strips.

The future generations deserve to have green spaces and healthy air and water. Removing this area will reduce their chances of this happening.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Lynne

Family name

Bizzaca

☐

Name withheld

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

Email

lynnebizz@hotmail.com

Suburb/ Town

Frenchs Forest

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

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

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Thank you for your consideration.

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

French's Forest

I have made a reportable political donation

No



I agree to the Privacy statement

submission

This proposal cannot be considered, putting this number of homes into an area that has already been overbuilt on, has minimal infrastructure and is surrounded by bush is a disaster waiting to happen. I have lived in and know the area well, bushfires have previously ravaged the area.

I know that if this proposal does get approved there will be no bush left, as it will be decimate the area and the landscape will be scarred for its natural life. Area of natural bushland and heritage need to be preserved for future generations, so that they can enjoy it too.

If this area has so much cultural significance to the local Aboriginal Land Council (Metro LALC) as you have stated, why is this proposal even being considered. I do not see how building a cultural centre, and housing in this area, will allow the local Aboriginal people to have a better cultural experience.

I don't see how a cultural experience can be in the best interest of the aboriginal people if 480 homes are put onto this space. This alone, will destroy the habitat and environment that the aboriginal people long for.

Let future generations see the bush and the area formerly known as Lizard Rock and enjoy what it offers now and into the future. The surround area is already being taken over by the development of urban sprawl. Leave this area alone, and let it be enjoyed for what it is.

This proposal has got nothing to do with cultural experiences, current and future, and it all relates to greed.

Please reconsider this proposal, and do not let it be approved, in part or in its entirety.

Submission Type

I am making a personal submission

Title

Mr

First Name

Cameron

Family name

Dowsett

☐

Name withheld

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

Email

cammydee@hotmail.com

Suburb/ Town

Collaroy

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Limit new development that takes away our natural landscapes and green space

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 oppose the development for the following reasons:

Traffic congestion and urban sprawl.

Carbon impact on clearing bushland.

Trigger more 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

Freshwater

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Save lizard rock

Submission Type

I am making a personal submission

Title

Mrs

First Name

J Eleonora

Family name

Lyll

☐

Name withheld

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

Email

artekynzha@gmail.com

Suburb/ Town

Davidson

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

We must protect all the green areas in our Belrose/ Davidson area. Lizard Rock and all that Bushland must NOT BE DEVELOPED!!! we need to keep our Bushland's to help the climate, our environment and upper most areas for the community to use for MENTAL HEALTH. We all moved to Bushland Areas for the BUSH and the Bushland animals. The more we cut trees the more you destroy the Fauna and their homes. Animals also have a right to live. The Trees also have a right to be respected. Please listen before it is too late. Thank you

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

We strenuously object to the removal of natural bushland for more housing.

We left the south western suburbs of Sydney's suburbia and paid premium for the purchase of our Belrose home. With unspoiled natural bushland views, the beauty is awe catching and we are so very grateful for our little piece of paradise.

We are exceedingly concerned about the impact of any further development on the National Park environment.

Having wallabies jump up and down our footpath on dusk is such a joy.

Wallabies & kangaroos forage in our back yards for food. The bush turkeys. Possums happily lived in our balcony siding. A diamond python taking residence in our roof space. Friendly water dragons & the bird life, magnificent. Kookaburras, owls, native birdlife...Such is the beauty of natural flora & fauna we treasure so deeply, which would be a travesty to have destroyed for any further development.

Once gone, can never be replaced, as with south western Sydney.

Further food sources for our native animals destroyed jeopardising their health, well being & existence, forcing them further into suburbia for sustenance, an absolute tragedy!

We own waterfront property in Bower Street Manly with amazing views of Shelley Beach, but choose to live here in Belrose with our wonderful views with the incredible flora & fauna.

Any further development of natural bushland for the development of any type of housing impacting on the natural bushland would be a travesty completely destroying the wonderful ambience of Belrose, turning it into the desolate quagmire of the south western suburbs, never to be regained.

Existing infrastructure most certainly does NOT capacitate expansion, and our roads here are already stressed and clogged causing a nightmare sitting in traffic going nowhere.

Having experienced the 1987 bushfires in our valley, with fire roaring down the valley from the electricity sub-station and up towards our new homes in Haigh Ave & Ashworth Ave was frightening.

There are very limited escape roads here, as per Lizard Rock (Patyegarang) for a new housing development, just sheer madness to even contemplate. A fire hazard disaster in the making for just the sake of the MLAC making money!

What about the environment, peoples safety, good quality of life for residents, flora & fauna?

Our much loved home was to be passed down to our children & grandchildren because it was one of the most beautiful family environments in which to bring up a family.

With the destruction of our incredibly beautiful, natural bushland, further reduction in infrastructure caused by unsustainable housing projects will not only alter our perspective in regards to our living arrangements, but will most definitely anger all residents who treasure their environment.

To appease a few, you gain the angst of so many, which would most definitely reflect in the outcome of the next election results.

We take great pride in our community and wish only to enhance it, not destroy as per this outrageous proposal.

Submission Type

I am making a personal submission

Title

Mr

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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

Email

[REDACTED]

Suburb/ Town

Belrose

I have made a reportable political donation

No



I agree to the Privacy statement

submission

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Submission Type

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Title

[REDACTED]

First Name

[REDACTED]

Family name

[REDACTED]



Name withheld

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Email

[REDACTED]

Suburb/ Town

Belrose

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No



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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

[REDACTED]

I have made a reportable political donation

No



I agree to the Privacy statement

submission

Save lizard rock

Submission Type

I am making a personal submission

Title

Mr

First Name

Jaden

Family name

Gunawardena

☐

Name withheld

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

Email

jaden33gunawardena@gmail.com

Suburb/ Town

Elanora Heights 25 Wesley Street 210q

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Save lizard rock

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

We strenuously object to the removal of natural bushland for more housing.

We left the south western suburbs of Sydney's suburbia and paid premium for the purchase of our Belrose home. With unspoiled natural bushland views, the beauty is awe catching and we are so very grateful for our little piece of paradise.

We are exceedingly concerned about the impact of any further development on the National Park environment.

Having wallabies jump up and down our footpath on dusk is such a joy.

Wallabies & kangaroos forage in our back yards for food. The bush turkeys. Possums happily lived in our balcony siding. A diamond python taking residence in our roof space. Friendly water dragons & the bird life, magnificent. Kookaburras, owls, native birdlife...Such is the beauty of natural flora & fauna we treasure so deeply, which would be a travesty to have destroyed for any further development.

Once gone, can never be replaced, as with south western Sydney.

Further food sources for our native animals destroyed jeopardising their health, well being & existence, forcing them further into suburbia for sustenance, an absolute tragedy!

We own waterfront property in Bower Street Manly with amazing views of Shelley Beach, but choose to live here in Belrose with our wonderful views with the incredible flora & fauna.

Any further development of natural bushland for the development of any type of housing impacting on the natural bushland would be a travesty completely destroying the wonderful ambience of Belrose, turning it into the desolate quagmire of the south western suburbs, never to be regained.

Existing infrastructure most certainly does NOT capacitate expansion, and our roads here are already stressed and clogged causing a nightmare sitting in traffic going nowhere.

Having experienced the 1987 bushfires in our valley, with fire roaring down the valley from the electricity sub-station and up towards our new homes in Haigh Ave & Ashworth Ave was frightening.

There are very limited escape roads here, as per Lizard Rock (Patyegarang) for a new housing development, just sheer madness to even contemplate. A fire hazard disaster in the making for just the sake of the MLAC making money!

What about the environment, peoples safety, good quality of life for residents, flora & fauna?

Our much loved home was to be passed down to our children & grandchildren because it was one of the most beautiful family environments in which to bring up a family.

With the destruction of our incredibly beautiful, natural bushland, further reduction in infrastructure caused by unsustainable housing projects will not only alter our perspective in regards to our living arrangements, but will most definitely anger all residents who treasure their environment.

To appease a few, you gain the angst of so many, which would most definitely reflect in the outcome of the next election results.

We take great pride in our community and wish only to enhance it, not destroy as per this outrageous proposal.

Submission Type

I am making a personal submission

Title**First Name**

Fabio

Family name

Madile

☐

Name withheld

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

Email

world33@gmail.com

Suburb/ Town

Canada Bay

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Sir/Madam

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.

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

Submission Type

I am making a personal submission

Title

Mr

First Name

Andrea

Family name

Tenconi

☐

Name withheld

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

Email

antesky@gmail.com

Suburb/ Town

Darlinghurst

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

Mr

First Name

Vahe

Family name

Artinian

☐

Name withheld

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

Email

vartinian@hotmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

Yes

☒

I agree to the Privacy statement

submission

I object to developing on large scale 450 residences as the area is prone to bushfires & access roads limited.

Submission Type

I am making a personal submission

Title

Mrs

First Name

simona

Family name

bernardini

☐

Name withheld

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

Email

s.bernardini@ice.it

Suburb/ Town

double bay

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

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Thank you for your consideration

Sincerely,
Simona Bernardini

Submission Type

I am submitting on behalf of my organisation

Title

Mr

First Name

ANIL

Family name

CHANDHOK

☐

Name withheld

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

Email

chandhok@hotmail.com

Suburb/ Town

BELROSE

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

i have no problems in seeing this land released

Submission Type

I am making a personal submission

Title**First Name**

DONAL

Family name

CARR

☐

Name withheld

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

Email

desicon@sctelco.net.au

Suburb/ Town

FRENCHS FOREST

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

The proposed development being promoted by the Metropolitan Aboriginal Land Council, an organisation that strives to protect country:

A) is located in an area that does NOT adjoin urban land. B) There is no public transport there. C) The Northern Beaches Council strongly objectsto the proposal. D) There are watercourses running through the area which will be contaminated by the scale of development proposed, contamination which will affect Narrabeen Lagoon downstream. E) It is fire prone land in a flame zone, which can be attacked from all four sides.

F) In the event of a fire emergency there is only one narrow road that can be used to evacuate the proposed population. G) How will the loss of such a large area of natural bushland be suitably compensated by the proponent?

Taken together, concerns A) to G) above, they break all proven land use and Town Planning safeguards and principles. Thus I totally reject the proposed development.

Submission Type

I am making a personal submission

Title

Mr

First Name

Jack

Family name

Hegarty

☐

Name withheld

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

Email

jackhegarty5000@gmail.com

Suburb/ Town

Cromer

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

The potential Lizard Rock development puts the NSW Government in direct risk for re election and public approval ratings.

The potential development area is highly bushfire susceptible, steeply sloping, extremely inaccessible (anyone who has actually spent time in the area would know that Morgan Road can barely fit one car at a time, is in poor condition, with limited visibility) and hence is a ticking time bomb for life threatening bushfire.

If the Department goes ahead with this, it is effectively stating that building new homes, completely surrounded by sloping, inaccessible and flammable bush, is worth losing the public opinion of the 263,554 people within Northern Beaches Council Area.

The next 5 years are predicted to be the most dramatic, challenging and hard to predict fire years (due to long term climatic shift and a chronic lack of resources for the RFS) for fire in Sydney's history.

This is not a good idea, not even mentioning the carbon capturing capacity of the bushland, which is a part of the national climate plan.

Submission Type

I am making a personal submission

Title

Miss

First Name

Lana

Family name

Miletich

☐

Name withheld

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

Email

lana.miletich@y7mail.com

Suburb/ Town

Dee Why

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I oppose the lizard rock development due to traffic congestion and urban sprawl. It will also b it a shame to ruin the ecosysyem

Submission Type

I am making a personal submission

Title

Ms

First Name

Anne

Family name

Dickson

☐

Name withheld

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

Email

annedickson9@gmail.com

Suburb/ Town

Glebe

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I object to the Patyegarang Planning Proposal on the following grounds:

- the area is of high biodiversity value and the habitat of native flora and fauna should not be sacrificed for this purpose
- the health and wellbeing of future generations depend on the viability of natural areas. Every reduction in these area as proposed by this proposal is a reduction in the wellbeing of our descendants.
- the proposal is likely to increase the flooding potential of narrabeen lake.

Submission Type

I am making a personal submission

Title

Mrs

First Name

Marilyn

Family name

Morgan

☐

Name withheld

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

Email

marilynmorgan4@icloud.com

Suburb/ Town

Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Lizard Rock developed application is a huge overdevelopment in a bush land area which has limited access Wakehurst Parkway one of the pathways in and out is frequently closed due to flooding and the traffic jams are now constant let alone another 1000+ vehicles

Fire in this area is also an enormous risk with limited access

Please why don't the aboriginals who have been granted the culture site use it for this I would love to visit a cultural visitors centre in the area

Not just for profit for a few

Submission Type

I am making a personal submission

Title**First Name**

Jacques

Family name

Calluaud

☐

Name withheld

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

Email

jcalluaud@live.com

Suburb/ Town

Narrabeen

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I can't believe this has even got to review stage. I assume that Abiogenies got the land as a native title claim. So if they want to use it for traditional purposes then fine, but if they now don't need it then return to the Commonwealth. Don't now trying to sell it.

Submission Type

I am making a personal submission

Title

Mr

First Name

Brian

Family name

Gilmartin

☐

Name withheld

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

Email

brianjgilmartin@gmail.com

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.

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Thank you for your consideration. Please uphold best practice guidelines for all developers and land owners, and ensure the many subject matter experts and stakeholders supporting the local Northern Beaches Council are not undermined.

Sincerely,

Name: Brian Gilmartin

Signed: Brian Gilmartin (e-signature)

Email: brianjilmartin@gmail.com

Submission Type

I am making a personal submission

Title

Ms

First Name

Selina

Family name

Madeleine

☐

Name withheld

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

Email

selinamad@outlook.com

Suburb/ Town

Bilgola Plateau

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Dear Madam/Sir,

I strongly oppose the Patyegarang Planning Proposal Road Belrose. While I understand the rental crisis is important I believe there are others ways to resolve that could benefit people as well as our precious wild environments.

NSW leads the states of Australia in wild and native bush clearing. This is not a sustainable or responsible way of managing our Earth.

Please consider the future generations of people if we continue in this profit (for a small few human trapped in greed responses) driven and reckless manner.

We have many endangered species and rare bush land environs in this location. I call for extensive and additional biodiversity studies to be carried out before proceeding.

Local environmental experts state this land has reciprocal similarities of the now rare bush environs termed Duffys Forest (this does not refer to the suburb but the genus name of the specific environs) of which only approx 15% of the original cover still exists.

I call for a reconsideration and further investigation of these scientific statements.

Please act on my request. Climate change is a documented scientific fact. If this new land release goes ahead we are moving towards extinction of all species including your great great grandchildren. This is a real fact and not a senseless threat. Globally we have less than 6 years to turn the whole planet around.

Please join me in a collective future for all living beings.

King regards,

Selina Madeleine

Submission Type

I am making a personal submission

Title

Mr

First Name

Geoffrey

Family name

Hodgkinson

☐

Name withheld

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

Email

grhodgkinson@gmail.com

Suburb/ Town

2107

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

This proposal has all the detrimental issues present in the recent refusal of expanded development at Ingleside. Inadequate access, fire safety, lack of infrastructure etc etc. this proposal should be treated in exactly the same way as any other development proposal. It is clearly against the interests of all residents of the northern beaches who wish to retain the remaining natural bush. Accordingly, the proposal should be rejected.

Submission Type

I am making a personal submission

Title

Mr

First Name

Peter

Family name

Galton

☐

Name withheld

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

Email

galtons@optusnet.com.au

Suburb/ Town

Killarney 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

Sincerely,

Name: Peter Galton

Signed: P. W. Galton

Email: galtons@optusnet.com.au

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 proposal for up to 450 dwellings on the Patyegarang site for several reasons.

1. Access to and from the site from Wakehurst Parkway and Forestway is very restricted should an emergency unfold ie flood or bushfire.
2. It will result in the destruction of native animal habitat and flora in the levelling of the site.
3. It is a popular recreation area for bushwalkers and mountain bikers.
4. As the Wakehurst Parkway floods several times a year, this would result in further traffic congestion during those times.

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

Mona Vale

I have made a reportable political donation

No



I agree to the Privacy statement

submission

This Planning Proposal must not proceed given the extreme risk of bushfire in the area. The potential for catastrophic fires putting lives and property at risk cannot justify progression of this proposal.

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

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evidence based approach, the Council's draft plans are to zone private land in this area as Rural and C3 Environmental Management zoning. Approving the planning proposal would create an inappropriate precedent that other landowners in the MRA can also seek a spot rezoning, further eroding the remaining bushland on private land. This area is the lungs of the Belrose - Frenchs Forest area and associated NorthernBeaches areas. It is used extensively by walkers, cyclists, horse riders, runners and others. With decreasing green space available through development we can not afford as a community to lose such an area.

Submission Type

I am making a personal submission

Title

Mr

First Name

Bryan

Family name

Marshman

☐

Name withheld

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

Email

bryanmarshman@hotmail.com

Suburb/ Town

Belrose

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

Bulldozing bushland is not the answer to the housing crisis. Destroying native habitat is not the answer to the housing crisis.

On the weekend, my eight year old daughter came running in from our backyard "Daaaad, Blaaaack Cockatooooooo" she yelled. Our whole family is regularly drawn outside whenever we hear that call. We all rush to view that graceful flight. I often run through and near to the proposed Patyegarang development site. In and around this site is where the bulk of the local Black Cockatoos commence their flight, pause for respite or stall for the night. Around them, I regularly see wallabies, lizards, snakes, and abundant birdlife. Koalas are spotted here too and the flora is a sight to behold in Spring. This is healthy, vibrant bushland - giving lungs to a sprawling city and giving joy to our kids!

Development needs to be focused in areas well serviced by infrastructure and areas where land is already cleared. Bulldozing bushland that provides habitat and travel corridors for our native wildlife is not the answer to the housing crisis. We needn't further destroy the lungs of our city and the habitat of many.

Submission Type

I am making a personal submission

Title

Dr

First Name

Judy

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

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Suburb/ Town

Fairlight

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

My submission (attached) gives reasons for my opposition to this planning proposal.

1 November 2023

Dear Sir/Madam,

Department of Planning: Submission in response to Patyegarang ('Lizard Rock') planning proposal (PP-2022-3802)

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I write as a long-time resident of Sydney's Northern Beaches, whose professional career has (over several decades) focused on just outcomes for our environment. Having served as an elected Local Government representative, a full-time consultant to a former Federal Environment Minister, and the co-owner/director of a successful consultancy business that sought to bring together competing interests in environmental, social and economic outcomes, I feel that I bring to this issue reasonably informed perspectives. These are complemented by more than a decade of service as a statutory representative of the Nature Conservation Council on local bushfire committees.

It is in this context that I submit my opposition to the Planning Proposal for the Metropolitan Local Aboriginal Land Council (MLALC) site on Morgan Road at Belrose (referred to in this submission as 'the proposal').

I acknowledge at the outset that MLALC rightly has expectations, under the provisions of the *NSW Aboriginal Land Rights Act 1983*, of opportunities to manage land to enhance the economic position of Aboriginal communities as compensation for historic dispossession and ongoing disadvantage. **However, the Morgan Road proposal for a 450 dwelling residential development is a case of the wrong proposal in the wrong place.** Furthermore, as a long-time member of the Manly Warringah Pittwater Aboriginal Support Group, I am aware that First Nations people with significant attachment to the Northern Beaches are not in support of this proposed development.

My concerns with the proposal are numerous and diverse, and are not allayed by the supporting documents provided in relation to the Patyegarang Project Planning Proposal.

Bushfire risk

To propose that 450 residential dwellings be developed on the Morgan Road Belrose site, which is largely surrounded by bushland, fails to take adequate account of potential for bushfire risk from ember attack and/or directly from radiant heat.

Fire risk 'Focus Area'

The site is one which has been identified both by Northern Beaches Council and by the relevant Bushfire Management Committee in its recent update of the Northern Beaches Bushfire Management Plan, as "a Focus Area" which has a significant bushfire risk profile. In identifying the Belrose/Davidson area (which includes the Morgan Road site) as a 'Focus Area' the Northern Beaches

Bush Fire Risk Management Plan (2023) cites as prime considerations in defining this as a Focus Area *“The variation in vegetation types, topography, proximity to assets and potential for rapid impact in the event of a bushfire...”*. With 20ha of bushland to be retained in the 71ha Patyegarang site, these are significant concerns for future safety of the residents.

Both in the Bush Fire Risk Management Plan and in the Strategic Bushfire Study recently completed by Travers Bushfire & Ecology (26 July 2023) there is a heavy reliance on mitigation measures (primarily Asset Protection Zones and fuel managed areas) to address these substantial risks. The Travers study, in its concluding remarks, acknowledges that *“The surrounding area is one of significant fire potential”*, and that *“Past fires in the wider area have resulted in significant threat to life and property”*.

Risk exacerbated by climate change

In her presentation to the biennial national bushfire conference (Sydney, May 2023) Manager of Research & Development at the Victorian CFA, Dr Sarah Harris highlighted the fact that *“Climate change is influencing our fire weather and the severity of our fire seasons, and this is projected to worsen”*. This is a view often expressed by former long-time Fire & Rescue NSW Commissioner Greg Mullins and many of his colleagues in Emergency leaders for Climate Action.

As recent summers in New South Wales have demonstrated, fires of previously largely unknown intensity and extent are occurring in the face of climate change, often with a significant challenge presented by forward projection of ember attack. The national Fire Danger Index has been expanded to include an additional category (Catastrophic) sitting at a higher risk level than was previously on that scale, and already on 1 October 2023, Sydney had experienced its hottest October day on record; strong indicators of more challenging fire control conditions ahead.

Reliance on Asset Protection Zones & Hazard Reduction Burning

In these circumstances, heavy reliance on “wide” Asset Protection Zones (up to 100 metres wide, based on Bushfire Attack Level – BAL - calculations) can only mean increased clearing of native vegetation both within the proposed development site and in surrounding bushland areas, together with Hazard Reduction burning at the lower end of the ‘preferred fire intervals’ for the various vegetation types present. Whether or not increased frequency of Hazard Reduction burning actually reduces fuel loads over time is the subject of significant debate both within fire services and in wider fire science circles. Already there is growing evidence that fuel loads in some areas burnt during the 2019/20 ‘Black Summer’ bushfires may exceed those prior to those fires.

While every effort should be made to conserve native vegetation in natural condition to provide habitat corridors for wildlife, the proposed retention of 6.9ha of native vegetation *“in a natural condition ... in reserves and corridors within the development zone of the property”* (as addressed in the Hayes Environmental report, July 2023, p.iii) will surely add to the risk of ember attack during any bushfire in the vicinity. – a concern acknowledged in the Hayes Environmental report, which recognised that the “natural condition” of these corridors is *“at risk of indirect and uncertain impacts”*.

Travers Bushfire & Ecology (July 2023, p.16) also recognises that *“The possibility of ember attack from fires emanating from the North West, North and North East is not eliminated however and embers may land within the proposed site from fires several kilometres away”*.

Evacuation options

As recognised by Travers Bushfire & Ecology (July 2023, p.23) *“access to and egress from the site will be critical for the safety of attending emergency services and residents. To this end, the provision of significantly enhanced access infrastructure is proposed. This upgrade includes the provision of a slip*

lane allowing traffic to turn unhindered by traffic management devices from the northern end of the Patyegarang project site to a southerly direction along Forest Way”.

The Independent Planning Panel Review (p.9) states clearly that *“Any planned future development will require identification of the relevant funding mechanism to support additional infrastructure”* and that *“... this should be undertaken early in the planning process”*.

There is no evidence in the various documents provided as part of the Independent Planning Panel Review, that such funding mechanisms have been identified. This may well be considered one of the various “inconsistencies” in the Planning Panel’s Gateway Determination that led the dissenting Panel member to conclude that *“the proposal [does] not demonstrate the suitability of the proposal to adequately respond to the environmental and other constraints of the site”*.

Loss of biodiversity

Habitat

That 76% of people making submissions in response to the development proposal raised concerns about biodiversity loss and threatened species points to an issue that must be adequately addressed before the Patyegarang (‘Lizard Rock’) planning proposal is allowed to proceed.

The Independent Planning Panel Review (s.5.1, p.8) recognises *“Under the Biodiversity Offset Scheme, applications for development or clearing approvals must set out how impacts on biodiversity or clearing approvals will be avoided and minimised...”*.

Although the Hayes Environmental Preliminary Report (July 2023) addresses requirements for impact avoidance and minimisation to a limited extent, it acknowledges the presence of at least four threatened species, but then appears to begin with an assumption that ‘offsets’ will address the conservation of these species. The option of **avoiding** impacts by considering other uses for the site does not receive further consideration. Since amendments to the NSW Biodiversity Conservation Act weakened requirements for ‘like for like’ considerations in offsetting and enabled payment of a fee to ‘offset’ losses by supporting conservation of another species elsewhere, significant concerns are frequently expressed as to the ability of ‘offsetting’ to ensure no nett loss of a threatened species.

Beyond these threatened species, greater consideration should be given to meaningful retention of habitat for a wider range of native species present across the site and nearby, the connectivity of bushland corridors providing habitat important to the genetic diversity of local species, and the disruptions caused by the need for Asset Protection Zones of up to 100m width and local roadways throughout the site (as indicated by Travers Bushfire & Ecology, July 2023). The proposed development, and the loss and fragmentation of habitat that it would bring, increase the likelihood that other native species found in the area, such as Powerful and Barking Owls, and Rosenberg’s Goanna, will join the threatened species lists.

As the impacts of climate change are increasingly recognised, there is a growing body of evidence of the importance of retained bushland areas both in mitigating urban heat-sink effects and in providing outdoor recreational places that improve human health and well-being.

That residents of the Northern Beaches value these amenity attributes is strongly recognised. Based on input from some 2000 residents, the Community Strategic Plan 2028, adopted by Council in April 2018, identified as its vision: *Northern Beaches – A safe, inclusive and connected community that lives in balance with our extraordinary coastal and bushland environment.*

The Lizard Rock bushland area, with its connections to Garigal National Park and the Narrabeen Lagoon State Park, is a popular outdoor recreation area for walkers, cyclists and others in the vicinity and across the Northern Beaches.

Water quality impacts

Clearing of vegetation, road surfaces, hardstand areas and other surfaces in the developed area will contribute increases in stormwater runoff that affect water quality in local waterways, with potential to adversely affect both local wetlands and the water quality of Narrabeen Lagoon. These are matters that need to be addressed before the development proposal reaches the DA stage.

Lack of congruence with more holistic Northern Beaches strategic planning

Northern Beaches Council is undertaking strategic planning to address housing needs in a holistic way across the Local Government Area.

Consistent with sound planning principles, proposed zoning & resident numbers focus intensification in places that provide shopping and other services necessary to day-to-day living and those that are readily accessible to public transport. By contrast, the Patyegarang site proposes 450 residential dwellings in an area that lacks adequate public transport, and where access to everyday services such as shops and schools, would be highly car-dependent. This, in turn, would add to existing traffic congestion in an area constrained to one major road in and out.

While the Patyegarang proposal is for 450 dwellings, the proposed R2 residential zoning enables weakened enforcement that could see the addition of ‘granny flats’ or other subsidiary dwellings, enabling a significantly higher total population on the site than is implied in the stated 450 dwellings.

In August 2023, MLALC wrote to the Sydney North Planning Panel indicating their intentions in relation to provision of ‘affordable housing’ on this site. As is indicated in that correspondence, where the Northern Beaches Affordable Housing Contribution Scheme is applied, the expectation is that 10% of the total floor space of approved building will be dedicated to affordable housing. MLALC seeks to claim what appear to be concessions on the basis that their site is a greenfield site, requiring “provision of substantial enabling infrastructure”, such that their provision would be for 20 affordable dwellings rather than the 45 implied if 10% of the total dwellings were to be provided.

Given that aspects of the provision of enabling infrastructure (including the proposed slip-road necessary for safe egress from the site in bushfire or other emergencies) do not appear to be included in the proposal as presented, the validity of this ‘concession’ cannot be assessed at present. Since Northern Beaches Council has identified more suitable sites, for which necessary infrastructure and services are available, it should not be expected that Council and its ratepayers will bear the cost of new services required for this affordable housing.

As identified in the Independent Planning Review (May 2022, p.8) “Any future planning proposal and DA must provide sufficient documentation to determine accurate infrastructure requirements to support the development, including utilities, services, roads, recreational and community facilities etc”. To date, this does not appear to have been adequately addressed.

Rarely is ‘Spot zoning’ a sound approach to systematic and well-researched town planning, and this is applicable to the current Patyegarang site proposes. Not only is the R2 zoning proposed for this site inconsistent with Northern Beaches conservation proposed zoning for this area, but to apply this spot zoning to this land sets a precedent that will likely be inappropriate for other areas of conservation significance that are sought by MLALC or other developers for residential development.

In conclusion, I urge the rejection of the proposed housing development and its replacement with:

- An appropriate land swap, with residual, currently vacant land at Balgowlah Golf Club (595-597 Warringah Road , Frenchs Forest) or other vacant Crown Land; or
- Incorporation of the site into Garigal National Park, with this portion placed under First Nations management and with revenue from a lease-back fee, educational tours and events, and fees from ecotour groups and others contributing to MLALC in financial recognition of the Aboriginal peoples' rights to enhancement of the economic benefits to be had from this land. Booderee National Park at Jervis Bay provides a model for such arrangements.

This latter proposal would be entirely consistent with a past proposal for an Aboriginal owned Gaimariagal National Park – a proposal that received serious consideration during negotiations between MLALC, National Parks & Wildlife Service, the then Minister for Environment and Warringah Council several years ago.

Dr Judy Lambert AM, BPharm, BSc(Hons), PhD, GradDipEnvManag, GradDipBusinessAdmin

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Submission Type

I am making a personal submission

Title**First Name**

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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

Palm Beach

I have made a reportable political donation

No



I agree to the Privacy statement

submission

I object to this planning proposal on the grounds that:

The planning proposal has significant planning, environmental and hazard issues, including:

Bushfire risks – the site is in a high bushfire risk area. We know this from the 1994 bushfires. Evacuation will be a problem. No upgrades to Morgan Road are proposed. A new slip lane onto Forest Way requires acquisition of Council land and a new emergency egress proposed via Oates Place is proposed to be gated and available only during a fire event raising concerns about it practicality.

Inconsistency with planning strategies – The proposal 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, particularly in terms of the preferred location and type of new housing and impacts on the environment and Metropolitan Rural Area.

Inconsistency with Council's Conservation Zones Review – The Review recommends applying a C3 Environmental Management Zone to most of the site due to its high environmental value and high risk of bushfires. The Preliminary Biodiversity Development Assessment Report, July 2023 version, itself states it still finds all vegetation across the subject land are classed as being in good or intact condition; intact Heath, intact Woodland and intact Forest. Further this document does not seem to be aware of some species of wildlife and plant communities known to be present.

Enormous loss of high biodiversity habitat – With 44.7 hectares of bushland to be cleared, the proposal and new development will have significant environmental impact. Given the scale of development, I am not satisfied that waterways within the site can be protected and the quality of run-off to Narrabeen Lagoon can be controlled.

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

However, in missing the endangered Angus's Onion Orchids that grow here, that occurs on soils in the restricted ridgetop lateritic soils in the Duffys Forest - Terrey Hills - Ingleside and Belrose areas - the 'like for like' may be difficult. These soils support a specific and distinct vegetation type, the Duffys Forest Vegetation Community, which is listed as an endangered ecological community under the TSC Act and ranges from open forest to low open forest and woodland; intact Heath, intact Woodland and intact Forest. Council states it has previously written to federal and state MPs, along with relevant ministers, proposing an alternative solution and financial model so that MLALC can still benefit financially from its land, while the land is protected in perpetuity. Why hasn't this been pursued?

Submission Type

I am making a personal submission

Title

Mr

First Name

Ross

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Suburb/ Town

Terrey Hills

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

I do not want the Patyegarang Lizard rock development to be approved.

I was present at a recent community meeting where two local Guringai Indigenous elders spoke, one of which sits on the advisory committee for National Parks and Wildlife Service Metro north east and is also a director of the Guringai Tribal Link Aboriginal Corporation.

They are custodians of the land. Their voices have not been included in the newly named Patyegarang Morgan Road Belrose/Oxford Falls development proposal.

As local custodians the lack of consultation means they have NOT BEEN INCLUDED in how the area could be managed.

The Guringai elders view the entire 71 hectares earmarked for development as traditional cultural land, which includes culturally significant sites. The elder has stated 'She is our lady, she is our mother, we look after the land. To us it should stay bush forever.' The local elder teaches children about culture and caring for the land. I object to the land becoming privatised and no longer accessible to the local Aboriginal community and the community as a whole. As a teacher I also object to local children having no access to this space for learning about country as immersion is important for being culturally aware.

The UN Declaration on the Rights of Indigenous Peoples states:

Article 25

Indigenous peoples have the right to maintain and strengthen their distinctive spiritual relationship with their traditionally owned or otherwise occupied and used lands, territories, waters and

coastal seas and other resources and to uphold their responsibilities to future generations in this regard.

Article 26

States shall give legal recognition and protection to these lands, territories and resources. Such recognition shall be conducted with due respect to the customs, traditions and land tenure systems of the indigenous peoples concerned (LOCAL GURINGAI PEOPLE).

Article 27

States shall establish and implement, in conjunction with indigenous peoples concerned, a fair, independent, impartial, open and transparent process, giving due recognition to indigenous peoples' laws, traditions, customs and land tenure systems, to recognize and adjudicate the rights of indigenous peoples pertaining to their lands, territories and resources, including those which were traditionally owned or otherwise occupied or used. Indigenous peoples shall have the right to participate in this process.

The proposal breaches this declaration as local traditional owners will NOT HAVE ACCESS to this land once it is developed and privatised.

The NSW government is committed to building multi-storey units which are more appropriate for maintaining public spaces rather than urban sprawl. Low to medium density housing leaves very little spaces to be enjoyed by the community as proposed in this development. This is another reason why I am in opposition to this.

Narabeen Lagoon will be affected irreversibly due to runoff from driveways and gutters. Currently vegetation and trees act as a buffer against flooding into the lagoon. Engineering this currently steep topography will allow for flooding in the future due to tree removal. Urban runoff also encourages chemicals to seep into rivers which will drive further pollution and environmental degradation.

The area is prone to bushfires. When houses are built fire driven from nearby national parks will burn houses and not bushland. Poisonous chemicals emitted will burn from houses which are much more dangerous. This is not addressed in the plans and I quote 'A detailed bushfire assessment will need to be undertaken...to ensure the site is suitable for residential development,' indicating the development proposal has not been properly fire assessed and not available for public consultation until DAs have been submitted.

The impacts on local wildlife will be irreversible as this backs onto a national park. Once animals lose their habitat they will die. There is already pressure on the environment with climate change, this will put further stress on the environmental ecology in the area.

How are the local community going to be compensated while the development occurs? There are few roads in and out of the northern beaches. Wakehurst Parkway, Forestway, Warringah Rd and Mona Vale Road will be congested for commuters resulting in loss of productivity. Wakehurst Parkway The NSW government will not have the money to do this. I am sure developers will not want to do this either. The proposal does not outline how it is going to mitigate these problems. How is a slip road going to solve this problem? It has not been explained.

Submission Type

I am making a personal submission

Title

Mr

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Suburb/ Town

Mona Vale

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

This is full wilderness bushland and essential to the biodiversity of our area. Please save our city!

Submission Type

I am making a personal submission

Title

Mr

First Name

Leon

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☐

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Suburb/ Town

Oxford Falls

I have made a reportable political donation

No

☒

I agree to the Privacy statement

submission

The MLALC has been hypocritical in regard to land, paying lip service to their culture for their own monetary gain. They are simply developers, having no regard for their people who have direct lineage to the Lizard Rock area and who are against the development.

Haven't we learned any thing about preserving nature.

The politicians are scared to be seen to stand up here and say no to destroying the bushland for public use, no to rezoning and no to the MLALC when they are doing wrong. Just because they are a first nations organization does not mean they are correct and doing good.

The consequences of losing this land to the local communities, to changing the nature of the area completely, going against council recommendations, destruction of Narrabeen Lagoon catchment and danger from bushfire are huge.

Transport availability and traffic congestion on unsuitable road systems are of high concern not to mention the lack of utility supplies of water, electricity and sewerage, who is going to pay that bill?

To allow this developer to go ahead and destroy our precious bushland is utterly wrong and I am completely against the proposal.